

**COOLBAUGH TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 11, 2017  
MINUTES**

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:30pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Mr. Kozen led those present in the Pledge of Allegiance

**Board Members present:**

Bernard Kozen, Dennis Noonan, Kevin Ambrogio Steve Baker and Alma I. Ruiz-Smith

**Board Members absent:**

None

**Staff present:**

Solicitor H. Clark Connor, Engineer Russ Kresge and Acting Recording Secretary Erin Masker

**Staff absent:**

None

**1. Approval of September 11, 2017 Meeting Minutes**

*Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to approve the minutes of the November 13, 2017 meeting as presented.*

- **Discussion:** None
- **Vote:** 4-0-1, motion passes. (Mr. Baker abstained due to his absence at the meeting)

**2. Sketch Plan Review- Ridge Pocono Development**

Mr. Dave Habowski, HD Engineering Solutions and Mr. Greg Boler, Ridge Development were in attendance to discuss the proposed warehouse. Mr. Habowski stated that they have met with the Economic Development Corporation, the Pocono Mountain Airport Authority and the Mount Pocono Borough regarding the warehouse that they are looking to develop with part of the land located in Mount Pocono Borough and the other part located in Coolbaugh Township. They are anticipating building a warehouse that is 900,000- 1,000,000 square feet in size. They have not secured a business or distribution warehouse at this point, but do not foresee any reason they would not be able to as the land is in a prime location. Mr. Habowski stated that they are trying to stay away from disturbing any wetlands although there is a small portion located where the building will be located. Mr. Boler stated that this business will provide approximately 200 jobs as well as tax revenue to the area.

- **Discussion:** Ms. Ruiz-Smith asked for clarification on how the ordinances will apply being as this is a project split between two municipalities, with Solicitor Connor responding that all ordinances will apply stating that the ordinances are very similar and should not pose an issue. Mr. Habowski stated that they plan to meet all zoning requirements as they are not anticipating having to go before the Zoning Hearing Board. Mr. Ambrosio asked how the tax revenue is determined with a property that is split like this one and was advised that it will be based on the millage and square footage that is located in each municipality. Mr. Habowski stated that they are still talking with the Airport Authority regarding the property offset and the FAA regulations. Mr. Noonan stated that the property is currently under contract and that there are plans in place with respect to a paper road that would be developed to create another entrance to the property, stating that they are currently doing their due diligence and that communication and cooperation between the municipalities affected by this project will be key. Mr. Habowski stated that they are

currently working with the Army Corps of Engineers, and will also be conducting a traffic impact study in the future. Engineer, Russ Kresge stated that there will need to be further discussion on the access routes to the property. Mr. Noonan stated that the bypass road is a viable project at this time and that the ECD will continue to work toward the installation of the signals which will be located near Baileys Restaurant (611 and Pine Hill Road), stating that the traffic signal will not require taking of property and will only include the use of easements and right-of-ways. Mr. Kozen stated that the beauty of the project is that with the traffic signals they will not have to utilize the five points intersection in Mount Pocono. Ms. Ruiz-Smith stated that the Coolbaugh Township DPW takes phenomenal care of the roads in the Township and any business that comes into Coolbaugh Township will not be disappointed. The Board welcomed the gentleman as well as their project and is looking forward to working with them.

**3. Public Input**

Nothing was heard.

**4. Adjournment**

There being no further business, a motion was made by Ms. Ruiz-Smith second by Mr. Noonan to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 6:55pm.

**NEXT REGULAR COMMISSION MEETING: Monday, January 8, 2018.**

Submitted by: \_\_\_\_\_  
**Steve Baker, Planning Commission Secretary**

Compiled by: **Erin M. Masker, Acting Recording Secretary**

Witnessed by: \_\_\_\_\_  
**Bernard Kozen, Planning Commission Chairman**

Date: \_\_\_\_\_