

COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 Municipal Drive , Tobyhanna, PA 18466
(570) 894-8490 • FAX (570) 894-8413

COOLBAUGH TOWNSHIP PLANNING COMMISSION REGULAR MEETING MONDAY, FEBRUARY 13, 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, Alma I. Ruiz-Smith and Steve Baker

Board Members absent:

Kevin Ambrogio

Staff present:

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

Staff absent:

None

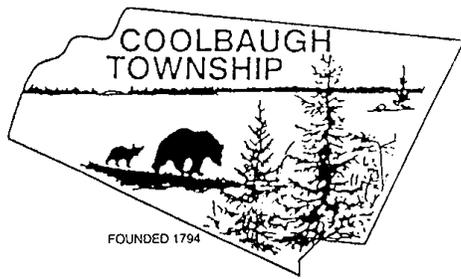
1. Approval of January 9, 2017 Meeting Minutes

Ms. Ruiz-Smith made a motion second by Mr. Baker to approve the minutes of the January 9, 2017 meeting as presented.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

2. Review of Revised Land Development Plan Submission for Aldi, Inc.

Luke Teller, Dynamic Engineering and Rory Garr, Aldi, Inc. were in attendance. Mr. Teller stated that he received the decision from the Zoning Hearing Board that their request for a variance was approved which would allow for 53% of lot coverage. Mr. Teller addressed the comments listed in Township Engineer, Russ Kresge's review letter dated February 1, 2017. Discussion about traffic concerns took place with Ms. Ruiz-Smith stating that traffic at the light is an ongoing issue that will only become worse once the store and fast food restaurant are opened, with Mr. Teller stating that the traffic signal study will need to be submitted to PennDot which will determine what adjustments need to be made which Aldi' Inc. will be responsible for paying for. Discussion took place regarding issues that are currently being discussed with Coolbaugh Township SEO pertaining to the sewage disposal system. Mr. Kresge stated that he has a concern with the conflicting traffic pattern which is listed as item number 10 in his review letter. Mr. Teller stated that there will be signage in place due to the lot configuration stating that if everyone follows the signs it should work well. Issues with the deed were discussed and Solicitor Connor stated that he will look into it. Mr. Garr stated that he believes that the configuration will work once all the signage is in place. Discussion ensued about the need to specify additional areas for snow storage as the areas that are currently designated are not going to be sufficient and will potentially eliminate parking spaces during the winter.



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3. Request for Waivers for Aldi, Inc.

Discussion ensued about the requested waivers and the board agreed that there should not be any issues with the requested waivers as outlined in the letter submitted by Dynamic Engineering. Ms. Ruiz-Smith stated that because she will be voting on the waivers as a Supervisor that she will be abstaining from the vote at this time.

Mr. Baker made a motion second by Mr. Noonan to recommend to the Board of Supervisors the approval of the waiver request of the seven (7) items as outlined in the letter dated February 6, 2017 submitted by Dynamic Engineering.

- **Discussion:** None
- **Vote:** 3-0-1 (Ms. Ruiz-Smith abstained)

4. Review of Jaroslaw Wojtach –Light Manufacturing Land Development Plan

A request was received from Engineer Chuck Niclaus requesting that the agenda item be tabled as they are still waiting for NPDES and PennDot permits. Mr. Niclaus also requested an extension of time until April 19, 2017, but stated in his letter that he plans on attending the March Planning Commission Meeting.

Ms. Ruiz-Smith made a motion second by Mr. Baker to table the review of the Jaroslaw Wojtach Light Manufacturing Land Development Plan.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

Ms. Ruiz-Smith made a motion second by Mr. Noonan to recommend to the Board of Supervisors the approval of the requested extension of time for Jaroslaw Wojtach Light Manufacturing Land Development Plan until April 19, 2017 per there letter dated February 13, 2017.

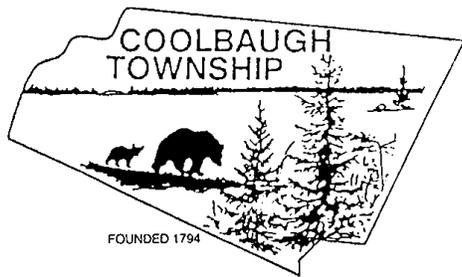
- **Discussion:** None
- **Vote:** All in favor, motion passes

5. Acceptance of Pocono Mountain Municipal Airport Land Development Submission

Ms. Ruiz-Smith made a motion second by Mr. Baker to accept the Pocono Mountain Municipal Airport Land Development Plan for review.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

Paul McNemar from RETTEW was in attendance representing the Pocono Mountain Municipal Airport. Mr. McNemar reviewed the project stating that they are proposing building two hangars at this time with another one being built in the future within a five year time frame, pending funding. Mr. McNemar stated that this project is unique as the property is not commercial or residential but instead is governed by the FAA requirements. After speaking to Township Engineer



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Russ Kresge some items arose which prompted the request for waivers on some of the SALDO requirements.

6. Review of Requested Waivers for Pocono Mountain Municipal Airport Land Development Plan

Mr. McNemar reviewed the requested waivers listed in his letter dated January 26, 2017. Many items are not needed due to the site and project type as well as the FAA Regulations.

Mr. Noonan made a motion second by Ms. Ruiz-Smith to recommend to the Board of Supervisors the approval of requested waivers # 1-6 for Pocono Mountain Municipal Airport as outlined in the letter submitted by RETTEW dated January 26, 2017.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

7. Sketch Plan – Lynch Corporation

Surveyor, Brian Courtright was in attendance representing the Lynch Corporation. Mr. Courtright stated that the Lynch Corporation property is located in the area of the Route 380 ramp in Tobyhanna. He stated that they would like to deed certain pieces of land separately due to the way the parcels were previously split. This was caused by the involuntarily division of the land by PennDot for the building of roads in that area. These parcels are all on one deed and they would like to separate them in order to sell them. Discussion took place between Mr. Kresge, Solicitor Connor and Mr. Courtright regarding that fact that this seems as though it is a legal-matter of which Mr. Connor stated that Mr. Courtright should contact Solicitor Hanna to discuss before moving forward. Mr. Courtright stated that he will contact Mr. Hanna and see what his opinion on the matter is in order to be sure that moving forward the proper steps are taken.

8. Public Input

Mr. Courtright stated that the building of Aldi's could have major impacts on the traffic backup at the light by the Salvation Army.

9. Adjournment

There being no further business, a motion was made by Ms. Ruiz-Smith second by Mr. Baker to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 8:06pm.



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NEXT REGULAR COMMISSION MEETING: Monday, March 13, 2017.

Submitted by: _____
Steve Baker, Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____