

COOLBAUGH TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

THURSDAY, JULY 20, 2017

MINUTES

The meeting was called to order by Planning Commission Vice-Chairman Dennis Noonan at 5:00pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Mr. Noonan led those present in the Pledge of Allegiance

Board Members present:

Dennis Noonan, Kevin Ambrogio and Alma I. Ruiz-Smith

Board Members absent:

Bernard Kozen and Steve Baker

Staff present:

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

Staff absent:

None

1. Approval of April 10, 2017 Meeting Minutes

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to approve the minutes of the April 10, 2017 meeting as presented.

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

2. Land Development Plan- Aldi, Inc.

Josh Seawald, Dynamic Engineering Representative was present to discuss the review letter from Township Engineer, Russel Kresge dated June 8, 2017. Mr. Seawald stated that there were some revisions made including the elimination of one leg of the "K" turn by installing stop controls around the building. Ms. Ruiz-Smith asked for clarification on the snow removal areas. Mr. Seawald stated that at peak times with other locations there are approximately 60 cars in the parking lot with this location offering 110 parking spaces, stating that there will not be any striping on the concrete but that it will be a radius in the striping next to the building. Ms. Kresge stated his concerns with the parking spots in one section of the lot in which there is potential for cars to be backing out into oncoming parking lot traffic, with Mr. Seawald stating that the installation of stop bars will help alleviate this also noting that the access isle is 30' wide which provides ample space for the situation. Mr. Kresge stated he would prefer one way traffic. Discussion ensued regarding the parking lot sizes, stop controls and access ways.

Mr. Noonan made a motion second by Mr. Ambrogio to recommend conditional approval to the Board of Supervisors the Aldi, Inc. Land Development Plan with the items outlined in Mr. Kresge's letter dated June 8, 2017 with items #5-10 being addressed.

- **Discussion:** Ms. Kelly stated that she understands that one way traffic never worked for Aldi's in the past and stated that the Municipal complex was once one way and that did not work in our situation either.
- **Vote:** All in favor, motion passes.

3. Public Input

Nothing was heard.

4. Adjournment

There being no further business, a motion was made by Mr. Ambrogio second by Ms. Ruiz-Smith to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 5:27pm.

NEXT REGULAR COMMISSION MEETING: Monday, August 14, 2017.

Submitted by: _____
Steve Baker, Planning Commission Secretary

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

Witnessed by: _____
Dennis Noonan, Planning Commission Vice-Chairman

Date: _____