



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 9, 2018
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, Alma I. Ruiz-Smith, Dennis Noonan, Kevin Ambrogio and Steve Baker

Board Members absent:

None

Staff present:

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

Staff absent:

None

1. Approval of June 11, 2018 Meeting Minutes

Ms. Ruiz-Smith made a motion second by Mr. Baker to approve the minutes of the June 11, 2018 meeting as presented.

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

2. Review Land Development Plan and Subdivision Plan - Dollar General

Jude Colwell was in attendance representing Dollar General. Mr. Colwell reviewed the comments that were marked as still outstanding according to the review letter that was updated by Township Engineer, Russell Kresge earlier in the day. Mr. Colwell stated that there is still research and comments going back and forth regarding the low pressure sewer line that is on the property and owned by PA American Water Company, stating that they are hopeful that they will be able to hook up to that line and apply for a sewage module exemption once the details are finalized. Township Engineer, Russell Kresge stated that there was a note on the plan that needed to be adhered to regarding the color of ink used for the signatures as it states that if it is incorrect the plan will be void. Mr. Colwell stated that he will be requesting that the note be removed from the plan. Solicitor Connor suggested that Mr. Colwell speak to the Township Zoning Officer regarding the signage before moving forward to be sure that the sign meets the Township Ordinance. Mr. Colwell stated that they will address the issue with the parking as they are unsure which category they fall under according to the SALDO. Ms. Ruiz-Smith asked if they have control over the delivery times of their trucks being advised that they do. Mr. Colwell will submit a letter requesting a waiver for parking in front of the building. Ms. Ruiz-Smith stated that there are currently some fire hydrants being installed in ACP and asked that Ms. Masker forward that information to Mr. Colwell. Mr. Colwell provided an illumination plan for lighting outside of the property and will submit an official plan with the full plans. Mr. Colwell stated that his client requested that a conditional approval be considered with discussion taking place and it was determined that there are still too many outstanding items as well as two



COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

waivers requests that would need to come to the planning commission for a recommendation to the Board of Supervisors. Mr. Kozen stated that it would be best if Mr. Colwell made a revised submission and worked with Township Engineer, Russell Kresge to get some items cleaned up and ready for the August meeting. Ms. Ruiz-Smith stated that the Route 196 turning lane project is coming up in the near future and wanted to make Mr. Colwell aware of it with him responding that he doesn't feel that it will impact their project.

Ms. Ruiz-Smith made a motion second by Mr. Baker to table to Dollar General Land Development Plan until the August meeting.

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

3. Acceptance of Minor Subdivision Plan for Review- Steven J., Inc.

Ms. Ruiz-Smith made a motion second by Mr. Baker to accept the Steven J., Inc. Minor Subdivision Plan for review.

- **Discussion:** Discussion ensued on the location of the property. Township Engineer, Russell Kresge stated that they also submitted a land development plan stating that it was returned as it was found to be incomplete.
- **Vote:** All in favor, motion passes.

4. Review Land Development Plan- Food Express Convenience Store/Dunkin Donuts

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to table the Land Development Plan for Food Express Convenience Store/ Dunkin Donuts.

- **Discussion:** Mr. Kozen asked Ms. Masker if she has heard anything from the applicant being advised that it is her understanding that they are still working on some items with PennDOT with Mr. Kresge agreeing.
- **Vote:** All in favor, motion passes.

5. Public Input

Ms. Ruiz-Smith stated that Aldi's is coming along good.

Mr. Kozen asked if Ray Price will be submitting for an additional building for the Dodge dealer being advised that nothing has been received at this point except Solicitor Connor stated that there will be a Zoning Hearing Board hearing regarding a request for signage that was denied by the Township Zoning Officer.

6. Adjournment

There being no further business, a motion was made by Mr. Baker second by Mr. Noonan to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:37pm.



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

NEXT REGULAR COMMISSION MEETING: Monday, August 13, 2018.

Submitted by: _____
Steve Baker, Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____