

**COOLBAUGH TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 13, 2017  
MINUTES**

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:31pm 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 and Engineer Russ Kresge

**Staff absent:**

Acting Recording Secretary Erin Masker

**1. Approval of February 13, 2017 Meeting Minutes**

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

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

**2. Land Development Plan- Aldi, Inc.**

Ms. Ruiz-Smith stated that she still has concerns about the driveway. Mr. Kozen stated that the waivers were approved by the Board of Supervisors. Nothing further was discussed.

**3. Aldi, Inc Request for Extension of Time**

*Ms. Ruiz-Smith made a motion second by Mr. Baker to recommend approval of the waiver for 90 days of the date of the letter (June 7, 2017) to the Board of Supervisors.*

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

**4. Land Development Plan- Jaroslaw Wojtach**

Mr. Kresge stated that there has been nothing new on this project and they are waiting for their NPDES approval and PennDOT permits before moving forward.

*Ms. Ruiz-Smith made a motion second by Mr. Baker to table the agenda item until the next meeting.*

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

**5. Land Development Plan- Pocono Mountain Municipal Airport**

Mr. Paul McNemar from RETTEW was in attendance representing the airport stating that since the last meeting the Board of Supervisors acted on the waiver requests and he has had contact with the Township solicitor regarding some outstanding issues. There were a few things that needed to be changed on the plans which were corrected. One issue was that there are thirteen different tax parcels, and the current project is located on two parcels, there are no buildings that cross

the lines but Mr. Kresge was concerned with the future sale of the parcels and how they would be affected by the location of the buildings. . He stated that he added note number 27 on the front sheet to address a covenant that would go with the project about not being able to sell the one parcel without Township approval. Mr. Kresge stated that the note on the plan should be sufficient in resolving the issue. Discussion ensued about the pavement types at different areas of the project. A note was added to the plan #25 re: the review of the lighting in reference to the permitting process. Ms. Ruiz-Smith asked for clarification of the current lighting. Mr. McNemar stated that as long as Mr. Kresge finds the issues that are highlighted satisfactory, that the only remaining items would be outside agency issues and that he would hope that the Commission would approve that the project be moved on to the Board of Supervisors for a conditional approval. Mr. Kresge asked about comment #9 being advised that it is a typo in the report re: Stormwater.

*Mr. Noonan made a motion second by Ms. Ruiz-Smith to recommend that the Board of Supervisors review and grant a conditional approval for the land development plans for the Pocono Mountain Municipal Airport based on the conditions in Township Engineer, Russ Kresge's letter dated February 23, 2017.*

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

**6. Public Input**

Nothing was heard.

**7. Adjournment**

There being no further business, a motion was made by Mr. Baker second by Ms. Ruiz-Smith to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 6:47pm.

**NEXT REGULAR COMMISSION MEETING: Monday, April 10, 2017.**

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

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

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

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