

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 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. Noonan led those present in the Pledge of Allegiance

Board Members present:

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

Board Members absent:

Steve Baker

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 September 11, 2017 meeting as presented.

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

2. Sketch Plan Review- Tobyhanna Self Storage, Inc.

Mr. Robert Latzanich (property owner) was in attendance to discuss the proposed project. Mr. Latzanich stated that he currently has businesses in the community and that he is a good neighbor in the community with a clean sidewalk always maintaining his properties. Mr. Latzanich stated that he is proposing a laundromat and storage units on his newly purchased property on Route 196, stating that he met with Township SEO, Jake Schray as well as representatives from DEP to do soil testing which provided results that were better than anticipated. He stated that there are extensive wetlands on the property. The number of washing machines that will be located at the location will be dependent on the flow tests that will be completed. Mr. Latzanich stated that he had a traffic study done which revealed that he will not need to have a center lane installed but will have to have a 100' turning lane on each side for entering and exiting the property. Mr. Latzanich had a conversation with Township Engineer, Russell Kresge to discuss the permitted usage for the setbacks that are on the property. Solicitor Connor inquired as to when the wetland delineation was completed, being advised it was in April or May of 2017. Ms. Ruiz-Smith asked for clarification on the parking spaces that are shown on the plan with Mr. Latzanich responding that the spaces shown are only for the laundromat location and that there will be more than the required minimum at the location. Mr. Kresge stated that he spoke with Township Zoning Officer Joe Brady and confirmed that both uses are permitted in this zone. The Commission thanked Mr. Latzanich for attending and wished him good luck on the project.

3. Public Input

Ms. Ruiz-Smith asked Mr. Kresge for the status of the road issue on Lexington and 5th Avenue in Pocono Summit.

4. Adjournment

There being no further business, a motion was made by Mr. Noonan second by Mr. Ambrogio to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 6:53pm.

NEXT REGULAR COMMISSION MEETING: Monday, December 11, 2017.

Submitted by: _____
Steve Baker, Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____