

COOLBAUGH TOWNSHIP MUNICIPAL CENTER

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

COOLBAUGH TOWNSHIP PLANNING COMMISSION REGULAR MEETING MONDAY, OCTOBER 10, 2016 MINUTES

The meeting was called to order by Planning Commission Vice Chairman Dennis Noonan at 6:31pm 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, Alma I. Ruiz-Smith and Steve Baker

Board Members absent:

None

Staff present:

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

Staff absent:

None

1. Approval of September 12, 2016 Minutes

Ms. Ruiz-Smith made a motion seconded by Mr. Ambrogio to approve the minutes as presented.

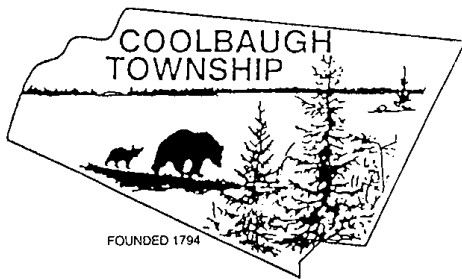
- **Discussion:** None
- **Vote:** All in favor, motion passes.

2. Acceptance of Aldi's Land Development Plan Submission for Review

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to accept the Aldi's Land Development Plan for review.

L. Teller, Dynamic Engineering was in attendance representing his client Aldi's Supermarket. Mr. Teller stated that he has revised the truck travel pattern to reflect that trucks are to enter and exit via Route 940, stating that he has met with PennDot and stated that the entrance will be widened to meet the needs. Mr. Teller stated that there is currently a traffic study being done on Route 940 and Summit Avenue.

- **Discussion:** Ms. Ruiz-Smith asked if it is necessary to have two entrances into Aldi's onto Summit Avenue, being advised that it is one entrance into the property and one out. Mr. Noonan asked if the receiving was moved to the back of the building being advised yes, as it makes it easier. Ms. Ruiz-Smith asked how many truck deliveries are anticipated being advised five to ten deliveries per week. Mr. Kresge stated that it is here for the acceptance for review stated that the current lot coverage is 51.3% and the max coverage is 40% which is a zoning issue and will require a variance from the Zoning Hearing Board in order to move forward as presented. Mr. Kresge also stated that the parking requirement has not been met with regard to future reserved parking spaces according to the SALDO. Mr. Kresge stated that we will be required to collect all reports from community and environmental assessments due to the size of the



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property, Solicitor Connor stated that the process for the Zoning Hearing Board will take some time and that they should think about submitting it soon. Mr. Garr stated that they are presenting the fast food restaurant with hopes of a complete approval so

that they do not have to come back. Solicitor Connor stated that if there are any changes necessary to accommodate the franchise owner's requirements that they would have to come back for any major changes on the plans and get the approval based on what is presented at that time.

- **Vote:** All in favor, motion passes.

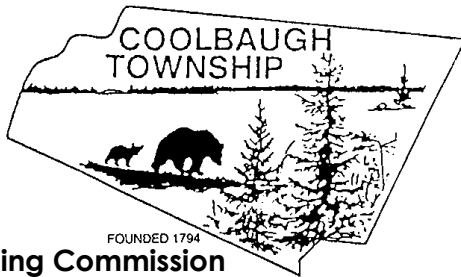
3. Acceptance of Baby Bruno's Land Development Plan Submission for Review

4. Acceptance of Baby Bruno's Minor Subdivision Plan for Review

Ms. Ruiz-Smith made a motion second by Mr. Baker to combine Agenda Items #3 Baby Bruno's Land Development Plan Acceptance for Review and #4 Baby Bruno's Minor Subdivision Plan for Review into one item as it was presented.

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

Ms. Sarah J. Bue-Morris, P.E. from Bue-Morris Associates was in attendance stating that her client is anticipating moving across the street from their current location on property they own and annexing a piece of the adjoining property for the reserve parking spaces necessary. Ms. Bue-Morris stated that deliveries will come in box trucks where there is a designated area for those deliveries to be received. Ms. Bue-Morris addressed the items listed in Mr. Kresge's review letter dated October 7, 2016 stated that the first couple of items will be resolved as they are minor. Ms. Bue-Morris stated that item #5 regarding the odd shaped property resulting from the annexing of the lot is due to the fact that they do not want to take more property than needed so as to impede on future use of the property. Ms. Ruiz-Smith asked how long before future development of the property being advised by the owner within the next five years. Review letter item #6 comment regarding Laurel Drive setbacks, Mr. Kresge stated that the line needs to be moved back. Ms. Ruiz-Smith asked about the source of illumination at the site being advised it will be wall units as permitted in the ordinance. Ms. Bue-Morris stated that item #16 re: parking between the building and Laurel Drive will be addressed by the request of a waiver. Mr. Kozen stated that ingress and egress are his bigger concerns than parking. Ms. Bue-Morris stated that she will not be providing a buffer for future parking as the land is owned by the same party. Mr. kozen asked if a buffer would be provided in the future if the land was sold and was advised that if a waiver is granted it could be a condition. Discussion ensued over the shrubbery that would be placed on the property to fulfill the landscape requirements. Ms. Bue-Morris stated that she would be requesting a waiver of items #1-6 as presented in her letter of request to the Board of Supervisors and stated that time is an issue for her client and they would like to request a special meeting. Solicitor Connor stated that it will be a waste of time if the plans are not submitted in a timely manner for review to schedule a special meeting. Ms. Bue-Morris stated that she will be submitting the revised plans tomorrow morning and will be prepared for the special meeting. Discussion ensued and the Commission decided to hold a special meeting to



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be advertised in the newspaper for Tuesday, October 25, 2016 at 6:30pm. The Commission will request permission to hold the special meeting and advertise said meeting at their October 18, 2016 meeting.

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to recommend granting the waiver request for Brother Bruno's minor subdivision plan addressing items #1-6 presented by Ms. Bue-Morris to the Board of Supervisors at their next regularly scheduled meeting.

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

Mr. Kozen made a motion second by Mr. Ambrogio to table to table Brother Bruno's Land Development Plan and Subdivision Plan until a future meeting.

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

5. Adjournment

There being no further business, a motion was made by Ms. Ruiz-Smith second by Mr. Ambrogio to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:50 PM.

NEXT REGULAR COMMISSION MEETING: November 14, 2016

Submitted by: _____
Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____