

## COOLBAUGH TOWNSHIP MUNICIPAL CENTER

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

### COOLBAUGH TOWNSHIP PLANNING COMMISSION SPECIAL MEETING TUESDAY, OCTOBER 25, 2016 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, Dennis Noonan, Kevin Ambrogio, Alma I. Ruiz-Smith and Steve Baker

**Board Members absent:**

None

**Staff present:**

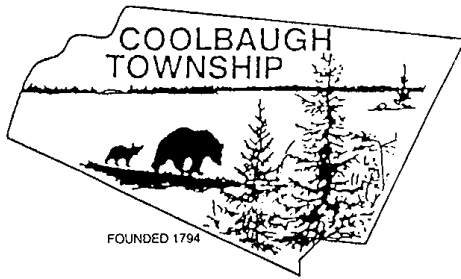
Solicitor H. Clark Connor, Engineer Russ Kresge and Acting Recording Secretary Erin Masker.

**Staff absent:**

None

**1. Review of Baby Bruno's Land Development Plan/Minor Subdivision Plan Submission**

Ms. Bue-Morris stated that she received an updated review letter dated October 24, 2016 and stated that she would like to request a waiver of Item #1 under the Subdivision and Land Development Plan of the review letter regarding SALDO 405.1.J & P: Labeling of the Right of Way of Main Street. Some discussion ensued regarding the corrections necessary and Ms. Bue-Morris rescinded her request for a waiver stating that she will make the correction to reflect 60'. For Item #1 under Zoning Mr. Kresge stated that the decision whether the calculation is gross or net for the lot coverage. Mr. Kresge stated that the Stormwater collected from the property that is discharged onto someone else's property must be reviewed and proven to demonstrate no change in the amount of characteristics of water being discharged. Ms. Bue-Morris asked if there could possibly be an agreement or easement if the findings are unclear on the impact or change. Infiltration rates were discussed with regard to whether the original basin had better results than the one that Ms. Bue-Morris switched to, stating that she can go back to the other basin if necessary. Supervisor Chairman Weimer stated that we need to find the basin that is going to work for sure and use it to move this project in the right direction. Ms. Ruiz-Smith stated her concerns about these projects and issue as there is no engineer representation at the Board of Supervisor meetings to discuss the issues and concerns as to what is going on with the project. Ms. Bue-Morris stated that she would like to receive a conditional approval for the plans and Solicitor Connor stated that the Commission passes plans on to the Board of Supervisors when they are ready to go without a bunch of conditions. Mr. Kresge also stated that the PA state law says that there is to be no movement without approval being received from the Monroe County Conservation District. Ms. Bue-Morris stated that she spoke to Mike at MCCD and he stated that he will review the plans on Monday. Supervisor Chairman Weimer stated that in order to get this project moving we can schedule special meetings for the Planning Commission as well as the Board of Supervisors as needed, but we need a realistic time frame in order to do so. Mr. Kresge asked if Ms. Bue-Morris would be



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able to speak to the property owner regarding the water runoff to see about a waiver or coming to an agreement to resolve this issue. Supervisor Chairman Weimer asked that Mr. Kresge let him know if any agreement is reached and if there is a need for a special meeting to be scheduled, or if there are any other issues.

*Ms. Ruiz-Smith made a motion to table the Baby Bruno's Land Development Plan/Minor Subdivision Plan Submission until a future meeting.*

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

**2. 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 7:25PM.**

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