



**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, SEPTEMBER 10, 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, Dennis Noonan, Steve Baker, Alma I. Ruiz-Smith and Kevin Ambrogio

**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 August 13, 2018, 2018 Meeting Minutes**

*Ms. Ruiz-Smith made a motion second by Mr. Baker to approve the minutes of the August 13, 2018 meeting as presented.*

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

**2. Sketch Plan- Julius Kollar (Previous Pobar Homes Property)**

Mr. Kollar stated that the building and property will be used for an office and contractor yard which is the same use that was previously allowed on the property. Mr. Kozen asked if there will be stone piles being advised that they are not planning on that at this point. Ms. Ruiz-Smith asked what the operating hours will be as well as the need for lighting being advised that the hours are 7am-6pm and Mr. John Barlieb (owner) stated that the lighting is already in place from the business that he has run out of the building previously. Township Engineer stated that the only change is a grass area and stated that if the area that is being changed is more than 5,000 square feet, they would have to submit a Stormwater plan. Mr. Barlieb stated that the buildings were built in 1973 and 1978 stating that areas that were previously stone have grass that has grown in. Mr. Kollar stated that he would just like to get a use permit for the same use that has been at that location. Solcitor Connor stated that there are zoning ordinances for outside equipment storage which would have to be adhered to. There is no land development plan needed for this property and therefore no action was taken on this item. Mr. Kozen and the commission wished Mr. Barlieb the best of luck on the business.

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

Mr. Ravi Kanani was present to represent Food Express Convenience Store/Dunkin Donuts stating that there are no updates at this time as they are still awaiting a response from PennDot. No action was taken on this item.



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**4. Sewage Planning Module- Dollar General**

Mr. Mike Fennick from Colwell Naegle was in attendance representing Dollar General stating that there were five comments received in August from Hanover Engineering which were addressed and revisions submitted at the end of last week. Mr. Fennick stated that the new review letter received today recommends approval as all revisions have been made. Township Engineer, Russell Kresge stated that the commission would forward this on to the Board of Supervisors to pass the resolution for DEP submission.

*Ms. Ruiz- Smith made a motion second by Mr. Baker to recommend the approval of the proposed Dollar General Sewage Planning Module to the Board of Supervisors.*

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

**5. Public Input**

Nothing was heard.

**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 6:47pm.

**NEXT REGULAR COMMISSION MEETING: Monday, October 8, 2018.**

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

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

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

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