

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 11, 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, 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 July 20, 2017 Meeting Minutes

Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to approve the minutes of the July 20, 2017 meeting as presented.

- **Discussion:** None
- **Vote:** 3-0-2, motion passes. (Mr. Kozen and Mr. Baker abstained due to their absence at the meeting)

2. Sketch Plan Review- Dollar General

Ms. Savitsky was in attendance representing CAN Engineering, stating that they are proposing a 9100 sq. ft. store on Route 196 by the Pocono Gym with hours of operation being 8am-10pm. Ms. Savitsky stated that they will receive one dollar general delivery truck per week during business hours which will encompass some of the parking spots while unloading, and they will also receive smaller truck deliveries during the week. Discussion ensued regarding the amount of parking that is necessary with Mr. Kresge stating that it appears that an older version of the ordinance was used to come up with the number and that they may want to review the ordinance that is online at the Township website. It was explained to Ms. Savitsky that the items that were discussed prior to the meeting regarding possible variances for parking issues will not need to go before the Zoning Hearing Board as they are items that the Board of Supervisors will be able to act on. Solicitor Connor stated that these items in the ordinance are superseded by the SALDO and can be handled through the request of a waiver. Discussion took place regarding the size of the property that is being leased with regard to driveway space, easements and ability to have room for trucks to turn into the property from both directions. Mr. Baker asked if there were any plans for fire hydrants. Mr. Noonan asked if there has been any contact with PennDot at this point. Mr. Kresge stated that they may want to check the ordinance for details on shrubbery and snow removal requirements. Mr. Kozen asked Mr. Kresge if he believes that we should look into the ordinance to review the requirements for a supercenter as opposed to those items that may be more of a box store, stating that maybe we should not be comparing a Walmart to a Dollar General. The Commission looks forward to seeing this project at a future meeting.

3. Public Input

Ms. Ruiz-Smith stated that Aldi's came before the Supervisors and they welcomed them and their addition to the community.

4. Adjournment

There being no further business, a motion was made by Ms. Ruiz-Smith second by Mr. Baker to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:00pm.

NEXT REGULAR COMMISSION MEETING: Monday, October 9, 2017.

Submitted by: _____
Steve Baker, Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____