

COOLBAUGH TOWNSHIP MUNICIPAL CENTER

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

COOLBAUGH TOWNSHIP PLANNING COMMISSION REGULAR MEETING MONDAY, SEPTEMBER 12, 2016 MINUTES

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:31pm 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, Kevin Ambrogio, Alma I. Ruiz-Smith and Steve Baker

Board Members absent:

Dennis Noonan

Staff present:

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

Staff absent:

None

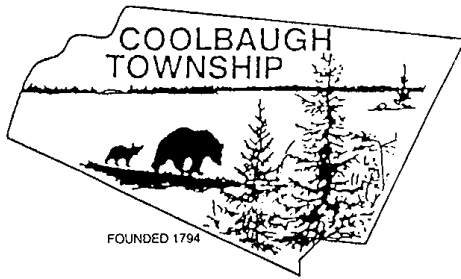
1. Approval of August 8, 2016 Minutes

Ms. Ruiz-Smith made a motion seconded by Mr. Ambrogio to approve the minutes with one correction that it is Summit Avenue not Lane.

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

2. Review of Jaroslaw Wojtach Plan- Request for Special Exception

Chuck Niclaus from Niclaus Engineering was running late, but there were representatives available in the audience that are associated with the project that stated that All Granite and Marble in based out of Stroudsburg and they are looking to manufacture in Coolbaugh Township then ship to other locations. They will not have public in their building in Tobyhanna as there will not be a showroom. They will employ no more than five people at this location. Ms. Ruiz-Smith asked the guests if they have presented plan to Mount Pocono being advised that they did not as the property located in Mount Pocono is wetlands. (Discussion on this project was paused while waiting for Mr. Niclaus to arrive, at which point public input was heard from Ms. Bue-Morris re: Baby Bruno's Sketch Plan) Discussion resumed when Mr. Niclaus arrived. Mr. Niclaus stated that Mr. Wojtach would like to build a light manufacturing establishment in a C-2 District which is an approved usage with a special exception. Therefore they are requesting a special exception from the Zoning Hearing Board which first goes to the Planning Commission for their recommendation. Mr. Niclaus state that He is also requesting a modification of the Stormwater Management and Earth Disturbance Ordinance Section 403.F.2 due to the property not being flat, this would allow for the building to be placed in a manner to create the least disturbance to the property. Ms. Ruiz-Smith stated that this will be a welcome addition to Coolbaugh Township.



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Ms. Ruiz-Smith made a motion second by Mr. Ambrogio to recommend to the Board of Supervisors the request for modification of the Stormwater Maintenance and Earth Disturbance Section 403.F.2 presented by Mr. Jaroslaw Wojtach.

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

Ms. Kozen made a motion second by Ms. Ruiz-Smith to recommend to the Zoning Hearing Board the request for Special Exception to allow light manufacturing in the C-2 District presented by Mr. Jaroslaw Wojtach.

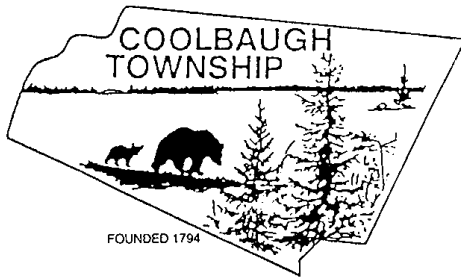
- **Discussion:** None
- **Vote:** All in favor, motion passes.

3. Public Input

Ms. Sarah J. Bue-Morris, P.E. from Bue-Morris Associates was in attendance with a sketch plan for Baby Brunos in Tobyhanna. The proposed building will be on the corner of Laurel Drive and Main Street in Tobyhanna. Ms. Bue-Morris stated that her client would like to build a 2400 sq. ft. pizzeria. Ms. Bue-Morris stated that they would like to be able to have 16 parking spaces which is the minimum based on the requirements. Mr. Kresge stated that there is also a requirement for reserved parking spaces which will need to be addressed. Ms. Bue-Morris stated that in the future they will be developing the adjacent property and would be able to use that as reserved seating. The driveway situation was discussed as it is proposed to have a one way driveway shortly after the intersection of Laurel and Main, and there is also a two way driveway off of Laurel. They have not looked at Stormwater up to this point, but since the current lease is up as of January 1, 2017 they are trying to expedite the process by presenting the sketch plan for comments. Ms. Bue-Morris stated that her client will be requesting a waiver of paving for five years, which Mr. Kresge stated could be accomplished with a Developers Agreement through the Board of Supervisors with their approval. Solicitor Connor stated that he would suggest submitting the Land Development Plan prior to the next meeting to allow Mr. Kresge enough time to review it, and possibly enough time for you to be able to address some of the issues before the meeting.

4. 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 7:48 PM.



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NEXT REGULAR COMMISSION MEETING: October 10, 2016

Submitted by: _____
Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____