

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 14, 2019
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, Ann Shincovich, Kevin Ambrogio and Steve Baker

Board Members absent:

Dennis Noonan

Staff present:

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

Staff absent:

None

1. Approval of September 9, 2019 Meeting Minutes

Mr. Baker made a motion second by Ms. Shincovich to approve the minutes of the September 9, 2019 meeting as presented.

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

2. Review of Land Development Plan- LPC Pocono I, LLC.

Mr. Rik Longacre was in attendance representing LPC Pocono, LLC. and discussed the items that were outlined in Township Engineer, Russell Kresge's review letter dated October 10, 2019. Mr. Longacre stated that they have submitted to the outside agencies and explained that they are preparing to submit to PennDot for permitting as they will be installing a 600' turning lane off of Market Way onto 611 in the Borough as they do not have a tenant yet and will be prepared with the high volume traffic plan by installing the turning lane and signal.

- **Discussion:** Township Engineer, Russell Kresge discussed Item #1 in his review letter stating that there was supposed to be a meeting on site to discuss resolutions to the slope issue without having to go to the Zoning Hearing Board for a variance, stating that he believes this is still an option. Mr. Kresge stated that item #2 requires a superimposed airport elevation to be submitted to determine that it meets the zoning ordinance. Discussion on the exterior lighting and stormwater conveyance facility were discussed and determined that the area that the lighting could be handled through the zoning officer and that the stormwater issue that requires modification is in the Borough. Mr. Longacre stated that they could use a larger pipe to resolve the issue or let it pond at the basin stating that the deepest it would get in the 100 year storm would be 1' deep over the inlet. Mr. Longacre stated that he doesn't foresee any issues with obtaining the required outside agency approvals as outlined in the review letter. The following waivers were requested:

The following requests for waiver were requested:

- §355-49.B, 0.3, Q, R, R.1, S, T, T.2, U, Z and AA. Waiver of the street design standards.

Mr. Kozen made a motion second by Mr. Baker to recommend the waiver of §355-49.B, 0.3, Q, R, R.1, S, T, T.2, U, Z, and AA: Waiver of the Street Design Standards to the Board of Supervisors.

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

- §355-54.F.1.b.1. Waiver to allow the number of constructed parking spaces to exceed the number indicated as the average peak demand in the Parking Demand Table.

Mr. Kozen made a motion second by Ms. Shincovich to recommend the waiver of §355-54.F.1.b.1. Waiver to allow the number of constructed parking spaces to exceed the number indicated as the average peak demand in the Parking Demand Table to the Board of Supervisors.

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

- §355-57.B, C.2.a, C.2.d, C.2.f, C.3.d, E.3, F, H & I. Waiver to permit the proposed landscape plan in lieu of the requirements of these sections.

Mr. Kozen made a motion second by Mr. Baker to recommend the waiver of §355-57.B, C.2.a, C.2.d, C.2.f, C.3.d, E.3, F, H & I. Waiver to permit the proposed landscape plan in lieu of the requirements of these sections to the Board of Supervisors.

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

- §355-44. Waiver of this section (4-Step Design), which is currently being amended by the Township to apply only to residential developments.

Mr. Kozen made a motion second by Mr. Baker to recommend the waiver of §355-44: Waiver of the Four Step Design Process for all NPDES approved land developments.

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

- §344-21.F.2.b& e. Waiver of these sections to permit a very small corner of the trailer parking area and a short length of the access drive within the 100' outer wetland buffer in the northern part of the site to be placed on fill.

Mr. Kozen made a motion second by Mr. Baker to recommend the waiver of §344-21.F.2.b& e. Waiver of these sections to permit a very small corner of the trailer parking area and a short length of the access drive within the 100' outer wetland buffer in the northern part of the site to be placed on fill.

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

Mr. Kozen made a motion second by Mr. Baker to recommend conditional approval of the LPC Pocono I, LLC. Land Development plan to the Board of Supervisors conditioned on the approval of the waivers requested, the comments in Township Engineer, Russell Kresge's letter dated October 10, 2019 being addressed, outside agency approvals being obtained and the lighting issue (comment #2) being resolved with the assistance of the Township Zoning Officer.

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

3. Review of Land Development Plan- Tobyhanna Self Storage

Mr. Brick Lindner was in attendance to represent his client, Tobyhanna Self Storage discussing the comments in Township Engineer, Russell Kresge's review letter dated October 10, 2019 stating that many of the comments are being worked on currently stating that he has made revisions to the plan and submitted the NPDES Permit Application and the PennDot HOP.

- **Discussion:** The commission and Township Engineer, Russell Kresge discussed the traffic pattern for the project as there are concerns with the fact that there are aisles that cars and trucks/trailers would have to either back into or back out of as there is not driveway on the other end to allow the vehicles through. Mr. Lindner stated that he will speak to his client to see if there are any alternatives which would allow traffic to flow easier throughout the lot stating that the ideas that are presented are based on his clients experience with storage units as he owns a few others. The review letter from Township Zoning Officer, Joe Brady was discussed and some of the items were found to not be necessary and Solicitor Connor stated that he will speak to Mr. Brady on the issues and provide the commission and Mr. Lindner an update following that conversation.

Mr. Baker made a motion second by Ms. Shincovich to table the land development plan of Tobyhanna Self Storage.

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

4. Review of Land Development Plan- Food Express Convenience Store/Dunkin Donuts

Mr. Baker made a motion second by Ms. Shincovich to table the review of the land development plan for Food Express Convenience Store/Dunkin Donuts.

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

5. Landscaping Ordinance Review

Ms. Masker stated that the Board of Supervisors would like for the Planning Commission to review the

current Landscaping Ordinance and try to come up with an ordinance that is friendlier to businesses and able to be achieved as almost all land development plans submitted are requesting a waiver of the requirements. The commission will review the landscaping ordinance that is in their packet and Solicitor Connor will provide templates that are provided by PSATS to assist with this project.

Mr. Baker made a motion second by Mr. Kozen to table the review of the Township Landscaping Ordinance.

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

6. Public Input

Nothing was heard.

7. Adjournment

There being no further business, a motion was made by Mr. Baker and second by Mr. Ambrogio to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:53 PM.

NEXT REGULAR COMMISSION MEETING: Tuesday, November 12, 2019 at 6:30pm.

Submitted by: _____
Steve Baker, Planning Commission Secretary

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

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____