

**COOLBAUGH TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, DECEMBER 9, 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 and Steve Baker

**Board Members absent:**

Kevin Ambrogio and Dennis Noonan

**Staff present:**

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

**Staff absent:**

None

**1. Approval of November 12, 2019 Meeting Minutes**

*Mr. Baker made a motion second by Ms. Shincovich to approve the minutes of the November 12, 2019 meeting as presented.*

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

**2. Review of Land Development Plan- Tobyhanna Self Storage**

Brick Lindner was in attendance representing Tobyhanna Self Storage. Mr. Lindner reviewed the revised plans that were submitted and reviewed by Township Engineer, Russell Kresge stating that the layout has been modified based on the discussions that were held at the last Planning Commission meeting he attended. He stated that the access, dead outs and fencing/secure areas have been modified. Mr. Lindner provide a detailed landscape plan stating that they have met the intent of the ordinance but are requesting a waiver of some of the requirements. Township Engineer, Russell Kresge stated that the landscaping is sufficient for the new ordinance therefore the request for a waiver is acceptable. Discussion took place regarding the lighting revision that is required as well as the request for a hydrant to be installed with Mr. Kozen stating that it is not in the ordinance therefore he would not think that the PC could require it.

*Mr. Kozen made a motion second by Mr. Baker to recommend approval of the waiver for the landscaping requirements to the Board of Supervisors for the Land Development Plan of Tobyhanna Self Storage.*

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

*Mr. Kozen made a motion second by Ms. Shincovich to recommend approval of the waiver of the Four Step Design Process for the Land Development Plan of Tobyhanna Self Storage.*

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

*Ms. Shincovich made a motion second by Mr. Baker to recommend conditional approval of the Tobyhanna Self Storage Land Development Plan to the Board of Supervisors conditioned on the revisions being made to the lighting plan, outside agency permits and approvals being issued, approval of requested waivers and the submission of land development agreement and performance/maintenance securities.*

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

### **3. Discussion/Sketch Plan Treyco Manufacturing, Inc.- Pocono Transcrete**

Mr. Trey Stehman and Mr. Rob Chaya were in attendance to discuss the proposed mobile concrete plant which would be located on Belmont Avenue stating that Pocono Transcrete received Final Land Development approval in 2017 for a permanent concrete plant as represented on the approved plans. Since receiving approval they have changed the direction of the plant as the needs for the industry have changed and would like to use the site as a mobile plant asking the Planning Commission what they would need to do in order to move forward with this process. The equipment would be at the site as needed and would be able to be moved as needed based on the job requirements as Mr. Chaya stated there are jobs that require the plant to be located on the job sites and this option would allow for that to be possible. Discussion ensued about the way that the plant would operate and the need for sewage on the property for restroom facilities. It was explained by Mr. Stehman that there would be one worker on the site as needed and that there would not be an office located at the site. Mr. Chaya stated that the plan for the mobile plant would only have a control room which would control the equipment that is on site. Mr. Kozen asked what the setup time is for the mobile plant being advised by Mr. Chaya that it is setup in a couple hours. Ms. Shincovich asked about the security of the site being advised that the site is fenced. Mr. Kresge discussed the original special exception that was issued for this property stating that those requirements are also included on the approved final land development plan. After further discussion the commission asked that Mr. Chaya and Mr. Stehman speak with the Township SEO regarding the restroom/sewage requirements that will be necessary and then submit a land development plan based on those discussions and the new use for the site for the next Planning Commission Meeting.

### **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 Food Express Convenience Store/ Dunkin Donuts Land Development Plan.*

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

### **5. Review of §355-57-Landscaping Requirements: Trees and Vegetation**

Mr. Kresge stated that this is a simplified version of the current ordinance which is still based on the table of approved trees. Solicitor Connor stated that the proposed ordinance has been used in other municipalities and is a model provided by the county that was revised by Carson Helfrich. The Commission will review the proposed ordinance for the next meeting.

*Mr. Baker made a motion second by Ms. Shincovich to table the review §355-57- Landscaping Requirements: Trees and Vegetation until the meeting in January.*

- **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 second by Ms. Shincovich to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:25 PM.

NEXT REGULAR COMMISSION MEETING: Monday, January 13, 2020 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: \_\_\_\_\_