

COOLBAUGH TOWNSHIP PLANNING COMMISSION
RE-ORGANIZATIONAL / REGULAR MEETING
MONDAY, JANUARY 13, 2020
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, Kevin Ambrogio, George Dobson, Ann Shincovich and Steve Baker

Board Members absent:

None

Staff present:

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

Staff absent:

None

1. **Organization of the Planning Commission**

Solicitor Connor called for nominations of Planning Commission Chairman

- **Appointment of Chairman-**

Mr. Baker made a motion second by Mr. Ambrogio to appoint Mr. Kozen as the Chairman.

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

- **Appointment of Vice-Chairman-**

Mr. Ambrogio made a motion second by Mr. Dobson to appoint Mr. Baker as the Vice Chairman.

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

- **Appointment of Secretary-**

Mr. Baker made a motion second by Mr. Ambrogio to appoint Ms. Shincovich as the Secretary.

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

2. **Selection of Meeting Dates for Calendar Year 2020**

Mr. Kozen made a motion second by Mr. Baker to hold the Planning Commission Meetings on the Second Monday of every month at 6:30pm.

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

3. **Approval of December 9, 2019 Meeting Minutes**

Mr. Baker made a motion second by Mr. Dobson to approve the minutes of the December 9, 2019 meeting as presented.

- **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 Mr. Ambrogio 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

Solicitor Connor stated that there is currently a landscaping ordinance that has extensive requirements that many developers are not able to meet, stating that it is unworkable. Mr. Kresge stated that in addition to this ordinance there is still a list of acceptable plants that the Commission may want to review. Ms. Shincovich stated that she suggests we change the minimum height of the trees from 2.5 to 3 feet as listed on page 2 letter D to four to six feet minimum at time of planting to help alleviate issues like the one with the trees planted at the airport. Ms. Shincovich stated that on page 2 letter C deciduous trees should be interchangeable with Evergreen trees and on page 3 letter E.1.E the section should be removed with Solicitor Connor stating that the commission can recommend or not recommend requiring this item. Discussion ensued about the item #3.B pertaining to the tree planting pits with the commission agreeing to leave it in as an option. Mr. Kozen asked why we are singling out two or more non-residential properties on page 3-E.1.D asking why it wouldn't include one property. The commission agreed to change the wording to remove the "two or more" on this item. Ms. Masker will email a revised version of the ordinance with the changes as discussed and the acceptable plants list to the Commission for review.

Mr. Baker made a motion second by Mr. Ambrogio to table review of §355-57- Landscaping Requirements: Trees and Vegetation.

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

6. Public Input

Mr. Trey Stehman and Mr. Rob Chaya were in attendance to discuss the proposed mobile concrete plant which they would like to find out if there is an option for a temporary zoning permit that would allow them to have the plant set up for a period of 180 days that would not require the land development plan and extensive work as they are not proposing any earth moving. They anticipate that they would have the plant there for a period of time and then move it to an upcoming job site that will begin in the spring. They would like clarification if this is possible and if they have the portable plant there then move it within the 180 days then move it back is that allowed and would the 180 days begin again or would they be required to obtain another permit.

- **Discussion:** Ms. Shincovich stated that she remembers leaving the conversation that they would speak to the SEO regarding restroom facilities and a septic and asked if there was any conversation since they left the last meeting being advised there was not. Mr. Chaya stated that the land is leased and that they would prefer to not make improvements on the property like a septic as that is not something they can take with them when they go. Solicitor Connor stated that he will call the Township Zoning Officer and discuss the options and schedule a meeting if needed to try to resolve this matter stating that he will be in touch with Mr. Stehman.

7. Adjournment

There being no further business, a motion was made by Mr. Baker second by Mr. Dobson to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:04 PM.

NEXT REGULAR COMMISSION MEETING: Monday, February 10, 2020 at 6:30pm.

Submitted by: _____
Ann Shincovich, Planning Commission Secretary

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____