

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 13, 2020
MINUTES**

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:30pm in the meeting room of the Pocono Mountain Public Library, 5500 Municipal Drive, Tobyhanna, PA.

Mr. Kozen led those present in the Pledge of Allegiance.

Board Members present:

Bernard Kozen, Ann Shincovich, Steve Baker and George Dobson

Board Members absent:

Kevin Ambrogio

Staff present:

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

Staff absent:

None

1. Approval of June 8, 2020 Regular Meeting Minutes

Mr. Baker made a motion second by Mr. Dobson to approve the minutes of the June 8, 2020 meeting as presented.

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

2. Acceptance of Minor Subdivision Plan Submission for Review – Carriage Square, LLC. Lot #4

Mr. Kozen confirmed with Township Engineer, Russell Kresge that the submission was complete for acceptance being advised that it is.

Mr. Baker made a motion second by Mr. Dobson to accept the minor subdivision plan for Carriage Square, LLC. Lot #4 for review by Township Engineer, Russell Kresge. .

- **Discussion:** Proposing a 5 acre lot on the corner of Kings Way and Route 196. Mr. Kresge stated that this lot was subdivided before and had conditions, stating that the plan was never recorded and therefore this is the same plan.
- **Vote:** All in favor, motion passes.

Mr. Baker made a motion second by Mr. Dobson to table the minor subdivision plan for Carriage Square, LLC, Lot #4.

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

3. Acceptance of Minor Subdivision Plan for Review – Ray Price Mount Pocono Jeep

Mr. Kozen confirmed with Township Engineer, Russell Kresge that the submission was complete for acceptance being advised that it is.

Mr. Baker made a motion second by Mr. Dobson to accept the minor subdivision plan for Ray Price Mount Pocono Jeep for review by Township Engineer, Russell Kresge.

- **Discussion:** Chris McDermott of Reilly Associates was in attendance representing Ray Price Mount Pocono Jeep stating that they are proposing joining two lots to make a 14.2 acre lot for the Land Development plan of the Ray Price Jeep Dealership.

- **Vote:** All in favor, motion passes.

4. Acceptance of Land Development Plan Submission for Review- Ray Price Mount Pocono Jeep

Chris McDermott of Reilly Associates stated that the franchise requires each dealership to have a standalone building therefore this building will serve as the jeep dealership. He stated that there will be a minimal increase in employees as they will simply be moved from one building to the other as they are currently servicing jeeps out of one of the other buildings. Mr. McDermott gave a brief overview of the building stating that there is already a 65% coverage variance in place, but stating that they will request a waiver of the landscaping ordinance and the Four Step Design Process. The plans have already been submitted to the Monroe County Conservation District for review as well as for NPDES stormwater management review. Mr. McDermott stated that the current water supply will service the new building and the sewer system is sufficient for the new building as well. There is a portion of the project that is located within Tobyhanna Township advising that they have agreed to waive the land development review procedure and only reviewing the improvements on their part of the land which includes a driveway from Harvest Lane. Mr. Kresge stated that we will need something in writing stating that Tobyhanna Township is waiving the formal review process of the land development plan and also stated that a review had been conducted and there are comments requesting a traffic impact study due to the amount of traffic at the signal. Mr. McDermott stated that he will complete a traffic generation due to the low number of addition traffic generated from the site. Solicitor Connor confirmed that the proposed plan will remain within the 65% coverage area being advised that it will.

- **Vote:** All in favor, motion passes

Mr. Baker made a motion second by Mr. Dobson to table the land development plan for Ray Price Mount Pocono Jeep.

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

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

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

- **Discussion:** Mr. Kresge provided the Commission with an update stating that he met with Supervisor Chairman, Mr. Weimer and reviewed the plan and he stated that he would like to see the northern driveway reconfigured to get around the island better.
- **Vote:** All in favor, motion passes.

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 6:48PM.

NEXT REGULAR COMMISSION MEETING: Monday, August 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: _____