

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 14, 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 August 10, 2020 Regular Meeting Minutes

Mr. Baker made a motion second by Mr. Dobson to approve the minutes of the August 10, 2020 meeting as presented.

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

2. Review of Land Development Plan Submission for Review – Food Express Convenience Store/ Dunkin Donuts Drive Thru

Nick Argot –Borton Lawson and Attorney Joseph Mashinski were in attendance representing the applicant. Attorney Mashinski provided the commission with some background on the project. Mr. Argot discussed the plan and the comments in Township Engineer, Russell Kresge's letter dated September 9, 2020 expressing the issues that are faced by having an existing property with parking, a building and a gas pump with canopy already in place. He stated that they have received their Highway Occupancy Permit from PennDOT and that they are ready to move forward. Discussion took place regarding the north driveway into the property, concerns with the drive thru location in regard to the gas pump canopy and concerns with the flow of traffic throughout the site. He stated that there is stacking provided in the drive thru for 12 cars. Mr. Argot stated that they are requesting two waivers, the first is for §355-54.F: An area reserved for parking to the 85th percentile shown in the parking demand table, stating that they originally anticipated that they would be able to provide 12 spaces out of the required 18, but after discussion this evening and additional modifications that will be made, they will only be able to provide 9 of the 18 spaces. The second is a waiver of §355-26.C: Existing Resources and Site Analysis. The commission didn't see an issue with either of the requested waivers. Mr. Argot stated that all comments would not be able to be addressed without having to rework the entire site, which is not possible. Comment #5 discussed landscaping along Route 196 with the commission agreeing that there was no additional landscaping required since there are no changes to that area taking place. Comment #6 addressed a lighting plan with Mr. Argot stating that on the plan there is one additional light shown than what is currently in place. Mr. Kanani stated that the building is completely lit outside and that the light would not be necessary in his opinion. All comments in the letter were reviewed with the commission.

- **Discussion:** Mr. Dobson asked if there could be a stop sign or paint installed in the parking lot near the building as well as markings to identify pedestrian crossing areas. Mr. Argot agreed that they

could do a stop bar with stencil. Ms. Shincovich asked about signage to discourage double parking with Mr. Argot and Mr. Kanani agreeing that would be possible.

Ms. Shincovich made a motion second by Mr. Dobson to recommend approval of waiver for §355-54.F: An area reserved for parking to the 85th percentile shown in the Parking Demand Table.

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

Ms. Shincovich made a motion second by Mr. Baker to recommend approval of waiver for §355-26.C: Existing Resources and Site Analysis

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

Mr. Dobson made a motion second by Mr. Baker to recommend granting conditional approval to the Land Development Plan of Food Express Convenience Store/Dunkin Donuts conditioned upon the following items being addressed:

- §355-53: Any approval of the plan should be conditioned upon verification that the comments of the Sewage Enforcement Officer regarding the sewage disposal system, as set forth in the Hanover Engineering letter dated January 3, 2020, have been satisfactorily addressed.
- Pedestrian crossing pavement markings or road signs be installed at the crosswalk
- No parking stencils in the parking lot to deter double parking
- Stop bar and stop stencil at the location of the canopy and north driveway
- 355-27.C.14: A development agreement, improvements construction cost estimate, financial security, etc. must be provided prior to final approval by the Board of Supervisors.
 - **Discussion:** None
 - **Vote:** All in favor, motion passes.

3. Review of Land Development Plan -RCI Properties (Pocono), LLC.- Request to Table

Mr. Baker made a motion second by Mr. Dobson to table the review of the plan for RCI Properties (Pocono), LLC.

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

Mr. Kozen made a motion second by Mr. Baker to recommend approval of the waiver of procedural time requirement for RCI Properties (Pocono), LLC until October 20, 2020.

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

4. Review of Minor Subdivision Plan – Center Rock Realty (Ray Price) – Request to Table

Mr. Baker made a motion second by Mr. Dobson to table the review of the minor subdivision plan of Center Rock Realty.

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

5. Review of Land Development Plan- Ray Price Mount Pocono Jeep- Request to Table

Mr. Baker made a motion second by Mr. Dobson to table the review of the Ray Price Mount Pocono Jeep Land Development Plan Submission.

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

6. Center Rock Realty/ Ray Price Mount Pocono Jeep Request for Waiver of Procedural Time Requirement until December 21, 2020 for the Land Development Plan and Minor Subdivision Plan.

Mr. Kozen made a motion second by Mr. Baker to recommend approval to the Board of Supervisors the Center Rock Realty/ Ray Price Mount Pocono Jeep Request for Waiver of Procedural Time Requirement until December 21, 2020 for the Land Development Plan and Minor Subdivision Plan.

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 7:03PM.

NEXT REGULAR COMMISSION MEETING: Monday, October 12, 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: _____