

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 9, 2020
MINUTES

The meeting was called to order by Planning Commission Vice-Chairman Steve Baker at 6:31pm online via the Virtual Meeting Zoom App.

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

Board Members present:

Bernard Kozen, Steve Baker, Ann Shincovich, Kevin Ambrogio and George Dobson

Board Members absent:

None

Staff present:

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

Staff absent:

None

1. Approval of October 12, 2020 Regular Meeting Minutes

Ms. Shincovich made a motion second by Mr. Baker to approve the minutes of the October 12, 2020 meeting as presented.

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

2. Review of Minor Subdivision Plan – Center Rock Realty (Ray Price)

Chris McDermott, Reilly Associates and Walt Price were in attendance and discussed the proposed minor subdivision plan stating that there were two outstanding comments in Township Engineer, Russell Kresge's review letter dated November 5, 2020 stating that the Zoning Officer's comments were received and do not require any action.

Mr. Dobson made a motion second by Ms. Shincovich to recommend conditional approval of the Center Rock Realty Minor Subdivision Plan to the Board of Supervisors conditioned on the comments in Township Engineer, Russell Kresge's review letter dated November 5, 2020.

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

3. Review of Land Development Plan- Ray Price Mount Pocono Jeep

Chris McDermott reviewed the comments in Township Engineer, Russell Kresge's letter dated November 5, 2020 addressing the need to build a Jeep/Chrysler/Ram dealership as a standalone building due to franchising requirements. He stated that the dealership is currently operating in the other buildings that are on site and that the employees from those buildings will be moving to the new building once it is constructed. Mr. McDermott stated that he will provide Mr. Kresge with the plans that outline how the lot coverage was determined. Discussion ensued regarding comments pertaining to the lighting, parking, landscaping and stormwater management. He stated that he would request a waiver of comment number 8: §355-59.c.3.e & f: The exterior lighting must be designed to comply with the requirements for automatic control and reduction of intensity after business hours. He stated that they would like to operate the lights

in the same manner that is acceptable currently at the Ford and Chevy dealership that is on the same site.

Mr. Dobson made a motion second by Mr. Baker to recommend approval of the waiver request for §355-59.c.3.e & f: The exterior lighting must be designed to comply with the requirements for automatic control and reduction of intensity after business hours to allow for the lighting to be operated at the same timing as the Chevy and Ford dealership.

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

This site requires approval for traffic control from Tobyhanna Township with Mr. McDermott stating that they are working to address the comments of Tobyhanna Township stating that they anticipate that a signal timing change at the Route 940/ Harvest Lane traffic light will be required for Saturday's during peak hours based on the traffic assessment that was conducted. Discussion ensued on the stormwater management that is in place with the water running into the Harvest Lane inlet. Comments were received from Hanover Engineering were received relating to the on-lot sewage disposal and will be addressed.

Mr. McDermott reviewed the requested waivers pertaining to the land development plan which included the following:

- §355-54 & §355.72.D: Four Step Design Process
- §355-54.E: Waiver of the restriction on parking between the principal building and the public road
- §355-54.I.1: Waiver of the 10' landscaped buffer along the public road and along property lines
- §355-54.I.2: Waiver of the 10' minimum distance between parking spaces ad any building wall
- §355-57: Waiver of Landscaping Requirements
- §355-72.B.4: Waiver of the requirement to retain, to the maximum extent possible, the existing natural vegetation as an integral part of the overall design of the proposed use and parking areas

Mr. Dobson made a motion second by Mr. Ambrogio to recommend approval of the six waivers as requested (§355-54 & §355.72.D: Four Step Design Process, §355-54.E: Waiver of the restriction on parking between the principal building and the public road, §355-54.I.1: Waiver of the 10' landscaped buffer along the public road and along property lines, §355-54.I.2: Waiver of the 10' minimum distance between parking spaces ad any building wall, §355-57: Waiver of Landscaping Requirements, §355-72.B.4: Waiver of the requirement to retain, to the maximum extent possible, the existing natural vegetation as an integral part of the overall design of the proposed use and parking areas).

- **Discussion:** Ms. Shincovich asked if they would be able to add some ornamental shrubs, plants or flowers where there is space available that would not interfere with the site of the display vehicles being advised by Mr. Price that he has no issue with that..
- **Vote:** All in favor, motion passes.

Mr. Kresge stated that PennDot was copied on the traffic assessment review letter regarding the existing driveway off of Hay Lane with Mr. McDermott stating that there are no proposed improvements at that location and stated that he will deal with this issue with Tobyhanna Township.

Mr. Kozen made a motion second by Ms. Shincovich to recommend conditional approval of the Ray Price Jeep Land Development Plan conditioned on addressing the comments in Township Engineer, Russell Kresge's letter dated November 5, 2020, outside agency approvals and approval of requested waivers.

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

4. Acceptance of Land Development Plan for Monadnock Non Wovens for Review

Chuck Niclaus, Barry Isett & Associates and Keith Hayward were in attendance for Monadnock Non-Wovens with Mr. Niclaus stating that the proposed addition is under 10,000 sq. ft. similar to the previous addition stating that they will be producing face mask media, stating that they make 120 tons of face mask media a month and that the machines are regularly idle due to the space limitations which has led to a back log of production. He stated that they make 2 tons of face mask media a day equivalent to 4 million masks a day. He stated that the new addition will not require sanitation sewer as the restrooms will be provided by the current building. Mr. Niclaus stated that they have provided a letter from PA American Water for the water main continuation for the fire sprinkler system and the PMI Park Authority will serve letter. He stated that they have submitted to M CCD and FAA stating that they also completed the PNDI and found that there was no impact to species. Mr. Kresge stated that the submission is complete and acceptable for review.

Ms. Shincovich made a motion second by Mr. Baker to accept the land development plan of Monadnock Non-Wovens Building E for review by the Township Engineer, Russell Kresge.

- **Discussion:** Mr. Niclaus stated that with the current situation with the pandemic, he would like to request an expedited review if possible in order to move the process along so that the addition can be constructed in order to meet mask demand by consumers and health providers. Mr. Kresge stated that will not be a problem and he will accommodate the request.
- **Vote:** All in favor, motion passes.

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

Ms. Shincovich 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.

6. Review /Recommendation of Coolbaugh Township Subdivision and Land Development Ordinance Amendment, amending certain requirements and restrictions for landscaping

Mr. Kresge stated that the changes made are in response to the MCPC review letter and stated that most of the additions were pertaining to landscaping in parking areas which were previously removed as well as correcting typos, inconsistencies with the trees listed and simply cleaning up the ordinance.

Ms. Shincovich made a motion second by Mr. Kozen to recommend approval of the Coolbaugh Township Subdivision and Land Development Ordinance Amendment, amending certain requirements and restrictions for landscaping.

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

There being no further business, a motion was made by Mr. Dobson second by Mr. Baker to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:30PM.

NEXT REGULAR COMMISSION MEETING: Monday, December 14, 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: _____