

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 8, 2021
MINUTES

The meeting was called to order by Township Secretary, Erin Masker at 6:32pm via the zoom app.

Board Members present:

Bernard Kozen, Kevin Ambrogio, George Dobson and Steve Baker

Board Members absent:

Ann Shincovich

Staff present:

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

Staff absent:

None

1. **Approval of January 11, 2021 Meeting Minutes**

Mr. Baker made a motion second by Mr. Dobson to approve the minutes of the January 11, 2021 meeting as presented.

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

2. **Review of Sketch Plan- Pocono Mountain Corporate Center Warehouse- Rik Longacre**

Rik Longacre from Schlouch Engineering was in attendance to discuss the proposed warehouse that will be located on Corporate Center Drive East. Mr. Longacre stated that the Board may be familiar with the property as it required a zoning change. He stated this will be a 400,000 sq. ft. warehouse with loading docks on one side with Route 196 side being a more finished look which will include warehouse and office space. There will be two ways to access the loading as well as include a bypass road for thru traffic on site. He stated that there could be two users that occupy the building, but that has not been determined at this time. Discussion ensued on the location of the utilities on the property as well as the traffic flow of trucks which will be to utilize the Route 611 entrance as it provides the easiest and safest means of travel for all trucks. Mr. Longacre discussed the slopes of the property and small area of wetlands that are located at the corner of the property.

- **Discussion:** Township Engineer, Russell Kresge stated that he had multiple conversations with Mr. Longacre regarding his three main concerns which included the second access onto Green Road which has been eliminated, location of the emergency access being relocated and the slope of the wetlands which has been worked out with the Township Zoning Office. He stated that these issues have all been resolved. Mr. Dobson asked what the means of access will be for the emergency access gate, being advised that it will be whatever the Township prefers. Mr. Kresge stated that it will also have to be approved by PennDot through the permitting process. Mr. Longacre stated that he looks forward to meeting with the Planning Commission to move the project forward in the near future.

3. **Acceptance and Review of Minor Subdivision for Jason and Tabitha Fea**

Jonathan Shupp was in attendance on behalf of Jason and Tabitha Fea stating that this lot joinder proposes to join two lots in the northern part of Coolbaugh Township bordering Wayne County, stating that it doesn't qualify for the simplified plan as these lots are not shown on an underlying recorded subdivision plan.

Mr. Kresge stated that his comments have been addressed and that there are two items left to be resolved which are the zoning officer compliance needs to be completed to verify the setbacks and that there is an acknowledgement from Lehigh County that they do not need to review this plan as there is a small portion that is within their jurisdiction. Mr. Shupp stated that both properties are taxed in Monroe County therefore he stated that he will contact them for clarification. Solicitor Connor stated that they should be contacted and we will need something to confirm that this plan is ok to be approved without any action on their part.

Mr. Kozen made a motion second by Mr. Baker to recommend conditional approval to the Board of Supervisors to grant conditional approval of the Fea Minor Subdivision Plan joining lots 1 & 2, Lake Watawga, property owners Jason and Tabitha Fea conditioned upon the Township Zoning Officer verifying the setbacks, receipt of acknowledgement from Lehigh Township confirming that the portion of the property located in Wayne County does not require any further review by them before approval and confirmation that all fees are resolved with the Township.

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

4. Public Input

Nothing was heard.

5. Adjournment

There being no further business, a motion was made by Mr. Baker second by Mr. Ambrogio to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:01pm.

NEXT REGULAR COMMISSION MEETING: Monday, April 12, 2021 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: _____