

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 10, 2021
MINUTES**

The meeting was called to order by Chairman, Bernard Kozen at 6:32pm via the zoom app.

Board Members present:

Bernard Kozen, Kevin Ambrogio, Ann Shincovich and Steve Baker

Board Members absent:

George Dobson

Staff present:

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

Staff absent:

None

1. Approval of April 12, 2021 Meeting Minutes

Ms. Shincovich made a motion second by Mr. Baker to approve the minutes of the April 10, 2021 meeting as presented.

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

2. Review of Pocono Mountain Corporate Center Warehouse Land Development Plan- 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 plan before the Board is the same and stated that he received the Township Engineer's comments and that they plan to comply with them, stating that they are requesting some waivers in order to move the project forward. He stated that he is aware of the outside agency approvals that are required including the FAA clearances. He stated that some of the waivers that are being requested are for ordinances that the township is currently amending with regards to the parking requirements and four step design process. Mr. Longacre stated that they are requesting a waiver relating to the buffers as they would need to bring in sewer and gas lines which will be installed within the buffer zone through an old deteriorate driveway.

- **Discussion:** Ms. Shincovich asked if there is a way to get the water away from the wetlands being advised that there is a plan in place which will be regulated by DEP. Township Engineer, Russell Kresge stated that DEP requires discharges to be directed to the wetlands. Discussion ensued regarding the waiver of the landscape ordinance and the location of the stream that is proposed to be diverted to a new stream bed. Mr. Longacre stated that DEP will oversee the stream that is being diverted, but stated that the stream goes through the pipe currently which will stay in place and they will create a new stream bed and then open it up for it to flow through the channel which will divert the water to the new stream bed. After further discussion on the wetlands, the commission considered the waivers.

Mr. Kozen made a motion second by Ms. Shincovich to recommend approval of the following waivers for the Pocono Mountain Corporate Center Warehouse Land Development Plan: §355-49.B, O.3, Q, R, R.1, S, T, T.2, U, Z and AA: A waiver of the classification of the access drives as streets, specific street design requirements, (Comment 9-A), §355-54.F.1.B.1: A waiver to permit construction of the reserve parking spaces with the construction of the building as referenced in (Comment 9-B) §355-44: A waiver of the requirement to use the Four Step Design Process (Comment 9-D), §344-21.E.2: A waiver of the requirements prohibiting disturbance

of the 50' inner buffer to permit the installation of a gas main and sewer main extension partially within the inner buffer, which was clarified by the applicant during the Planning Commission meeting to be intended to also include the elimination of the retaining walls presently proposed on the plan at two locations and to allow the resulting side slopes to encroach into the 50' inner buffer at these locations (Comment 30-A), §344-21. F.2.b & e: A waiver of the requirements allowing access roads and parking lots to be constructed within the 100' outer buffer, only if they are constructed approximately at grade (Comment 30-B), §344-21.F.2: A waiver of the maximum permitted disturbance of the outer wetland buffer area for portions of the access drive and smaller portions of the parking areas not at approximate existing grade due to the location of wetlands on the property (Comment 35), No more than 20% of the outer buffer shall be disturbed.

(All comments numbers listed correspond with the comments in Township Engineer, Russell Kresge's review letter dated May 6, 2021)

- **Discussion:** None
- **Vote:** 3-0, motion passes. (Mr. Baker did not vote as he left for a fire call at 7:07pm)

Mr. Kozen made a motion second by Ms. Shincovich to table the land development plan review for Pocono Mountain Corporate Center Warehouse.

- **Discussion:** None
- **Vote:** 3-0, motion passes. (Mr. Baker did not vote as he left for a fire call at 7:07pm)

3. Review of Minor Subdivision for Steven J., Inc and Jose Toba, et ux

Brian Courtright was in attendance representing Steven J., Inc. and Jose Tobar, et ux minor subdivision plan. He stated that there are four lots currently and they would be making two lots out of them. They are splitting the lot in the middle in order to make both lots conforming. 20' of the lot will go to Mr. Miga and 30' will go to Mr. Tobar. These new proposed lots will then be combined as presented. Mr. Courtright stated that there will now be one lot that is conforming and another that is less non-conforming as it still will not meet the requirements for a conforming lot. Discussion ensued on the lot sizes. Ms. Shincovich asked if the changes in lot size will have any impact on future land development that is proposed since the one lot is non-conforming, being advised that it will not and Mr. Courtright stated that we are making a bad situation a little better, but not perfect. Mr. Courtright stated that he received the Township Engineer comments and believes that they are all minor and will be able to be addressed.

Ms. Shincovich made a motion second by Mr. Kozen to recommend conditional approval of the Minor Subdivision Plan for Steven J., Inc. and Jose Tobar, et ux. conditioned on addressing all of the comments in Township Engineer Russell Kresge's letter dated May 5, 2021.

- **Discussion:** Township Engineer, Russell Kresge stated that originally Steven J owned all the lots and presented a plan to the Township where he was making two conforming lots, now the plan has been changed and the small lot in the middle is being split between the two other lots. He stated that with the current plan, one lot is 1.11 acre and the other is .88 acres. Mr. Kresge stated that the lot that is being split could have been split in a way to make both lots conforming instead of still having one lot non-conforming. Mr. Keane, Director of Codes and Zoning stated that there is the potential for two conforming lots but does not believe that the Township is able to make them conforming, but stated that he would like to see the ordinance changed so that any time a plan is before the Township and a conforming lot is able to be achieved that it is.

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

4. Request for Waiver of the SALDO for the Pocono Mountain Regional EMS Building Expansion Project

Sal Caiazzo, Hanover Engineering and Nick DeWitt, PMREMS were in attendance to discuss the project and the request. Mr. Caiazzo stated that the PMREMS is expanding their current building by 2500 sq. ft. which is located at Tegawitha Road and Route 611. The expansion will include additional parking bays for ambulances, training room and office space. Mr. Caiazzo stated that there is not stormwater impact and the changes to the impervious coverage are far less than 5,000 sq. ft. He stated that there is no additional sewage flow or parking needed. They agree that they will be required to comply with Zoning ordinances and Building Codes. He stated that there is a diminimis impact associated with this project which is why they are requesting the waiver.

Ms. Shincovich made a motion second by Mr. Baker (returned from fire call at 7:30pm) to recommend to the Board of Supervisors approval of the waiver of the SALDO for the Pocono Mountain Regional EMS building expansion project

➤ **Discussion:** Solicitor Connor confirmed with Mr. Keane, Director of Codes and Zoning that the lot is non-conforming but that the building and use are conforming, with Mr. Keane stating that is correct. Mr. Keane stated that they will have to comply with setbacks and impervious coverage requirements. He stated that they are allowed up to 60% coverage based on the zoning and that the project proposed is 40% coverage. The fee for the land development plan was submitted in case the request was not granted with Mr. Caiazzo requesting that the check be returned once the waiver is approved.

Public Input

Nothing was heard.

5. Adjournment

There being no further business, a motion was made by Ms. Shincovich second by Mr. Baker to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:49pm.

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