

**COOLBAUGH TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, AUGUST 9, 2021**  
**MINUTES**

The meeting was called to order by Chairman, Bernard Kozen at 6:30pm via the zoom app.

**Board Members present:**

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

**Board Members absent:**

None

**Staff present:**

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

**Staff absent:**

None

1. Approval of July 12, 2021 Meeting Minutes

*Ms. Shincovich made a motion second by Mr. Dobson to approve the minutes of the July 12, 2021 meeting as presented.*

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

2. Acceptance of PA American Water Land Development Plan for Pocono Farms East

Township Engineer Russell Kresge stated that the submission is complete and able to be considered for acceptance by the Planning Commission. Connor Bourque, Corporate Engineering Team-Pa American Water was in attendance to review the plan for the Pocono Farms East new treatment facility. He stated that they are proposing a 1,757 sq. ft. split face CMU treatment building in accordance with bringing two wells that were run 20 years ago back online. The new treatment facility would bolster the service in the area and increase and better the treatment in the area as well. The site will be entered from Robert David Drive and have two small driveways for deliveries and employee access. Well will be located in the same community water will be piped to the building, be treated and then piped to the distribution system in Sterling Road. Also, on site will be a 7' high chain link fence for security. Mr. Kozen stated that the surrounding lots are residential and asked if there will be security lighting on the building being advised that there will be and it will be placed in a manner to not disturb the neighboring properties. Mr. Kresge stated that he has not reviewed the plans but stated that he does not anticipate any real issues except for concerns with the stormwater. Ms. Shincovich asked about entry for emergency vehicles being advised that the easiest entrance to the site is on Robert David Drive. They looked into access from Leslie Way but were unable due to residential properties. The road is gravel, but will be maintained as with all other sites. There are proposed improvements for the well components for the previously used lines.

*Mr. Dobson made a motion second by Mr. Baker to accept the PA American Land Development Plan for Pocono Farms East for review by our Township Engineer.*

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

### 3. Pocono Mountain Corporate Center Drive North Land Development Sketch Plan

Rik Longacre from Schlouch, Inc. and John Herman were in attendance via Zoom and stated that this project is a bit more straight forward than the PMCC site on Corporate Center Drive as there is no encroachment on wetlands or streams. He stated that the site is located just south of the Township Building on the right at 611 stating that the proposed entrance to the site is directly across from Laurel Drive. He stated that there is a total of 350 acres stating that lot 2 will remain undeveloped at this time as it will be more challenging for future development and that lot 1 is where the building will be. He stated that there is 110 acres under agreement which the plan represents. He stated that they are proposing a 300,000 sq. ft. warehouse with parking at the North and South end of the building which would allow for the building to be divided into two users. The site is very narrow. All truck parking is at the southern end of the project. He stated that the site is served by public water and sewer; water is located on opposite side of 611 and will need to be brought across with the sewer being served by the Pocono Mountain Industries sewer system through a low pressure system to push it to the south and east to the treatment plant. The plant already has the capacity for this area with the ACT 537 plan in place with this lot within the service area. This project runs parallel to a gas main and will reestablish the existing emergency access roadway. There have been multiple versions of how this project could work and this is the sketch that worked best. He stated that there was a plan at the Township many years ago which had the entrance offset from Laurel Drive and they believe that there would be less conflict with the turning lanes by having it directly across from Laurel Drive. They have a bypass road on the site which will allow employees to enter either employee parking lot without having to go through the truck loading docks. Building is located far enough from the gas lines to not interfere. Mr. Longacre reviewed the plan and explained that they will need PennDot permitting and MCCD permitting. He stated that one of the only issues that they are going to face is encroachment on the 150' buffer as the corner of the building by 35' (1400 sq. ft.) stating that they have tried to move the building to eliminate this issue but it was not possible. If the waiver is not approved, they would have to remove the corner of the building. There are 267 parking spaces and 90 truck spaces.

- **Discussion:** Ms. Shincovich stated that she is concerned with people that travel fast and believes that there may be more issues than you anticipate with the intersection that is proposed across from Laurel Drive. Mr. Longacre stated that being directly across from Laurel will be the best option and there will be a scoping meeting with PennDot and then a traffic study based on the criteria that PennDot lays out will determine what will need to be done. L. Kelly asked if they are purchasing 350 acres from the EDC being advised that they are only purchasing the 110 acres with plans for lot 1 of 35 acres and not lot 2 73 acres. The emergency road that you mentioned across from Laurel, does it cross a stream being advised yes, there is an existing bridge that the existing gas main crossed over and the sanitary sewer will cross there as well. Currently that roadway is used for maintenance and will only be restored for emergency vehicles, no truck traffic. Ms. Kelly asked if the 150' buffer is off of wetlands, are you looking to encroach on the 150' buffer being advised that they will discuss this further at a future meeting, stating that the corner of the building is encroaching. We would be asking for a waiver stating that there are no environmental impacts. He stated that this requirement is a municipal requirement. Ms. Kelly asked how many truck loading docks are you proposing being advised 52. Mr. Longacre stated that he will be proceeding with the project and will keep the commission posted.

#### 4. Request to Table the Land Development Plan for Pocono Mountain Corporate Center Warehouse (Extension Until October 19, 2021)

*Mr. Bake made a motion second by Mr. Dobson to table the Land Development Plan for Pocono Mountain Corporate Center Warehouse.*

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

#### 5. Acceptance and Review of Minor Subdivision for Cramer's Cashway

Township Engineer, Russell Kresge stated that this plan was originally submitted using the simplified procedure of the ordinance but it was found that the parcels being joined are not in a recorded subdivision. This plan proposes to join two lots part in Coolbaugh Township and part in Tobyhanna Township and is a very simple plan. There were approximately six comments and all of them have been addressed in the most recent plan. He stated that his only comment was that the sewage disposal system is on a different property and there is a note on the plan that would address the situation if the lots were ever sold. Alleson Rode from Frank Smith Surveying was in attendance on behalf of Cramer's Cashway and stated that most of the comments were housekeeping. Mr. Kresge stated that the county review stated that this information doesn't agree with the county records stating that the response was that this plan will correct that. Ms. Rhode reviewed the minor changes on the plan.

*Ms. Shincovich made a motion second by Mr. Dobson to accept the Minor Subdivision Plan for Cramer's Cashway.*

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

*Ms. Shincovich made a motion second by Mr. Ambrogio to recommend approval of the Minor Subdivision Plan for Cramer's Cashway.*

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

#### 6. Review of Minor Subdivision Plan for Buck Hill Water Company

Allesson Rode from Frank Smith Surveying was in attendance representing Buck Hill Water Company stating that they are proposing to cut off 836 acres which is located within Coolbaugh Township and Barrett Township to dedicate it to preservation. She stated that all comments in Township Engineer, Russell Kresge's letter have been addressed and that she added a signature block for the Buck Hill Falls Water Company due to the deeds they will be required to sign the plan as well. She stated that there will be an easement along the creek which allows the water company to access the property. Ms. Rode stated that they are requesting a waiver for the soils due to their being no proposed development with Mr. Kresge stating that he sees no reason that waiver can't be granted.

*Mr. Kozen made a motion second by Mr. Baker to recommend approval of the requested waiver of §355-28.A.24 for the requirement to show the location and extent of soil types.*

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

*Ms. Shincovich made a motion second by Mr. Baker to recommend approval of the Buck Hill Water Company Minor Subdivision Plan.*

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

**7. Request to Table the Land Development Plan for RCI Properties (Lot 24, PMBP)- Extension until October 19, 2021**

*Mr. Dobson made a motion second by Mr. Baker to table the Land Development Plan for RCI Properties.*

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

**8. Review and Discussion on the Proposed Height Ordinance**

Ms. Shincovich thanked Ms. Masker for getting the information from the county for the Official Map. She stated that the information was very helpful and may be a good tool for future planning. Mr. Kozen stated that would need to be something that they Board of Supervisors would have to direct the commission to work on. Discussion took place on the proposed height ordinance. Supervisor Kelly stated that she has concern with the C3 area which is close to residential areas and stated that a lot of the houses in that area are not in a development and could potentially be right by the buildings. She stated that the industrial zones are capped at 60' and that the other heights were for the flavor of each area and what is there. Mr. Kozen asked Mr. Kresge if any of the townships that he works with have different heights being advised that the building heights in Coolbaugh Township exceed any other Townships that he works with; Residential and C3- 35', C1 and C2- 45' and Industrial and Industrial Airport- 60'. After some discussion, Mr. Dobson suggested that the Commission focus on the C1 and C2 zoning districts for possible height increases stating that he would like to review the zoning map for C1 and C2 as it may be beneficial to know the locations that are being discussed. Ms. Kelly stated that C1 is the Route 196 corridor and that old NCC building and the lot that is located behind it which fronts 196. Mr. Ambrogio asked if the changes in the height of the buildings would affect the ISO ratings that are currently in place. Ms. Masker will ask Mr. Weimer if they would be affected. Ms. Kelly stated that the zoning office requested to do that codification update which has been tabled by the Board of Supervisors so that any changes can be included in the codification. Ms. Masker will email the Commission the zoning map information for review.

**Public Input**

Ms. Kelly stated that Solicitor Armstrong is currently working on revisions to the definitions for warehouses and distribution centers stating that the definitions are not descriptive enough and do not fit today's development. Ms. Kelly stated that Route 196 is almost all C1 stating that there is a proposed 400,000 sq. ft. warehouse stating that the current zoning opens us up to the potential of having big boxes all along Route 196. She stated that the property where the old Lopsided Inn is located on Route 196 is currently being advertised as 33 acres that is a great location for a Distribution Center. She stated that she would like the Board of Supervisors and the Planning Commission to work together to determine definitions that would separate a warehouse that is allowed in the C1 and a distribution center that is allowed in the Industrial zoned areas of the township. Ms. Kelly stated that people come here for the nature and neighborhoods, stating that they are already affected by the truck traffic asking the commission if we really want more.

Solicitor Connor stated, maybe we should not allow warehouses in the C1 zoning district. Ms. Kelly asked what happens to the plans that are already submitted for review if the ordinance changes, being advised by Solicitor Connor that they would have to follow the current ordinances and definitions that are in place. Ms. Kelly stated that there are also current real estate agents that are advertising the Smoke Ridge property of 514 acres in R1 and WC zoning districts which state that they are perfect for distribution centers. She stated that she just wanted to make the commission aware of the items that will be coming before them and what advertisements are currently out to the public to bring in developers.

9. Adjournment

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 7:49pm.

NEXT REGULAR COMMISSION MEETING: Monday, September 13, 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: \_\_\_\_\_