

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 13, 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, Ann Shincovich 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 November 8, 2021 Meeting Minutes

Mr. Baker made a motion second by Mr. Dobson to approve the minutes of the November 8, 2021 meeting as presented.

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

2. Acceptance and Potential Consideration of the Revised Buck Hill Falls Water Co. Minor Subdivision

Mr. Kresge stated that this is a revised plan which was accepted and approved months ago. He stated that the PUC wanted changes made and stated that the plan is complete and can be accepted as it is a very simple plan.

Mr. Baker made a motion second by Ms. Shincovich to accept the Revised Buck Hill Falls Water Co. Minor Subdivision for Review.

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

Mr. Kresge stated that he completed the review with only one comment that needs to be considered which is the waiver. He stated that the property is hundreds of acres and stated that it is a waiver that was recommended previously which relates to the requirement to provide soil testing which is not necessary. Allesson stated that there is an existing waterline on the property that the water company has to retain ownership of it, that is really the only change on the plan.

Mr. Baker made a motion second by Mr. Dobson to recommend the waiver request and recommend approval of the minor subdivision plan for Buck Hill Falls Water Co.

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

3. Review of the Major Subdivision Plan for Pocono Mountain Corporate Center North Warehouse (Corporate Center Drive East/Route 196)- Request to Table

Mr. Baker made a motion second by Mr. Dobson to table the review of the Major Subdivision Plan for Pocono Mountain Corporate Center Warehouse.

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

4. Review of the Land Development Plan for Pocono Mountain Corporate Center North Warehouse (Corporate Center Drive East/Route 196)- Request to Table

Mr. Baker made a motion second by Mr. Dobson to table the review of the Pocono Mountain Corporate Center North Warehouse Land Development Plan

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

5. Discussion on Sketch Plan- Tolani Plaza/Coolbaugh (970 Route 196, Tobyhanna)

Casey Cawley from Reilly Engineering was in attendance representing the developer. This project is located on Route 196 next to the Dollar General. There was a gas station there previously and there is still a canopy on the property where the strip mall is located. 40'x80' convenience store which has a drive thru food, a convenience store, 8 gas pumps, a car wash and parking which is tied into the current strip mall. He provided new parking for the convenience store and commercial use based on the ordinance requirements based on square footage, total of 113 spaces. Discussion ensued on the parking with Ms. Shincovich suggesting that there may be a need for an additional handicap parking spot; being advised that the parking was determined in accordance with the Township Ordinance. He stated that there are sewer and water available for service and stated that he will be working with PA American, stating that there is a fire hydrant in the ROW and no fire protection currently available.

- **Discussion:** Mr. Kozen suggested that they be cautious with planning ahead for snow removal storage areas. Mr. Kresge stated that he reviewed the plan and believes that it is a very well-conceived plan. Mr. Dobson asked if it is a self-service car wash, being advised that it is. Discussion took place about stormwater, NPDES permitting and guidelines for the Tobyhanna Water Shed. Mr. Cawley stated that there are no floodplains or wetlands on the site. Mr. Kozen thanked Mr. Cawley for bringing the plan before the Planning Commission and stated that he looks forward to working with them moving forward. Mr. Cawley stated that they are anticipating a spring start date.

6. Discussion on Lighting Ordinance (§355-59 and §400-91.I)

Mr. Kresge stated that he spoke with Ms. Masker stating that this is a limited scope revision of the ordinance as it will be mostly pertaining to parking areas and land development plan submission items, stating that a lot has changed over the years relating to the lighting standard and that there are things that are outdated in the ordinance. By making the revisions, it may eliminate the need for some of the waivers that are recommended to the Board. Mr. Kresge stated that he would suggest that we look for a lighting specialist that would be able to provide information that would be helpful to make the revisions to the ordinance.

Mr. Baker made a motion second by Mr. Dobson to recommend to the Board that they allow Mr. Kresge to contact an outside lighting specialist in order to obtain information on the most updated information for the

revisions to the lighting ordinance.

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

Mr. Baker made a motion second by Mr. Dobson to table the Discussion on the Lighting Ordinance

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

7. Public Input

S. Anderson- Krieg asked the location of the Dollar General on Route 196 and asked if the proposed Tolani Land Development will be using the same entrance, being advised that they will not, they have their own entrance to the property which has an existing shopping center on it. Mr. Kozen stated that the current entrance will require updating and upgrades for the new development.

8. 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 6:52pm.

Next Re-Organizational and Regular Commission Meeting: Monday, January 10, 2022 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: _____