

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
RE-ORG/REGULAR MEETING
MONDAY, FEBRAURY 13, 2023
MINUTES**

The meeting was called to order by Chairman, Bernard Kozen at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:

Bernard Kozen, Ann Shincovich, Michael Schlegel, Mike Peterson and David Pope

Board Members absent:

None

Staff present:

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

Staff absent:

None

1. Approval of January 9, 2023 Meeting Minutes

Mr. Pope made a motion second by Ms. Shincovich to approve the meeting minutes from the January 9, 2023 meeting as presented.

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

2. Review of Imperial Realty Property Group LLC, Land Development Plan (Corporate Center Drive East/ Kolb Ct. & Belmont Avenue)

Ms. Shincovich made a motion second by Mr. Schlegel to Table the Review of Imperial Realty Property Group, LLC. Land Development Plan.

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

3. Acceptance of Imperial Realty Property Group, LLC. Sewage Planning Module for Review by the Township SEO

Mr. Peterson made a motion second by Mr. Schlegel to Accept the Imperial Realty Property Group, LLC. Sewage Planning Module for Review by the Township SEO.

- **Discussion:** Ms. Shincovich asked about the inconsistencies between the number of employees that is shown on the planning module and also questioned the whether the high-water table that is referenced in the stormwater management report will affect the design that is proposed in the sewage planning module. Mr. Haas, Township Engineer stated that they would have to install sand mounds to address the high-water table, stating that they are proposing two large rectangular sand mounds in the plan. He stated that this will be reviewed by the Township SEO and permits will be issued accordingly. Ms. Kelly stated that in the letter from Van Fleet Engineering, comment #2 reflects the discrepancy with the number of employees asking if it is 85 or 187, asking if the planning module is based on the 85 employees can we limit the number of employees allowed. Mr. Haas stated that if the sewage planning module proposes 85 employees and the parking if for 85 employees, then the permitting would be for that number with Mr. Kresge stating that they are requesting a waiver to allow them to build out all the parking which includes the reserved parking. Discussion continued with Mr. Kresge stating that the acceptance is for the review by the Township SEO and not approving any plans at this time.

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

4. Acceptance of Karl Pope Minor Subdivision Plan for Review

Ms. Shincovich made a motion second by Mr. Peterson to Accept the Karl Pope Minor Subdivision Plan for Review by the Township Engineer.

- **Discussion:** Mr. Kresge stated that this plan has three parcels with the middle parcel being split to make a 10 plus acre lot and a 26.7-acre lot. Mr. Pope was in attendance and stated that he wants to make a lot that is 10+ acres to be clean and green and then the larger lot. He stated that the properties will be in his family, and they are not going to be building on them. Mr. Kresge stated that there are notes that were added to the plan to reflect that and that there is not sewage planning for the property at this time either. Mr. D. Pope stated that he will be abstaining from the vote.
- **Vote:** 4-0-1, motion passes. (Mr. Pope abstained)

Mr. Peterson made a motion second by Ms. Shincovich to Amend the Agenda to Include Acceptance of the WGH Trucking, LLC. Land Development Plan for Review.

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

4A. Acceptance of WGH Trucking, LLC. Land Development Plan for Review

Chris McDermott, Reilly and Associates was in attendance representing Walter Herrera of WGH Trucking, LLC. to discuss the land development plan which proposed the construction of a truck repair garage at the corner of Route 196 and King's Way, with the entrance being off Route 196. He stated that due to township ordinances trucks are not allowed to use Kings Way. It is a low volume access which is located 250' from the current signal and will be an 8,000 sq. ft. building with an office space, eight tractor trailer parking spaces for repairs and nine car parking spots. They will be serviced by an on-lot septic system and PA American Water. He stated that there would be approximately 4-6 employees and less than 40 vehicle trips per day with there being only 2-3 trucks in and out per day. Mr. Schlegel asked what the hours of operation will be, being advised he would have to check with the owner but would assume regular business hours. Mr. Pope asked if there would be trucks idling with Mr. Kozen stating that there are state regulations in place for that. C. McDermott stated that he would be requesting a waiver from completing the four-step design process which is currently being revised in the proposed parking and sign ordinance revisions.

Mr. Peterson made a motion second by Mr. Pope to Accept the WGH Trucking, LLC. Land Development Plan for Review.

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

5. Review of Land Development Plan- RCI Properties (Pocono), LLC- Request to Table (Lot 24 PMBP)

Mr. Pope made a motion second by Mr. Kozen to table the review of the Land Development Plan for RCI Properties (Pocono), LLC. and to recommend to the Board of Supervisors to send a letter to the Applicant advising that action will be taken on the plan at the upcoming PC meeting in March.

- **Discussion:** Discussion took place on the length of time that the plan has been before the PC and the fact that there have not been any submissions received since the Township Engineer last reviewed the plan over two years ago. The commission could then recommend to the Board that the plan be withdrawn or

denied and then resubmitted. Many ordinances have changed throughout the years which would affect this plan.

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

6. Review of Northampton Farms, LLC. Major Subdivision Plan- Request to Table (394/396 Memorial Blvd, Tobyhanna)

P. Szewczak was in attendance to discuss the status of the plan, stating that he will be submitting revised subdivision plans for the Township Engineer to Review for the next meeting. He stated that they are still working through some items for the land development plan (Landston Equities) as there are access issues. He stated that they had a conversation with Walmart Distribution Center and they are not interested in allowing them access to the property from Veterans Drive, therefore their access will be off of Route 611 which will require some additional work due to the wetlands that were created by water from the township property. He stated that they are continuing to work on the comments and stated that they have made most of the previous requested waivers unnecessary. He stated that they want to make this plan compliant with the township ordinance. Mr. Kresge asked about the testing on the lots being advised that they are completing the testing on both lots as requested by the township but stating that lot 2 will not be used but that they will create a buildable lot in accordance with the ordinance. Discussion took place on the DEP testing that will impact the subdivision plan with P. Szewczak stating that they are at the DEP's mercy, and the staffing issues at DEP are slowing the process. Discussion took place on the sewage planning module which proposes 20,000 gpd (10,000 per building) and the waiver of time being granted until September 2023.

Mr. Peterson made a motion second by Mr. Kozen to Table the Review of Northampton Farms, LLC. Major Subdivision Plan and Accept the Waiver of Procedural Time until April 30, 2023. Pope to table the Review of the Land D

Mr. Peterson made a motion second by Mr. Kozen to Table the Review of Northampton Farms, LLC. Major Subdivision Plan and Accept the Waiver of Procedural Time Requirements until April 30, 2023.

- **Discussion:** None
- **Vote:** 4-0-1, motion passes. (Ms. Shincovich abstained)

7. Review of Landston Equities, LLC. / Proposed 611 Industrial Center Land Development Plan- Request to Table (394/396 Memorial Blvd, Tobyhanna)

Mr. Peterson made a motion second by Mr. Pope to Table the Review of the Landston Equities, LLC./ Proposed 611 Industrial Center Land Development Plan and Consider the Waiver of Procedural Time at the Next Meeting.

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

8. Public Input

Nothing was heard.

9. Adjournment

There being no further business, a motion was made by Mr. Pope second by Mr. Schlegel to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:36pm.

Next Regular Commission Meeting: Monday, March 13, 2023 at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

Submitted by: _____ Date: _____
David Pope, Planning Commission Secretary

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____ Date: _____
Bernard Kozen, Planning Commission Chairman