

**COOLBAUGH TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, MAY 8, 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, Greg Haas and Acting Recording Secretary, Erin Masker.

**Staff absent:**

None

1. Approval of April 10, 2023, 2023 Meeting Minutes

*Mr. Peterson made a motion second by Mr. Schlegel to approve the meeting minutes from the April 10, 2023 meeting as presented.*

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

2. Review of WGH Trucking, LLC. Land Development Plan

Chris McDermott of Reilly Associates was in attendance and reviewed the Land Development Plan for the property located on Route 196 and King's Way in Tobyhanna. He stated that most of the items listed on the Township Engineer's May 4<sup>th</sup> review letter are administrative and outside agency approvals, therefore he is requesting that the Commission considers recommending approval to the Board of Supervisors. Discussion took place on the outside agency approvals that are required and the outstanding comments from the review of those agencies. Township Engineer, Greg Haas stated that the environmental and community impact assessment was received but has not been reviewed yet. The property is flat and there are no wetlands, so there are no concerns with impacts or waivers for those items. Mr. Keane, Director of Codes and Zoning stated that there are no other comments or concerns from the zoning department.

- **Discussion:** S. Anderson-Kreig stated that there is a water issue on Kings Way from the stormwater basin being advised that they have been asked by PennDot to construct a drainage swale and they will clean and open up the existing hole to add drainage in the problem area, which will resolve this issue. Mr. Schlegel asked if there would be any oil or fuel from the trucks that could contaminate the property or runoff in the rainwater, being advised that there would not be. The hours of operation are 8am-5pm and most of the trucks that would be repaired would be those of the owner and any others that would be scheduled by appointment, there will not be a lot of truck traffic created from this business. Ms. Shincovich asked if there would be a lower light on the property due to its proximity to a residential community, being advised that it would be enough for security. J. Smith-Hughes asked if the developer is also the tenant, being advised that he is. She also stated that there are many residents that are opposed to this development in a residential area and stated that there are concerns with the impacts to the bus stops in the area, salt/oil impacts on the Tannery Open Space property and stating that there are still a lot of outside agency approvals required. C. McDermott stated that they are constructing this use within the properly zoned area and are doing what they were told by the Board of Supervisors to have access to the

property off Route 196 as opposed to the previously requested access of King's Way. He stated that the business is set back off the road and stated that there will be minimal truck traffic or trucks parked outside as the work that will be completed on the trucks will be inside the garage. J. Smith-Hughes asked that the commission consider not recommending this plan to the Board of Supervisors until there are more answers to the questions. Mr. Peterson asked if there is a system in the garage for exhaust fumes/ventilation being advised that there is. Mr. Kozen asked if there is a wash system planned for the property, being advised that there is not so there will be no excess salt runoff from the property. D. Pope stated that the gentleman will be working on his own vehicles, there will not be a lot of added truck traffic and it is proposed in the correct zoning district, therefore he would be in favor of moving it forward to the Supervisors for consideration.

*Mr. Peterson made a motion second by Ms. Shincovich to recommend conditional approval to the Board of Supervisors for the Land Development Plan of WGH Trucking conditioned on satisfying all comments in the Township Engineer's review letter dated May 4, 2023 and securing all outside agency approvals.*

- **Discussion:** Solicitor Connor stated that the comment regarding the blanket easement will be resolved in the agreement which will be provided by the Township Solicitor. J. Smith Hughes stated that the protocol should be consistent with all projects, being advised by Mr. Peterson that previous projects that did not receive a recommendation by the commission were due to wetland issues/waivers that were requested. This project has outside agency approvals which are consistent with the other plans that have been recommended which have not required or requested any waivers and are permitted uses on the property.
- **Vote:** All in favor, motion passes.

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

*Ms. Shincovich made a motion second by Mr. Pope to Table the Review of the Landston Equities, LLC./ Proposed 611 Industrial Center Land Development Plan.*

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

4. **Review of Parking and Sign Ordinance/Consider Recommendation to the Board of Supervisors**

*Mr. Kozen made a motion second by Ms. Shincovich to recommend that the Board of Supervisors consider approving the Parking and Sign Ordinance as presented.*

- **Discussion:** Ms. Shincovich asked about comments #6 in the MCPC review letter with Ms. Masker stated that the comments that are in this letter are items that the Supervisors are aware of and that would still remain based on the changes that have been made. Solicitor Connor stated in the past three years most of the ZHB hearings have been regarding interpretation of the ordinance.
- **Vote:** All in favor, motion passes.

5. **Public Input**

Nothing was heard.

6. **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 7:40pm.

Next Regular Commission Meeting: Tuesday, June 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