

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 13, 2023
MINUTES

The meeting was called to order by Vice-Chair, Ann Shincovich at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:

Ann Shincovich, Michael Schlegel, Mike Peterson and David Pope

Board Members absent:

Bernard Kozen

Staff present:

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

Staff absent:

None

1. Approval of May 8, 2023 Meeting Minutes

Mr. Peterson made a motion second by Mr. Pope to approve the meeting minutes from the May 8, 2023 meeting as presented.

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

2. Acceptance of ABC Pocono Homes Major Subdivision Plan for Review

Brian Courtright, Surveyor was in attendance representing the applicant stating that the parcel of land is on 423 and Prospect Street in Tobyhanna and that the applicant would like to divide the parcel so that the house is on one piece and then have remaining lands. The property is served by community water and sewer and stated that if there was ever a plan to develop the other piece of property it would also fall within the service area. Discussion took place on the proposed location of the driveway for the remaining lands and the zoning of the property which was determined to be commercial.

Mr. Peterson made a motion second by Mr. Schlegel to accept the Major Subdivision Plan of ABC Pocono Homes for Review by the Township Engineer.

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

3. Review of Imperial Realty Property Group Land Development Plan (1180 Corporate Center Drive East)

Tom Skeans of IRPG was in attendance to review the Land Development Plan comments that remain in the review letters from the Township Engineer. Greg Haas, Township Engineer reviewed each comment in the letter and stated that he is comfortable with a conditional recommendation being made to the Board of Supervisors stating that most of the comments that remain in review letter #6 dated June 8, 2023 are outside agency approvals, agreements including the development agreement, O&M agreement, financial security, temporary easement for construction and access and plan signatures. When reviewing the retaining wall comments, he stated that although the review letter is long, many of the comments are duplicates and relate to multiple different walls that are proposed. He stated that in the geotechnical report there were pits that were tested that were not in the exact location of where they will be located and stated that the applicant needs to confirm if these pit tests are sufficient or if new ones will be necessary. T. Skeans replied by reading an email that they are

sufficient and have received an email from Van Cleef Engineering confirming that. Mr. Haas stated that if that is provided to him in writing he would be satisfied on that comment. Discussion continued on the remaining comments. Township Engineer, Greg Haas stated that aside from the retaining wall comments there isn't much engineering left and stated that he has a comfort level with the commission considering making the recommendation to the Board.

Mr. Peterson made a motion second by Mr. Schlegel to recommend that the Board of Supervisors consider granting conditional approval of the Imperial Realty Property Group, LLC. Land Development Plan conditioned on Township Engineer, Greg Haas's review letter #6, dated June 8, 2023; Retaining Wall Review letter #2 dated June 9, 2023 and conditioned on receiving all necessary outside agency approvals.

- **Discussion:** Ms. Kelly asked about the construction of the berm and spillway. She also asked if the stormwater will be running into the wetlands and being advised that is correct. Mr. Pope asked about the inspections of the sedimentation ponds and the frequency of the inspections being advised by T. Skeans that it is ongoing and outlined in the maintenance agreement. S. Anderson-Kreig asked if it will be a warehouse being advised that is what is on the plan and what the plan is being built as with reference to the parking requirements. T. Skeans stated that it could be used for anything allowed in the industrial zone. There is no tenant in place at this time therefore when asked by Ms. Shincovich about the hours of operation, she was advised that it was still unknown.
- **Vote:** All in favor, motion passes.

4. 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.

5. Public Input

Jude Caldwell, CAN Engineering, Dave Macdonald, Finish Line Auto Body Manager and Alan Pizaras were in attendance representing the applicant, Finish Line Auto Body located at Route 940 and Summit Avenue in Pocono Summit. They stated that they would like to put up a storage building on the premises for the storage of parts. After a lengthy discussion on the location, setbacks, need for a survey to be completed and parking requirements, it was determined that a land development plan would be required for this project but not a stormwater plan. .

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, July 11, 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: _____
Ann Shincovich, Planning Commission Vice-Chair