COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 12, 2024
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:
Township Engineer, Greg Haas and Township Secretary, Erin Masker
Staff absent:
Solicitor H. Clark Connor

1. Approval of January 18, 2024 Meeting Minutes

Mr. Schlegel made a motion second by Mr. Peterson to approve the meeting minutes from the January 18, 2024 meeting as presented.

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

2. Request to Table the Review of the Following:
    - Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)
    - Pocono Mountain Corporate Center North Final Land Development Plan (566 Memorial Blvd)

Ms. Shincovich made a motion second by Mr. Peterson to Approve the Request to Table for Pocono Mountain Corporate Center North Final Land Development Plan and Finish Line Auto Body Land Development Plan.

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

3. Discussion on Monroe County Waste Authority Sketch Plan and Potential Waiver Request

Mike Stettler, Waste Authority Director, John Hickey and Pat Endler were in attendance to review the plan and potential waiver request of the buffers. M. Stettler reviewed the location of the site that they own which is on Industrial Park Drive, Coolbaugh Township. He stated that they anticipate putting blue bins on the site as well as a pole barn like the site on Military Road, Stroudsburg. He stated that with the inner and outer buffers that are in the new ordinance, it limits the amount of buildable area on their site. They anticipate that the site coverage will be 1.5-2 acres of the total 7 acres. They have not yet gone into the design phase as they do not want to spend money on a project if the Board of Supervisors are not interested in granting them a waiver. The site will be fenced in and manned during the designated business hours and would also be able to partner with the township for electronic collections and collection of other items that may not be accepted at the Laurel Drive site.

- Discussion: Ms. Shincovich stated that they have been under the guidance of the Board of Supervisors that they are not interested in granting waivers, especially those relating to wetlands. Mr. Kozen stated that he agrees with Ms. Shincovich but stated that this is a different type of business; one which will benefit the community. Mr. Peterson asked if there are any options for the site that would not require a permanent structure. Ms. Shincovich

asked how long hazardous materials are stored at the site, being advised no longer than 2 weeks from the collection date. She also confirmed that everyone is trained at the site, being advised that they are. Ms. Shincovich asked if the site would be able to handle potential traffic, being advised that it would. M. Stettler stated that they work with Pick up the Poconos, ARD and Street to Feet to clean the area. Mr. Pope asked about spill containment measures being advised that there is a concrete floor which will have internal drains. The site would have an on-lot septic system for the restrooms that would be required. The site would be open to all of Monroe County but would provide a must closer option for drop off for the township residents. There is an online registration system for a drop off card, stating that there is no limit to the amount that a resident can drop off throughout the year, as long as they are dropping facility approved items, no household trash. Ms. Shincovich asked about people that may show up at the site and dump because the site is not open; cameras are on site, and they will prosecute and fine those individuals. Discussion took place about the previously approved land development plan which was a much larger project than what they are proposing now. Ms. Kelly asked where the wetlands go to, being advised Red Run.

Mr. Peterson made a motion second by Mr. Pope to recommend that the Board of Supervisors consider the proposed waiver request for the Monroe County Waste Authority site located at 14 Industrial Park Drive, allowing for a modification to the 150' outer buffer with no disturbance to the 150' inner buffer.

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

4. Public Input

Mr. Haas, Township Engineer stated that he met with a representative for the Jaindl project (Landston Equities LDP/ Northampton Farms Major Subdivision plan) and stated that they indicated that they are currently making changes to the plan and will be resubmitting within the next month for the PC to review. They want nothing to do with PennDOT and are contemplating two accesses off Veterans Drive.

Mr. Peterson stated that he doesn't like it when developers bypass the Planning Commission, stating this is where things should be ironed out before going to the Board of Supervisors. Mr. Pope agreed and stated that he also doesn't believe that the Board is taking the Planning Commission recommendations seriously, as the developers have been before them two times already with excuses about the hold up of projects that the PC recommended denial of.

5. 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 8:26pm.

Next Regular Commission Meeting: Tuesday, April 9, 2024 at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

Submitted by: _____ Date: _____

Dave Pope, Planning Commission Secretary

Compiled by: Erin M. Masker, Acting Recording Secretary

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