COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 11, 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:
Solicitor H. Clark Connor, Township Engineer, Greg Haas and Township Secretary, Erin Masker
Staff absent:
None

1. Approval of May 14, 2024 Meeting Minutes

Mr. Peterson made a motion second by Ms. Shincovich to approve the meeting minutes from the May 14, 2024 meeting as presented.

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

2. Acceptance of Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan (566 Memorial Blvd, Tobyhanna)

Attorney Marc Kaplan was in attendance stating that they received the completion review from the Township Engineer and believe that the plan submitted on April 29th is ready for review by the Township Engineer. Mr. Haas agreed that there is sufficient information to complete a review of the submission. He stated that due to the change in the Township Ordinance, they missed the 21-day deadline to submit prior to the PC meeting.

Mr. Peterson made a motion second by Mr. Pope to Accept the Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan.

- Discussion: After some discussion it was agreed that the date of acceptance would be this evening's PC meeting date as it related to the 90-day procedural time requirements.
- Vote: All in favor, motion passes.

3. Review of the Northampton Farms Preliminary Major Subdivision Plan
4. Review of Landston Equities, LLC. Preliminary Land Development Plan (394/396 Memorial Blvd., Tobyhanna)

Agenda Items 3 & 4 were discussed together. Attorney Erick Schock was in attendance along with Rocco Caracciolo from Jaindl and Brent Tucker from Pidcock Company to discuss the plan and the changes that have been made since the last version was submitted. Attorney Schock stated that the new plan before the Commission this evening is a different layout which shows access from Veterans Drive. He stated that they have the legal right to access their property from Veterans Drive, but they are still working on the details of the agreement with Walmart, therefore it is still not finalized. The agreement details include road improvements, signal improvements and road maintenance since it is a private road. R. Caracciolo discussed the plan stating that the buildings have been made smaller to adhere to the Township's new 150' inner and 150' outer buffer

requirements. He stated that they are not required to adhere to this change as the plan would be reviewed under the previous ordinance that was in place but stated that they understand the importance of this change to the township and residents, and therefore they will accommodate the change. In shrinking the building, this will also lessen the trees that will be taken down, the number of docks on the building and the coverage area. He stated that they have received the township engineer's review letter and will continue to work through the comments but do not foresee any issues with satisfying them. He also mentioned that there will be a truck staging area which can be utilized by both warehouses as well as Walmart DC should they need to utilize it. M. Peterson asked if anything has been done with the HOP process yet since they are awaiting an agreement with Walmart and was advised that is correct. M. Peterson commended Greg on a very comprehensive review letter. He also stated that this use is permitted in the Industrial zoning where it is proposed. Ms. Shincovich asked about the stormwater retention basins. D. Pope asked where the snow storage areas will be. M. Peterson commented on the MCPC review letter recommendation about the removal of snow asked if there will be any improvements made for ensuring that snow is removed from trucks before leaving the site. Discussion took place on spray irrigation system, traffic impact study and stormwater. The applicant will await the review letter from the Township Engineer to begin addressing comments.

- Discussion: J. Miller confirmed that there is no agreement with Walmart, being advised by Attorney Schock that they have agreed that we are allowed access and are still working on the agreement. Rachel O'Neill was in attendance representing Walmart Corporation and stated that the only thing that Walmart has agreed to is that they are permitted to have access off Veterans Drive.
- Vote: All in favor, motion passes.

5. Review of Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan (566 Memorial Blvd., Tobyhanna)

Ms. Shincovich made a motion second by Mr. Peterson to Table the Review of the Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan.

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

6. Request to Table the Review of the Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)

Mr. Pope made a motion second by Mr. Peterson to Table the Finish Line Auto Body Land Development Plan.

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

7. Public Input

J. Miller asked about the jurisdictional determination that was done on lot two by the Army Corps of Engineers which has not yet been addressed. He reviewed the timeline of events with the study that was done and where it has been left since. They are still needing to address the comments. L. O'Dell discussed her concerns about the noise from the PMCC North Lot 1 & 2 properties as she lives right behind where they are proposed. R. Caccioli stated that they have an expert that is working on that currently. J. Miller asked if there is a well on site being advised that there is and that it will not be affected by the work as there are protections in place. An NPDES permit will be completed as well as a pre-application meeting which the Township will be invited to. There is no tenant currently in place, which is not uncommon as they are built on spec, being advised that they meet the

Class A in the market which makes them appealing to the prospective tenants. D. Miller asked where the spray irrigation is on the site, being advised that it is along the wetlands spraying into the trees. He asked if there will be additional trees cut for this system being advised that there will be to install the pipe. A waiver has been requested which the BOS will review and consider when the plan is put forward for action. In the meantime, the encroachment comment that is the subject of the waiver will continue to be a comment on the review letter until the Board acts on it. The commission could recommend approval conditioned on the approval of the waiver once we are at that point. J. Miller questions the accuracy of the plans since they haven't addressed the comments in the ACOE review. Mr. Haas stated that the comment will remain and once addressed it may cause additional comments as well as a review by DEP. D. Miller stated that the spray irrigation system affects the forest depending on the type of system and may have greater impacts on the mature forest due to the major change that will take place as well as the water discharge rates. S. Anderson-Kreig stated that the water that is discharged should have to be filtered to eliminate salt before entering the forest.

8. Adjournment

There being no further business, a motion was made by Mr. Pope second by Mr. Peterson to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:56pm.

Next Regular Commission Meeting: Tuesday, July 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