COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 13, 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, and Mike Peterson
Board Members absent:
David Pope
Staff present:
Solicitor H. Clark Connor, Township Engineer, Greg Haas and Township Secretary, Erin Masker
Staff absent:
None

1. Approval of June 11, 2024 Meeting Minutes

Ms. Shincovich made a motion second by Mr. Schlegel to approve the meeting minutes from the June 11, 2024 meeting as presented.

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

2. Review of the Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)

Jude Colwell was in attendance for Finish Line Auto Body and reviewed the plan that was before the PC with the only change being that the 2700 sq. ft. addition will now be on the back of the building instead of the front. He stated that nothing else has changed and that he received and provided the Township will confirmation from the MCCD that the E&S controls will not require any changes. Discussion took place on the location of the vehicles that are parked in the back of the building as well as the Commission wanting to ensure that there is the proper turning area for emergency service vehicles behind the addition. J. Colwell stated that he is awaiting a review from the fire chief and the Monroe County Planning Commission, anticipating that both will be available for next month's meeting. Mr. Haas stated that the technical items have been resolved with the remaining items being signatures, executing the stormwater agreement and providing the financial security associated with the project.

Ms. Shincovich made a motion second by Mr. Schlegel to table the review of the Finish Line Auto Body Land Development Plan.

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

3. Request to Table the Following:

- Review of Northampton Farms Preliminary Major Subdivision (394/396 Memorial Blvd)
- Review of Landston Equities, LLC. Preliminary Land Development Plan (394/396 Memorial Blvd)
- Review of Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan (566 Memorial Blvd)
- Review of Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan (566 Memorial Blvd)

Ms. Shincovich made a motion second by Mr. Schlegel to table the review of the Northampton Farms Preliminary Major Subdivision, Landston Equities, LLC. Preliminary Land Development Plan, Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan, and Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan.

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

4. Public Input

Ms. Masker stated that the Board approved the Logistics Center Ordinance at their last meeting, and they are also reviewing proposed changes to the Ordinance relating to non-conforming lots. This proposed ordinance will be before the PC once the Board completes their review at the upcoming meeting. Solicitor Connor reviewed the change to the ordinance and stated that it is cleaning up the language to meet the intent of the ordinance which will eliminate the need for a variance hearing before the ZHB in many instances.

Solicitor Connor asked that status of the lawsuit brought by PMI and Orchard BJK relating to the stormwater ordinance and the newly imposed buffers which impacts their proposed development. Ms. Masker stated that she does not have an update on that as it has only been discussed in executive session with the Board and their Solicitor. He stated that he is asking as that will directly impact the review that is currently being done and the action that is expected of the PC.

5. Adjournment

There being no further business, a motion was made by Mr. Peterson second by Ms. Shincovich to adjourn the meeting. All in favor, motion passed. The meeting adjourned at 6:52pm.

Next Regular Commission Meeting: Tuesday, September 10, 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