COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 10, 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 August 13, 2024 Meeting Minutes

Mr. Peterson made a motion second by Ms. Shincovich to approve the meeting minutes from the August 13, 2024 meeting as presented.

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

2. Acceptance and Review of Messer, LLC. Amended Drainage and Stormwater Management Plan-(1109 Corporate Center Drive East, Tobyhanna)

Nate Oiler, Engineer from RKR Hess and Mike Marrash from Messer, LLC. were in attendance to review the amended plan for permit renewal which will allow the use of the newly combined lot. The plan is to build another building and utilize the property that has recently been joined as a parking area for employees and trailers while they are constructing the new building. This permit will allow for an access from one lot to the other without having to utilize Corporate Center Drive. He stated that this connecting driveway will remain for use after construction is completed. Mr. Haas stated that he completed the review and the only item that needs to be submitted is the financial security in the amount of $115,075.40. N. Oiler stated that there is a security on file with the township for work that has already been completed so he anticipates that once the request for inspection is submitted, the release amount for that part of the project will exceed the amount required for this project, so it will just remain in the account. Mr. Kozen asked when the project would start, being advised by M. Marrash that they are anticipating this fall, weather permitting.

Ms. Shincovich made a motion second by Mr. Schlegel to recommend approval to the Board of Supervisors conditioned on the submission of the Financial Security as per the comment in Township Engineer, Greg Haas's review letter dated August 29, 2024.

- Discussion: Ms. Kelly stated that it is nice to see that they are expanding
- Vote: All in favor, motion passes.

3. Acceptance of Amended Final Land Development Plan for Posh Hospitality Development, LLC.- Proposed Chipotle Development- (2995 PA Route 940, Pocono Summit)

Attorney Erich Schock was in attendance representing Posh Hospitality and stated that the previously proposed Arby's on the Aldi Supermarket site will now be a Chipotle. He stated that the building has shrunk slightly, there will be four additional parking spots and will not have a pickup window instead of a drive thru. He stated that customers will order in advance and be provided with a time for pickup of their order at the window. Ms. Shincovich asked where the employee parking would be, and was advised that they would park in the parking lot as there would not be any designated spots for employees. He stated that they are not asking for any relief as they anticipate that they will be able to meet the requirements set forth in the ordinance. The only thing that the owner is considering is carving out the lot to make it separate from Aldi's, but after reviewing it, a variance would have to be considered by the ZHB as it would increase the impervious coverage to 70%. They would need to request an increase from that already allowed 53% to 70% and would have shared access to the property. Attorney Schock is going to speak to his client and see how he anticipates proceeding. Mr. Haas stated that he reviewed the submission and has determined that it is a complete submission for review.

4. Mr. Peterson made a motion second by Ms. Shincovich to Accept the Amended Final Land Development Plan for Posh Hospitality Development, LLC.- Proposed Chipotle Development located at 2995 PA Route 940, Pocono Summit for review by the Township Engineer.
    - Discussion: None
    - Vote: All in favor, motion passes.

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

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

- Discussion: No one was in attendance to discuss the Finish Line Auto Body Land Development Plan.
- Vote: All in favor, motion passes.

6. 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)

Mr. Peterson made a motion second by Ms. Shincovich 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.

7. Public Input

The Planning Commission reviewed the memo from the Board of Supervisors regarding the request to require a jurisdictional determination from any properties that meet any of the requirements in ordinance §400-51.A and have Waterways on the Property. The commission discussed what would be considered a waterway with Greg stating that it would be his interpretation that it would be considered a watercourse as defined in the ordinance. Ms. Kelly stated that a watercourse would probably be the correct definition for the Commission and Township Engineer to use as a "waterway".

8. Adjournment

There being no further business, a motion was made by Ms. Shincovich second by Mr. Schlegel to adjourn the meeting. All in favor, motion passed. The meeting adjourned at 7:06pm.

Next Regular Commission Meeting: Tuesday, October 8, 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