COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

Coolbaugh Township Planning Commission
November 12, 2024, 6:30 p.m.
Regular Meeting Agenda

Roll Call: _____ Kozen _____ Shincovich ____Schlegel _____ Pope ____ Peterson

___Solicitor Clark Connor ___Township Engineer, Greg Haas ___ Twp Secretary, Erin Masker

1. Approval of October 8, 2024 Meeting Minutes

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

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)

4. Public Input

5. Adjournment

1

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 8, 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, David Pope, Michael Schlegel, and Mike Peterson
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 September 10, 2024 Meeting Minutes

Ms. Shincovich made a motion second by Mr. Schlegel to approve the meeting minutes from the September 10, 2024 meeting as presented.

- Discussion: None
- Vote: 4-0-1, motion passes. (Mr. Pope abstained)

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

Township Engineer Greg Haas stated that we received a revised land development plan for a proposed Chipotle next to the Aldis on Rt. 940. He stated that he has completed his review and the comments he has are before the Commission this evening. He also stated that there are two waivers being requested, one is for the distance allowed for parking in front of a building and the other is a waiver of the requirement to provide an existing resource and site analysis. Mr. Haas stated that he believes the request to waive the requirement to submit an existing resource site analysis is valid request, but that he has concerns about the parking distance requirement waiver. There were no representatives in attendance on behalf of the developer.

Mr. Peterson made a motion second by MS. Shincovich to table the review of the Amended Final Land Development Plan for Posh Hospitality Development, LLC.-Proposed Chipotle Development (2995 PA Route 940, Pocono Summit)

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

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

Jude Colwell, CNA Engineering was in attendance stating that the plan comments have all been addressed except for the stormwater agreement, the development agreement, signed, sealed and notarized plans and posting of financial security. He understands that there were concerns about the storage of vehicles on the property as they were waiting to be repaired. The owner of the property stated that they have now contracted with multiple insurance companies and stated that they have streamlined their scheduling process to allow for the vehicles to be scheduled for service, which will alleviate the possibility of having too many vehicles on the lot at one time. He stated that the goal is to always have as many vehicles as possible in the garage. Ms. Masker

stated that we received the Fire Chief's review which indicated that there are currently no concerns with this project.

Mr. Schlegel made a motion second by Mr. Peterson to recommend that the Board of Supervisors consider granting conditional approval of the Finish Line Auto Body Land Development Plan conditioned on addressing the comments in Township Engineer, Greg Haas's review letter dated July 30, 2024.

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

4. Acceptance and Review of Sewage Planning Module for Pocono Mountain Corporate Center South (1901 Corporate Center Drive)

Michael Hartmann of Schlouch Engineering was in attendance and stated that they now have a tenant in the building and are required by DEP to do a complete planning module submission. He stated that this is being required as the facility is still owned by Pocono Mountain Industries and stated that had the ownership been transferred to the Mount Pocono Borough, this would not be a requirement, and they would have been able to submit an exemption. He stated that when a system is not owned by a municipality, this step is required. Township Engineer Greg Haas stated that this is an administrative process, and the Commission will have to authorize a member to complete and sign the Component 4A and then this plan will need to be considered by the Board of Supervisors to pass a resolution.

Mr. Pope made a motion second by Mr. Peterson to authorize Chairman Kozen to execute the sewage planning module on behalf of the Township Planning Commission and Recommend that the Board of Supervisors consider passing the resolution for the same.

- Discussion: Ms. Kelly asked who is responsible for the lines, being advised that there is an easement agreement to run the lines onto Kolb Court and into the manhole. He stated that they are responsible for the lines if there is any issue.
- Vote: All in favor, motion passes.

5. 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 Mr. Pope 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.

6. Review and Recommendation of Short-Term Rental Zoning Amendment

The Commission reviewed the STR Zoning Ordinance Amendment and Mr. Keane, Township Director of Codes and Zoning stated that this amendment is to clean up the language and list specific zoning districts where STR's are allowed. Discussion took place on the standalone STR ordinance which a public hearing was held and the proposed ordinance was not passed at the meeting. This is a separate ordinance as the public hearing was held on the standalone ordinance and this is the Zoning ordinance amendment.

Mr. Peterson made a motion second by Ms. Shincovich to recommend that the Board of Supervisors consider adopting the Short-Term Rental Ordinance Amendment as presented.

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

7. Public Input

Ms. Kelly stated that the Monroe County Waste Authority was before the Board of Supervisors once again regarding their request for a waiver of the buffers for their property located on Industrial Park Drive. She stated that the Board granted conditional waiver approval which coincided with the recommendation of the PC from the meeting that they attended with the same request. She asked that when a formal submission is made that the commission reviews it and determines the actual waiver of the buffers that are truly necessary as it is hard to determine that based on the sketch that was submitted for the waiver request.

Mr. Kozen asked what is going on with the old Churnock Tavern property stating that every time he drives by the roof collapses even more. Mr. Keane stated that he has spoken with the owner and that he will be receiving official notice of violation. He stated that the property needs to be taken down or secured in accordance with the township ordinance and stated that the owner had questions about what he could do with the block from the building. He advised him to contact the MCCD and/or DEP regarding that question.

8. Adjournment

There being no further business, a motion was made by Mr. Peterson second by Mr. Pope to adjourn the meeting. All in favor, motion passed. The meeting adjourned at 7:05pm.

Next Regular Commission Meeting: Tuesday, November 12, 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

2

AMENDED SUBDIVISION & FINAL LAND DEVELOPMENT PLANS

FOR

POSH HOSPITALITY DEVELOPMENT, LLC

PROPOSED

CHIPOTLE DEVELOPMENT

2995 PA-940, POCONO SUMMIT, PA 18346

COOLBAUGH TOWNSHIP

MONROE COUNTY

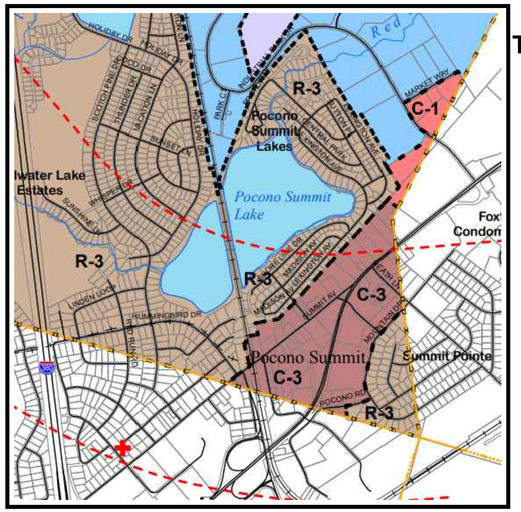
TAX MAP #: 03-6355-03-24-1944

DBV 2506, P.5996

PAR I.D. : 03.5A.1.8

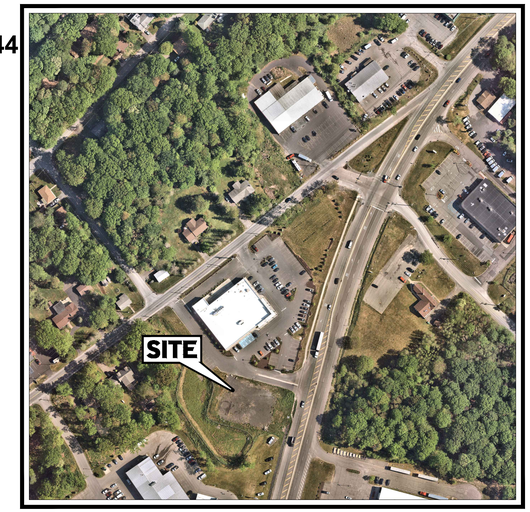
KEY MAP

SCALE: 1" = 200'
SOURCE: GOOGLE MAPS



ZONING MAP

SCALE: 1" = 1,500'
SOURCE: COOLBAUGH TOWNSHIP ZONING MAP



AERIAL MAP

SCALE: 1" = 100'
SOURCE: NEARMAP

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET **(RECORD PLAN 1 OF 5)**	C-101
GENERAL NOTES AND LEGEND **(RECORD PLAN 2 OF 5)**	C-102
SUBDIVISION PLAN **(RECORD PLAN 3 OF 5)**	S-01
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
OA SITE PLAN **(RECORD PLAN 4 OF 5)**	C-301
SITE PLAN **(RECORD PLAN 5 OF 5)**	C-302
TRUCK TURN PLAN	C-303
GRADING PLAN	C-401
UTILITY PLAN	C-501
STORM PROFILES	C-602
EROSION AND SEDIMENT CONTROL	C-801
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-802
CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
LANDSCAPE PLAN	L-101
LANDSCAPE NOTES AND DETAILS	L-102
LIGHTING PLAN	L-201
LIGHTING NOTES AND DETAILS	L-202

APPLICANT'S PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, _____, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE COOLBAUGH TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

(SEAL) _____, P.L.S.

APPLICANT'S ENGINEER'S CERTIFICATION

I, _____, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

(SEAL) _____, P.E.

DESIGNER'S STATEMENT

I, _____ ON THIS DATE _____; HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE COOLBAUGH TOWNSHIP STORMWATER MANAGEMENT AND EARTH DISTURBANCE ORDINANCE.

(SIGNATURE) _____

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONROE COUNTY AT STROUDSBURG, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, PLAN NUMBER _____ ON THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
RECORDER OF DEEDS

APPLICANT'S STATEMENT

I, _____, ON THIS DATE_____; HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP, AND THAT A REVISED E&S PLAN MUST BE APPROVED BY THE MONROE COUNTY CONSERVATION DISTRICT.

(SIGNATURE) _____

THE FOLLOWING WAIVERS ARE REQUESTED FOR APPROVAL:

FROM SECTION 355-541.2- FROM THE REQUIREMENT TO PROVIDE A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING WALL FOR THE NONRESIDENTIAL USE PARKING SPACES.

FROM SECTION 355-26D- FROM PROVIDING A RESOURCE ASSESSMENT REPORT.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

EQUITABLE OWNER

POSH HOSPITALITY DEVELOPMENT, LLC
2216 WILLOW PARK ROAD
BETHLEHEM, PA 18020
JASON POSH

DEVELOPER

POSH HOSPITALITY DEVELOPMENT, LLC
2216 WILLOW PARK ROAD
BETHLEHEM, PA 18020
JASON POSH

PREPARED BY

BOHLER

CONTACT: ADAM CITRULLO, P.E.

REQUIRED CERTIFICATION FOR SUBDIVISION AND/OR LAND DEVELOPMENT PLANS
COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

CORPORATION:

BY: _____
SIGNATURE

_____
PRESIDENT NAME AND TITLE

COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA COUNTY OF MONROE

ON THIS, THE _____ DAY OF _____, A.D. 20_____ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND COUNTY, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____ OF _____, THE OWNER OF THE PROPERTY, THAT THE PLAN WAS MADE AT HIS (HER) DIRECTION, THAT HE (SHE) AS _____ BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF) AS _____, WITH THE INTENTION THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DRAWINGS, DESIGNS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED OR ASSIGNED TO ANY PERSON WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
©2024 BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	09/26/2024	PER TOWNSHIP COMMENTS	JMV / AMC

Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
#XXXXXXXXXX

AMENDED FINAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB240091.00-1A
DRAWN BY:	JMV
CHECKED BY:	AMC
DATE:	08/19/2024
CAD I.D.:	P-CIVIL-CNDS

PROJECT:

AMENDED FINAL LAND DEVELOPMENT PLANS

FOR

POSH HOSPITALITY DEVELOPMENT, LLC
PROPOSED CHIPOTLE DEVELOPMENT

2995 PA-940,
POCONO SUMMIT, PA 18346
COOLBAUGH TOWNSHIP
MONROE COUNTY

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

A.M. CITRULLO
COMMONWEALTH OF PENNSYLVANIA
Adam M. Citrullo
PROFESSIONAL ENGINEER
PENGINEER
PENNSYLVANIA LICENSE NO. PE072835

SHEET TITLE:

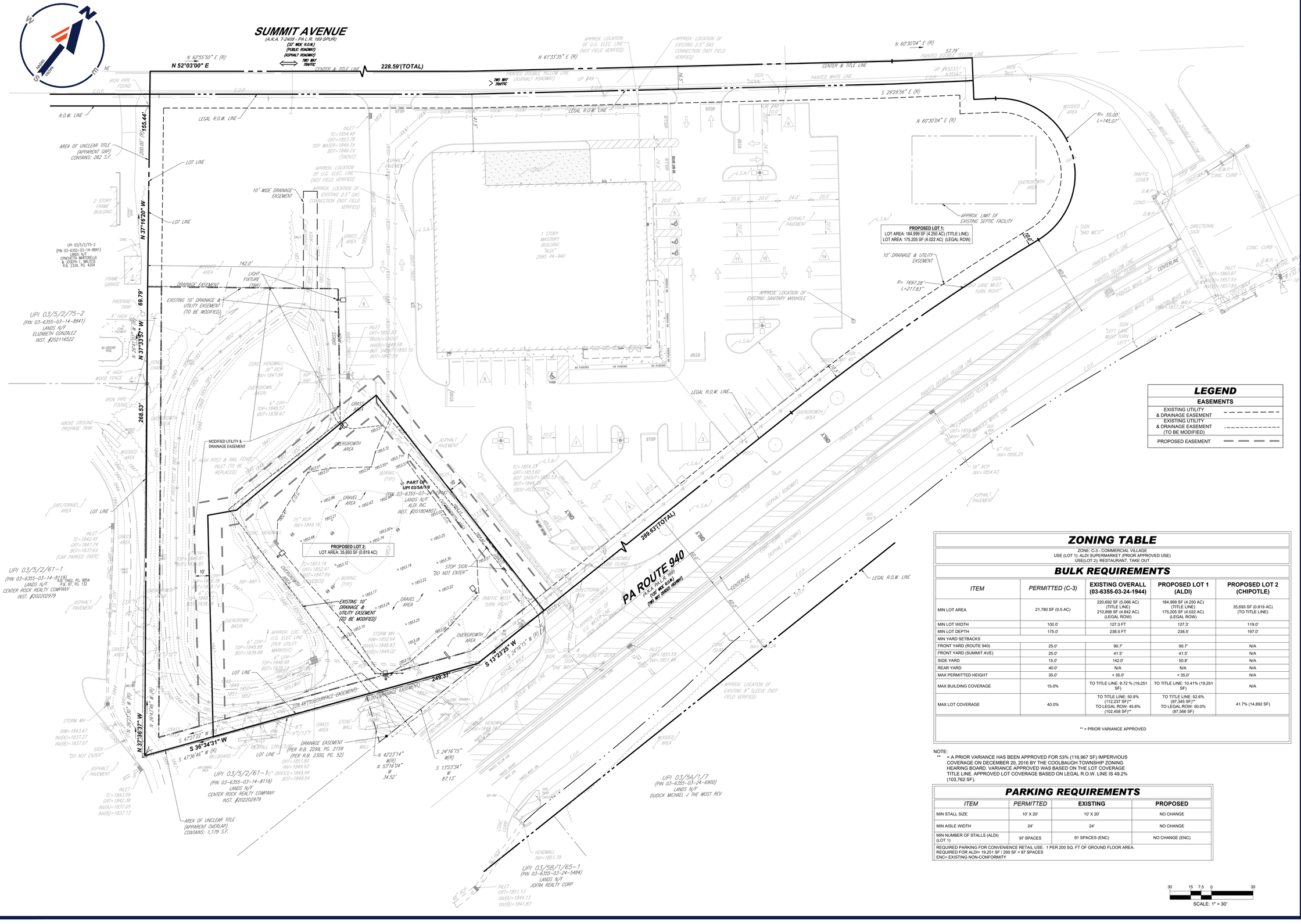
COVER SHEET

SHEET NUMBER:

C-101

REVISION 1 - 09/26/2024

R:\2024\PAB240091.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL_CNDS-PAB240091.00-1A.----:=LAYOUT: C-101 COVR
JMV


SUMMIT AVENUE
(A.K.A. T-2408 - PA L.R. 169 SPUR)
(33' WIDE R.O.W.)
(PUBLIC ROADWAY)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
N 62°55'50" E (R)
N 52°03'00" E
CENTER & TITLE LINE
228.59'(TOTAL)
N 61°33'35" E (R)
N 60°30'04" E (R)
57.79'
S 29°29'56" E (R)
N 60°30'04" E (R)
R= 55.00'
L=145.07'
PA ROUTE 940
(A.K.A. T-2408 - PA L.R. 169)
(PUBLIC ROADWAY)
(ASPHALT ROADWAY)
289.63'(TOTAL)
S 13°23'25" W
249.37'
S 5°41'15" W (R)
S 24°16'15" W(R)
S 1°23'34" W
8.7.13'
N 42°23'14" W(R)
N 53°16'04" W
34.52'
S 36°34'31" W
S 47°16'46" W (R)
N 37°33'57" W
69.79'
N 37°46'20" W
155.44'
200.00' (R)
N 37°34'57" W
268.53'
N 37°34'57" W (R)
N 37°47'22" W (R)
S 47°27'28" W (R)
142.0'
R= 1697.28'
L=217.83'
100.0'
80.0'
PROPOSED LOT 1:
LOT AREA: 184,999 SF (4.250 AC) (TITLE LINE)
LOT AREA: 175,205 SF (4.022 AC) (LEGAL ROW)
PROPOSED LOT 2:
LOT AREA: 35,693 SF (0.819 AC)
PART OF:
UPI 03/5A/1/8
(PIN 03-6355-03-24-5484)
LANDS N/F
ALDI INC.
INST. #201804807
UPI 03/5/2/75-2
(PIN 03-6355-03-14-8841)
LANDS N/F
ELIZABETH GONZALEZ
INST. #202116522
UPI 03/5/2/61-1
(PIN 03-6355-03-14-8119)
LANDS N/F
CENTER ROCK REALTY COMPANY
INST. #202202979
UPI 03/5A/1/7
(PIN 03-6355-03-24-6900)
LANDS N/F
DUDICK MICHAEL J THE MOST REV
UPI 03/5B/1/65-1
(PIN 03-6355-03-24-5484)
LANDS N/F
JOFRA REALTY CORP
1 STORY MASONRY BUILDING "ALDI" 2995 PA-940
2 STORY FRAME BUILDING
FRAME GARAGE
AREA OF UNCLEAR TITLE (APPARENT GAP) CONTAINS: 262 S.F.
AREA OF UNCLEAR TITLE (APPARENT OVERLAP) CONTAINS: 1,179 S.F.
10' WIDE DRAINAGE EASEMENT
EXISTING 10' DRAINAGE & UTILITY EASEMENT (TO BE MODIFIED)
EXISTING 10' DRAINAGE & UTILITY EASEMENT (TO BE MODIFIED)
MODIFIED UTILITY & DRAINAGE EASEMENT
DRAINAGE EASEMENT (PER R.B. 2299, PG. 2159 (PER R.B. 2300, PG. 52)
10' DRAINAGE EASEMENT
10' DRAINAGE & UTILITY EASEMENT
LIGHT FIXTURE (TYP.)
APPROX. LOCATION OF U.G. ELEC. LINE (NOT FIELD VERIFIED)
APPROX. LOCATION OF EXISTING 2.5" GAS CONNECTION (NOT FIELD VERIFIED)
APPROX. LIMIT OF EXISTING SEPTIC FACILITY
APPROX. LOCATION OF EXISTING SANITARY MANHOLE
APPROX. LOCATION OF EXISTING 8" SLEEVE (NOT FIELD VERIFIED)
APPROX. LOC. OF U.G. ELEC. LINE (PER UTILITY MARKOUT)
LEGAL R.O.W. LINE
LOT LINE
R.O.W. LINE
CENTERLINE
PROPERTY LINE
IRON PIPE FOUND
E.O.P.
CONC. CURB
ASPHALT PAVEMENT
GRASS AREA
WOODED AREA
OVERGROWN AREA
OVERGROWN BASIN
INLET TC=1854.49 ORT=1853.78 TOP WATER=1849.33 BOT=1846.23 (SNOUT)
INLET TC=1854.33 ORT=1853.60 BOT SNOUT=1850.53 BOT=1844.23 (BOX-RECESSED)
INLET TC=1843.09 ORT=1842.38 INV(A)=1837.05 INV(B)=1837.13
INLET TC=1842.45 ORT=1841.74 BOT=1837.63 (CAR PARKED OVER)
STORM MH RIM=1843.47 INV(A)=1837.27 INV(B)=1837.07
6" CPP TOP=1848.88 BOT=1838.88
6" CPP TOP=1848.98 BOT=1838.52
6" CPP TOP=1848.57 BOT=1839.67
15" RCP INV=1849.16
18" RCP INV=1849.91
18" RCP INV=1849.54
STORM MH RIM=1852.64 INV(A)=1848.83 INV(B)=1849.02
INLET ORT=1855.59 INV=1851.49
INLET ORT=1860.87 INV(A)=1857.84 INV(B)=1857.64
INLET ORT=1852.79 INV(A)=SNOUT INV(B)=1849.58 BOT SNOUT=1850.24 BOT=1847.54
INLET ORT=1855.87 INV(A)=SNOUT INV(B)=1849.58 BOT SNOUT=1850.24 BOT=1847.54
INLET TC=1854.33 ORT=1853.60 BOT SNOUT=1850.53 BOT=1844.23 (BOX-RECESSED)
INLET INV=1851.79
INLET GRT=1851.13 INV(A)=1844.13 INV(B)=1841.83
6" PVC INV=1856.25
18" RCP INV=1854.43
6" PVC INV=1854.24
CONC. HEADWALL 30" RCP INV=1847.84
CONC. HEADWALL INV=1849.54
HEADWALL INV=1851.79
STONE HEADWALL
RIP-RAP
STONE WALL
6' HIGH WOOD FENCE
4' HIGH WOOD FENCE
6' HIGH POST & RAIL FENCE
6' HIGH POST & RAIL FENCE INLET (TO BE REPLACED)
IRON PIPE FOUND
ABOVE GROUND PROPANE TANK
PROPANE TANK
4' HIGH CHAIN LINK FENCE
IN-GROUND POOL
GENERATOR
GAS METER
ELEC. METER
SPRINKLER CONTROL VALVE
WATER SPIGOT
SIGN "DO NOT ENTER"
SIGN "ONE WAY"
SIGN "STOP"
SIGN "TRAFFIC MUST TURN RIGHT"
SIGN "RIGHT TURN ONLY"
SIGN "TWO WAY TRAFFIC"
SIGN "TWO LANE MUST TURN RIGHT"
SIGN "LEFT LANE MUST TURN LEFT"
SIGN "240 WEST"
STOP BAR
CROSSWALK
DIRECTIONAL SIGN
TRAFFIC COVER
CONC. CURB
D.W.P.
PAINTED WHITE LINE
PAINTED YELLOW LINE
PAINTED DOUBLE YELLOW LINE
PAINTED DOUBLE WHITE LINE
PAINTED DOUBLE YELLOW LINE (ASPHALT ROADWAY)
PAINTED DOUBLE WHITE LINE (ASPHALT ROADWAY)
PAINTED DOUBLE WHITE LINE (EXPANDED)
PAINTED DOUBLE YELLOW LINE (EXPANDED)
PAINTED WHITE LINE (EXPANDED)
PAINTED WHITE LINE (ASPHALT ROADWAY)
PAINTED YELLOW LINE (ASPHALT ROADWAY)
PAINTED WHITE LINE (EXPANDED)
PAINTED

COOLBAUGH TOWNSHIP

5520 Municipal Drive, Tobyhanna, PA 18466
570-894-8490 Fax 570-894-8413
www.coolbaughtwp.org

Land Subdivision or Development Plan Review Application

Application is hereby made for review of the land subdivision plan or development plan and related data as submitted herewith in accordance with the Coolbaugh Township Land Subdivision and Development Regulations.

(amended)
__X__ Final Plan _____ Preliminary Plan _____ Sketch Plan

Name of Subdivision or Development Retail Mixed Use Development

Applicant Name Posh Hospitality Development, LLC Phone (610) 954-9791
(If corporation, list corporate name and the names of two officers of the corporation)

Address 2216 Willow Park Road, Bethlehem, PA 18020

Applicant's interest in subdivision or development (if other than property owner, give owner's name and address)

Applicant = Developer /Owner: ALDI Inc., c/o Ryan Tax Comp Serv LLV., PO Box 460049 Dept. 501, Houston, TX 77056

Engineer or Surveyor Name Bohler Enginerring PA, LLC Phone 610-709-9971

Address 74 W. Broad Street, Suite 500, Bethlehem, PA 18018

Type of Subdivision or development proposed:

_____ Single Family Lots	_____ Townhouses	__X__ Commercial Multi Lot
_____ Two Family Lots	_____ Garden Apartments	_____ Commercial One Lot
_____ Multi Family Lots	_____ Mobile Home Park	_____ Industrial Multi Lot
_____ Cluster Type Lots	_____ Campground	_____ Industrial One Lot

_____ Planned Residential Development _____ Other _____

Type of sewage disposal proposed: _____ Central _____ Community __X__ On Site

Type of water supply proposed: __X__ Central _____ Community _____ On Site

New Roads and/ or streets proposed:

Arterial _____ lineal ft.	Local Access _____ lineal ft.
Connector _____ lineal ft.	Marginal Access _____ lineal ft.
Collector _____ lineal ft.	Alleys _____ lineal ft.
Minor _____ lineal ft.	Private Access _____ lineal ft.

Total lineal feet if new roads and/ or streets proposed _____ lineal ft.

Does plan abut or contain a State Road? __X__ Yes _____ No

Road number and name PA Route 940

Does the plan abut or contain a Township Road? __X__ Yes _____ No

Road number and name Summit Avenue, T-2408

COOLBAUGH TOWNSHIP

5520 Municipal Drive, Tobyhanna, PA 18466
570-894-8490 Fax 570-894-8413
www.coolbaughtwp.org

Land Subdivision or Development Plan Review Application

Roads and/or streets proposed for dedication to the Township 0 lineal ft.
Zoning District of Subdivision or Development C-3
Tax Assessment number of subdivision or development 03.5A.1.8
Deed of Record Book volume 201804807 Page# _____ Date of Deed 2018
Total acreage of subdivision or development 5.07 ac
Total acreage of adjoining lands in same ownership 0 ac
Total number of lots or units proposed 2

Average Lot Size	2.53 ac	Minimum Lot Size	.819 ac
Average Lot Width	123.2'	Minimum Lot Width	119.0'
Average Lot Depth	217.8'	Minimum Lot Depth	197.0'
Average Lot Slope	2.0%	Minimum Lot Slope	2.0%

Are there any steep slopes areas?	____ Yes	x No	Acreage ____
Are there any wooded areas?	____ Yes	x No	Acreage ____
Are there any rock outcrop areas?	____ Yes	x No	Acreage ____
Are there any flood hazard areas?	____ Yes	x No	Acreage ____
Are there any wetland areas?	____ Yes	x No	Acreage ____
Does a stream abut or traverse area?	____ Yes	x No	Name ____

General Comments about subdivision or development Posh is proposing to subdivide the existing lot and develop the subdivided lot with a Chipotle restaurant with mobile order only pick up lane.

Certificate of Ownership and Acknowledgement of Application:

Commonwealth of Pennsylvania, County of Monroe

On this 8 day of October, 2024, before me, the undersigned officer personally appeared Joseph Posh Sydney Posh who being duly sworn, according to law, deposes and says that they Are the owners of the property described in this application and that the application was made with their's knowledge and /or direction and does hereby agree with said application and to the submission of the same.

Joseph Posh
Property Owner

Sydney Posh
Property Owner

My commission expires August 5, 2028

Jody A Wendt
Notary Public or Officer

The undersigned hereby certifies that to the best of his knowledge and belief the information and statements given above are true and correct.

Signature of Applicant Joseph Posh

Commonwealth of Pennsylvania - Notary Seal
JODY L WENDT - Notary Public
Northampton County
My Commission Expires August 5, 2028
Commission Number 1176835

KEYSTONE CONSULTING ENGINEERS

CIVIL ENGINEERS & SURVEYORS

863 Interchange Road, Kresgeville, PA 18333 • Phone 610-681-5233 • Fax 610-681-5248
East Office: Bethlehem, ***West Office***: Allentown, ***North Office***: Kresgeville

COOL-24-001

October 31, 2024

Coolbaugh Township Planning Commission (via email to Erin Masker: emasker@coolbaughtwp.org)

RE: AMENDED FINAL LAND DEVELOPMENT PLANS
POSH HOSPITALITY DEVELOPMENT, LLC - PROPOSED CHIPOTLE DEVELOPMENT
REVIEW #2

Dear Planners,

I have reviewed the above-referenced submission which included the following information.

- Project Narrative, from Bohler Engineering PA, LLC, dated October 4, 2024
- Plan titled "AMENDED SUBDIVISION & FINAL LAND DEVELOPMENT PLANS FOR POSH HOSPITALITY DEVELOPMENT, LLC – PROPOSED CHIPOTLE DEVELOPMENT", prepared by Bohler Engineering PA, LLC, dated September 13, 2024 (sheet S-01) and September 26, 2024 (sheets C-101, C-102, C-201, C-301, C-302, C-303, C-401, C-501, C-602, C-801, C-802, C-901, C-902, L-101, L-102, L-201, and L-202) ("Plan")

The submitted items were reviewed for compliance with the applicable requirements of the following ordinances.

- **Chapter 344. Stormwater Management and Earth Disturbance**, adopted by the Board of Supervisors of the Township of Coolbaugh on June 17, 2014, by Ordinance No. 120-2014, with Amendments noted where applicable (SWM)
- **Chapter 355. Subdivision and Land Development**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (SALDO)
- **Chapter 400. Zoning**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (ZO)

NOTE: This revised plan has been now submitted as a Subdivision and Land Development Plan. The title on sheet C-101 was revised and sheet S-01 (Subdivision Plan) has been added to the overall plan set. The Subdivision Plan shall be separated from this overall land development plan set and presented as its own stand-alone plan. The Land Development Plan should not be approved until the Subdivision Plan is approved and recorded, and all applicable information relating to the recording of the Subdivision Plan is noted correctly on the Land Development Plan. The Subdivision Plan shall be labeled as a "Final Minor Subdivision Plan" as it by itself will not require any site improvements.

My review comments are as follows:

CHAPTER 344. STORMWATER MANAGEMENT AND EARTH DISTURBANCE COMMENTS

1. SWM – Section 344-9., Section 344-10.B., Section 344-11.A.(5), Section 344-13.C., Section 344-14.B., Section 344-28., and Section 355-52. – The Erosion and Sediment Pollution Control (ESPC) Plan shall be deemed adequate by the Monroe County Conservation District (MCCD). Copies of the final ESPC Plan and adequacy letter shall be provided. [reference also SALDO - Section 355-27.C.(9), Section 355-30.A., Section 355-51., and Section 355-52., and ZO – Section 400-49.M.]

2. SWM – Section 344-11.B.(24) and Section 344-27.G. – Proposed easements and rights-of-way shall be provided on the Plan to and around all existing and proposed drainage and stormwater management facilities. [reference also SALDO – Section 355-27.B.(2)(d) and Section 355-46.A.]

   Because the plan is now presented as a Subdivision Plan as well as a Land Development Plan, these easements for facilities that cross the proposed property lines are important. The Subdivision Plan and Land Development Plan shall clearly show these easements.

3. SWM – Section 344-11.B.(27) – The 'Applicant's Statement' provided on sheet C-101 shall be signed and dated.

4. SWM – Section 344-11.B.(28) – The 'Designer's Statement' provided on sheet C-101 shall be signed and dated.

5. SWM – Section 344-31., Section 344-32., Section 344-33., and Attachment 1 – A Stormwater Management Operations & Maintenance Agreement shall be executed between the Applicant and the Township. [reference also SALDO – Section 355-27.F.]

   Because the plan is now presented as a Subdivision Plan as well as a Land Development Plan, this Agreement should clearly specify maintenance responsibilities for both lots.

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. SALDO - Section 355-15.E. and Section 355-16.G. – The Monroe County Planning Commission (MCPC) comments on the Land Development Plan shall be considered.

   Note: The separated Subdivision Plan shall also be submitted to the MCPC for their review and comment.

2. SALDO – Section 355-15.F., Section 355-27.C.(6)(b), Section 355-30.A., Section 355-53.H., Section 355-53.N., and Section 355-72.C.(5) - A Sewage Facilities Planning Module must be approved by the Pennsylvania Department of Environmental Protection (PA DEP) for the proposed connection to the existing sanitary sewer system. Copies of the approval letter and final supporting documentation shall be provided to the Township for review. [reference also ZO – Section 400-17.E. and ZO – Section 400-50.B.]

3. SALDO – Section 355-23. – The 'Applicant's Professional Land Surveyor Certification' and 'Applicant's Engineer's Certification' statements provided on sheet C-101 shall be signed, sealed, and dated.

4. SALDO – Section 355-26.D. and Section 355-27.A. – An existing resource and site analysis report shall be provided.

   The Applicant's Engineer has requested a **waiver** from this requirement.

5. SALDO – Section 355-27.B.(1)(a) and Section 355-30.A. – Complete bearings and distances for now proposed Lot 2 boundary shall be labeled on the Plan.

6. SALDO – Section 355-27.C.(12) and Section 355-30.A. – The waiver request list provided on sheet C-101 shall be revised to a 'Waivers Granted' list if applicable. The date of action should be added to the list.

7. SALDO – Section 355-27.C.(14), Section 355-27.F., Section 355-30.A., Section 355-36., Section 355-37., Section 355-38., Section 355-39., and Section 355-42. – Improvement's documentation and a proposed plan of succession of ownership and continued operation and maintenance of all development site improvements will be required in accordance with Article V. A Development Agreement and financial security for all proposed site improvements will be necessary. A construction cost estimate shall be provided for review. [reference also SWM – Section 344-30.]

8. SALDO – Section 355-46.A. and Section 355-46.C. – The Subdivision Plan, sheet S-01, shows thick dashed lines labeled as "Proposed Easement" intended to be 10' utility and drainage easements along new proposed property lines. However, there are many shared utilities used by both lots that traverse both lots such as gas, electric, lighting, telephone, sanitary, drainage, and stormwater management features. Utility easements shall be proposed for all of these features.

9. SALDO – Section 355-46.F. – Access easements shall be proposed through the Aldi lot for the use of the Chipotle lot. These access easements shall include the areas of the access drives from the SR 0940 and Summit Avenue rights-of-way and the access lane along the front of the Aldi building that is required to be used for the WB-50 Truck to deliver to the Chipotle lot.

10. SALDO – Section 355-46.F. – Temporary construction easements will be required within the Aldi lot for the installation of facilities in conjunction with the Chipotle Land Development Plan.

11. SALDO – Section 355-53., Section 355-62., and Section 355-72.C.(5) – Evidence that the proposed project can connect to the existing water supply system for potable water and firefighting shall be presented. The design of the water system shall be in accordance with all requirements of the Township, the PA DEP, and the applicable water company.

12. SALDO – Section 355-54.B.(2) and Section 355-72.A.(5) – The proposed loading and unloading area (assumed to be the rectangle with interior diagonal lines as depicted on the Plan) is situated within the proposed access lane and will cause an "impediment to traffic on" and "off the lot" during deliveries. Its location shall be revised. Furthermore, the rectangle shall be large enough to encompass the entire WB-50 Truck.

13. SALDO – Section 355-54.F.(1) and Attachment 3 – As per the parking computations provided on sheet S-01, ninety seven (97) parking spaces are required on the Aldi lot. There are only 91 spaces existing. The note below the computations states that this is an "Existing Non-Conformity". The Zoning Officer should review this matter to determine if that note is correct.

14. SALDO – Section 355-54.I.2. – All off-street parking shall be situated a minimum of ten feet (10') from buildings. The Plan proposes seven (7) spaces along the north side of the proposed building to be a distance of only five feet (5').

    The Applicant's Engineer has requested a **waiver** from this requirement.

15. SALDO – Section 355-55. – Letters of proposed service from all applicable utility companies shall be provided.

16. SALDO – Section 355-57.C. and Attachment 4 – The proposed Low Scape Snowfire Black Chokeberry shrub, Ice Blue Juniper shrub, Hamelin Fountain Grass, and Northwind Switch Grass are not on the list of acceptable plants. The Landscaping Plan shall be revised accordingly.

17. SALDO – Section 355-59.C.(4)(a) – Underground electric lines to all proposed site lights shall be depicted on the Plan.

    The Applicant's Engineer has responded that electrical and power lines will be provided as part of the Building Permit application. I do not concur with this response. The lines are 'site improvements' and shall be shown on the Plan and included within the required amount of financial security.

18. SALDO – Section 355-72.A.(8) – Preliminary drawings for the proposed building shall be provided.

19. SALDO – Attachment 5 – The ownership statement provided on sheet C-101 shall be signed and notarized.

CHAPTER 400. ZONING COMMENTS

1. ZO – Section 400-123.B. – Any review comments from the Township Zoning Officer shall be considered and adequately addressed.

2. ZO – Article XVI – Because the site lies within the conical surface zone of the Airport Overlay District, notice of the proposed development must be given by the appropriate forms to the PennDOT Bureau of Aviation, the Federal Aviation Administration, and the Pocono Mountains Municipal Airport Authority, with copies provided to the Township. Height/elevation limitations shall also be indicated on the Plan.

GENERAL COMMENTS

1. General – Consideration should be given to including the entire area of the existing stormwater management basin within the proposed Chipotle lot.

If you have any questions regarding this project, please do not hesitate to contact me at your convenience.

Sincerely,
KEYSTONE CONSULTING ENGINEERS, INC.

Gregory S. Haas, P.E.

c.c. Patrick Armstrong, Esquire (via email: parmstrong@grimlaw.com)
H. Clark Connor, Esquire (via email: hcconnor@ptd.net)
Tomas Keane, Director of Codes & Zoning (via email: tkeane@coolbaughtwp.org)
Jake Schray, S.E.O., Hanover Engineering (via email only: jschray@hanovereng.com)
Russell R. Kresge, P.E. (via email: rkresge@kceinc.com)
Adam Citrullo, P.E., Bohler Engineering PA, LLC (via email: acitrullo@bohlereng.com)

Crystal Heimbach

From: Adam Citrullo
Sent: Wednesday, October 2, 2024 4:15 PM
To: Joanna Mira-Villa; Crystal Heimbach
Cc: Alec Nahas; PAB240091.00@nf.bohlereng.com
Subject: FW: Chipotle- Fire Chief Review

Please save down for posh coolbaugh

From: Erin Masker <emasker@coolbaughtwp.org>
Sent: Wednesday, October 2, 2024 4:14 PM
To: Adam Citrullo <acitrullo@bohlereng.com>
Subject: FW: Chipotle- Fire Chief Review

EXTERNAL: Use caution with attachments and links.

Please see the fire chief email below.

Sincerely,

Erin Masker
Township Secretary/ Administrative Assistant
5520 Municipal Drive
Tobyhanna, PA 18466
570.894.8490 ext. 3
emasker@coolbaughtwp.org

From: George Dobson <georgerdobson@gmail.com>
Sent: Tuesday, October 1, 2024 3:59 PM
To: Erin Masker <emasker@coolbaughtwp.org>
Subject: Re: Chipotle- Fire Chief Review

Reviewed. No apparent fire department concerns at this stage.

Chief George Dobson
Coolbaugh Twp. Vol. Fire Co.
652 Laurel Dr.
Tobyhanna, PA 18466
570-972-5257
GeorgeRDobson@gmail.com

On Tue, Oct 1, 2024 at 12:18 PM Coolbaugh Township <coolbaughtwp@gmail.com> wrote:

> Good Morning,
>
> Please see the attached plans and Township Engineer review letter for the proposed Chipotle Restaurant by Aldi's. Please email your review at your earliest convenience to emasker@coolbaughtwp.org . I am unsure if the applicant already submitted the plans to you for review.
>
> Thanks and have a great day!
>
> Sincerely,
> Erin Masker
> Township Secretary/ Administrative Assistant
> 570.894.84190 ext 3

Virus-free.www.avast.com