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

1. Approval of October 8, 2024 Meeting Minutes

Mr. Peterson made a motion second by Mr. Schlegel to approve the meeting minutes from the October 8, 2024 meeting as presented.

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

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

Adam Citrullo from Bohler Engineering was in attendance along with Attorney Erich Schock, Fitzpatrick Lentz and Bubba. The review letter was discussed with Attorney Schock stating that the applicant also submitted a subdivision plan which will carve off a portion of the pad that was shown on the original land development plan as the proposed Arby's. It was discussed that the subdivision plan needed to be submitted as a separate and distinct plan for review. He stated that the plan is not much different as far as the coverage area that was approved with the variance previously granted. Discussion took place on the parking spaces that are shown on the plan which was also on the original approved plan. Mr. Haas stated that when the as-built plans were submitted to the township they were accepted, asking Mr. Keane, Township Director of Codes and Zoning if he had any comments on the plan, being advised that he couldn't find anything to concur with or deny non-conformity; this comment will be removed from the next review letter. Discussion took place on the loading and unloading location being in the driveway and were advised that the deliveries will be outside of normal business hours therefore the driveway will not be impacted, there is no drive thru, but instead a mobile pick up window for orders that have been ordered online and the customer is given a pickup timeslot to come and pick up their food. Mr. Peterson asked Mr. Haas if he had any concerns with the requested waivers, being advised that he doesn't expect that there would be an issue. Attorney Schock stated that his client will grant a waiver of procedural time requirements until January 31, 2025, it will be emailed to Ms. Masker in the morning.

Mr. Peterson made a motion second by Mr. Pope 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: 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)

Mr. Pope made a motion second by Mr. Peterson 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

J. Miller provided the Commission with an update to the PMCC Lot 1 Hearing for the Chapter 105 Permit which is being held on December 17th from 6-9pm at the Tobyhanna Elementary Center. He reviewed the process for the hearing stating that they held the hearing on the Chapter 102 permit stating that the comments went to the MCCD then DEP Legal Dept. He stated that the DEP Legal Dept. may still be reviewing them as there were a lot of comments. J. Miller stated that he would not approve plans until all permitting is done, commenting that that project still does not have an NPDES permit probably due to the ACOE report/inconsistencies. He stated that he will come back following the hearing to provide the commission with an update.

5. 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 6:57pm.

Next Regular Commission Meeting: Tuesday, December 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