

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION NOTES
April 3, 2018

The work session was called to order by Chairman William Weimer at 6:00 pm in the meeting room of the Coolbaugh Township Municipal Office, 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:

William Weimer, Anthony Lamantia, Lynn Kelly, Alma I. Ruiz-Smith and Clare Colgan

Board Members absent:

None

Staff present:

Patrick Armstrong, Township Solicitor, Erin Masker, Township Secretary and Meredith Thompson, Assistant Business Manager

Staff absent:

None

Mr. Weimer announced that this work session is being recorded to aid in the preparation of the notes.

1. Zoning/ Brian Heverin

Mr. Heverin is a resident in Arrowhead Lakes with concerns about the current zoning/ setbacks in his community. B. Heverin discussed the following concerns/ items:

- Setbacks listed in his deed compared to setbacks that were set by the Township
- Difference in Zoning between Coolbaugh Twp. and Tobyhanna Twp. which are both located in the Arrowhead Lakes Community
- Comparison of facts from the community from 1960 and today
- Difference between Zoning Hearing Board decisions available between Coolbaugh Twp. and Tobyhanna Twp. as well as the hearing cost difference. (Tobyhanna Twp. allows for non-conforming hardships and ZHB fees are less)

Mr. Heverin stated that he has already been denied his request for a variance from the Coolbaugh Township Zoning Hearing Board in order to put an addition on his house to make it handicap accessible. Mr. Heverin stated that the difference between the two townships is the difference of his being able to put the addition on. If the setbacks were in accordance with Tobyhanna Twp. he would need minimal space as the setbacks would allow the extra area to make the improvements. The current setbacks in AHL is 25' front, 12' sides and 40' rear, whereas Mr. Heverin's deed states that the setbacks on his property are 10' sides and rear and 25' front, with no coverage restrictions listed. Mr. Heverin would like the Board of Supervisors to consider changing the setbacks in the Arrowhead Lakes Community in order to make the lots marketable to owners that are unable to purchase an adjoining lot to greenbelt the property to make it bigger and able to be built on or to put a garage on. The homes that are currently in the community are unable to be expanded due to the setbacks and zoning restrictions set by the Township. Ms. Ruiz-Smith asked if a garage could be built behind the property being advised that he could but they want to be able to put in an elevator lift which would not be able to be done in that instance.

- **Discussion:** Ms. Ruiz-Smith reviewed the letter that was submitted by the AHL Board of Directors which states that they are opposed to the change in zoning with Ms. Ruiz-Smith stating Mr. Heverin's desires to make a change in his home is not the wishes of your community. Ms. Ruiz-Smith stated that she would not be in favor of the change in zoning in this case. Ms. Kelly

stated that Mr. Heverin is trying to make a ranch style home, all on one floor for handicap accessibility and the Zoning Hearing Board did not grant the variance so coming to the Board of Supervisors was the next step to discuss the setbacks and concerns. Frank Caccione, resident of Arrowhead Lake in favor of making changes for the purpose of making the 218 properties marketable and able to be built as those people that own the properties are prime properties to hook up to the sewer and have been paying for the opportunity to hook up to the sewer but the houses that people want to build do not fit on the properties. Many of these lots are restricted as to what can be built which is impeding the growth of the community. Would like the Supervisors to consider changing the zoning as it is the right answer for Coolbaugh for the tax base and the community for the ability to grow and provide revenue. The original strategic plan stated that if we continue to greenbelt properties it will continue to take money away from the community as they only pay for one property, and the new Board has a different outlook on this.

2. Other Business

- D. Pope provided the Board with the picture of the Veterans Memorial Monument for the front of the complex which has been completed and is just waiting to be installed as soon as the weather breaks, stating that he will let the Board know what the date will be to set it. Mr. Weimer stated that he will be sure that it is coned off.

3. Public Input

Nothing was heard

The Work Session ended at 6:58 pm.