

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION NOTES
October 2, 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, Solicitor and 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. Mountain Center Request for Assistance with Funding Toward the Culvert Replacement

Tim Lee from the Mountain Center was present and stated that they are currently working to repair the culvert pipes which have collapsed in the parking lot as well as repairing the sidewalks and paving the front and part of the side and rear portions of the parking lot. Mr. Lee stated that the project went out to bid and is estimated to cost \$210,000.00 of which \$130,000.00 is anticipated to be funded through the LSA grant that was applied for stating that he is requesting assistance with covering the additional \$80,000.00 that is still left unfunded. Mr. Lee stated that he is asking for assistance from the Township as it also serves as the access road to the waste water treatment plant.

- **Discussion:** Ms. Ruiz-Smith asked Solicitor Armstrong if there is any agreement between the Township and the Pocono Services for Families and Children, being advised there is no agreement with regard to the Township being responsible for any maintenance and upkeep. Ms. Ruiz-Smith stated that we should assist with these repairs as it will help market the WWTP since we are trying to sell it stating that we should also have an agreement which can be presented to the potential buyers so that they know what is required. Mr. Lamantia stated that the agreement should be made between the buyers and PSFC. Ms. Kelly asked if the Township could do any in kind work on the project. Mr. Weimer stated that he would be in favor of having DPW replace the culverts for the project. Mr. Lee stated that project has been bid but he will look into it as it would be a good option. H. Smith stated that the Township does not receive any taxes from that building. D. Pope stated that Mr. Lee knew there were issues with the sidewalk and driveway before purchasing the building. Discussion ensued about the number of employees that are employed in the building as well as different services that are provided at the center. D. Pope stated that the culvert at the end of Pope Road is a safety issue and it still hasn't been fixed. M. Fairservice asked if the pipe is on Route 611 and if we will need PennDOT approval in order to repair it. Mr. Lamantia stated that permits would be needed. J. O'Boyle stated that it is the property owner's responsibility to get the permits and the work has to be completed to PennDOT specs. Mr. Weimer stated that we need to get Kyle involved. Solicitor Armstrong asked if there has been any permit submitted to the Township being advised that they have not.

2. Discussion on Industrial Zoning to Include Travel Plazas

Ms. Kelly stated that for many years there has been an issue with trucks on the roads. We have put up signs to keep them from parking alongside the roads, but we still do not have any place for them to park while they wait to unload or to rest. We continue to have warehouses moving into the Township and should be looking to put in a place for the trucks and drivers. Ms. Kelly stated that there are no zoning districts which allow travel plazas by

permitted use and they are only allowed by special exception which requires going before the Zoning Hearing Board. Ms. Kelly stated that it would make the industrial zoning districts more appealing if we were to allow them by permitted use or by conditional use, stating that conditional use would only require the developer to come before the Board of Supervisors instead of the Zoning Hearing Board. Ms. Kelly stated that Route 611 is a great location for a travel plaza as it is near the highway.

- **Discussion:** Ms. Ruiz-Smith stated that she is pro economic development but stated that she has not been made aware of any developer looking to develop a travel plaza in the Industrial Zoning District also stating that a travel plaza is not the same as a truck stop. Ms. Ruiz-Smith stated that she is working with a developer that is looking to develop a truck stop and not a travel plaza with food and lodging. Solicitor Armstrong stated that in the Township Ordinance a travel plaza and a truck stop are defined as the same. Mr. Weimer stated that he is in favor of a travel plaza for drivers to get off the roads and be able to shower and eat stating that the 611 corridor would be the perfect location. Solicitor Armstrong advised the Board to just verify that there would not be an issue with a travel plaza going in on any of the locations that are Industrial on the Township Zoning Map, stating that the Board of Supervisors would not have any control if the use was allowed by special exception, but would have input on conditional use as that would come before the Board of Supervisors. Discussion ensued about the different ways to allow travel plazas in the Industrial Zoned Areas. H. Smith stated that the areas discussed would be good locations as there are no residential developments near them. Ms. Kelly stated she would like to keep the process as simple and welcoming for developers.

3. PMMAA Discussion on Rezoning Property to Industrial Zoning

Attorney Geoffrey Worthington was in attendance to discuss the possibility of changing the zoning of the property across from the airport to Industrial in order to be able to utilize it for purposes that would be permitted uses. Mr. Worthington stated that since the last work session he has looked over the ordinance and the regional comprehensive plan and stated that this request would be in line with both, stating that the future planning map shows increased industrial zoned areas. The Airport Authority would like to be able to utilize the land for overflow parking of empty trailers, stating that there are also other uses that may be permitted which could be considered.

- **Discussion:** Ms. Ruiz-Smith asked if the Board could request landscaping buffers on the property since it is located on 611. Solicitor Armstrong advised that buffers and landscaping would be triggered in a land development plan stating that if they do not require the plan we would not be able to require it but it may be something they are agreeable to. Ms. Ruiz-Smith is in favor of the airports request for this change. K. Winowich asked if there is a fee for the parking and what the airports purpose is with respect to this request being advised that there is a monthly fee for the truck parking and stating that the airport is allowed to rent out unneeded property. Discussion ensued about the process of submitting to the Planning Commission first or to the Board of Supervisors and it was agreed the submission should be to the Planning Commission. Attorney Worthington stated that they will submit a formal application to the Planning Commission. Solicitor Armstrong stated that we should enter into a professional agreement as there are costs associated with this request and stated that the applicant may want to propose a draft of an ordinance for the map change to help expedite the process.

4. Other Business

Bill Mullen and George Barthelenghi from the Pocono Mountain Municipal Airport Authority were in attendance and stated that there was previous discussion about attaching a hose structure to the hydrant and stated that they brought it to their board and they stated that it is a good neighbor thing to do and invited Mr. Weimer to their meeting on October 17th at 3pm.

5. Public Input

Nothing was heard.

The Work Session ended at 7:03pm.