

**Coolbaugh Township
Board of Supervisors
April 15, 2008 Meeting
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The Coolbaugh Township Board of Supervisors April 15, 2008 Meeting was held in the Township Municipal Center, in building #3, at 5550 Memorial Boulevard, Tobyhanna, Pennsylvania.

Call To Order

Mr. O'Boyle called the meeting to order at approximately 7:00 p.m. and led those in attendance in the recitation of the Pledge of Allegiance to the Flag.

Roll Call

Supervisors present for the meeting include: Mr. Joseph O'Boyle, Ms. Lynn Kelly, Mr. James H. Frutchey, Jr. and Mr. Robert M. Zito. Mr. Robert B. Hutchins was absent. Also in attendance were Township Solicitor Jerry Hanna and Township Secretary Linda Frutchey.

Statement on the Agenda: Mr. O'Boyle announced that the Public will be given an opportunity to speak on each agenda matter. Public Input is considered at the end of the meeting for other issues.

Approval of April 1, 2008 Meeting Minutes

Mr. Frutchey moved to approve the April, 2008 Meeting Minutes as presented and dispense with the reading. Seconded by Ms. Kelly. Discussion - none. The motion carried 4-0.

Presentation of Award to Angela Misuraca for receiving the Girl Scout Gold Award

Angela Misuraca was not present to receive the Board's Letter of Commendation. Mr. O'Boyle summarized the project entitling her to the Girl Scout Gold Award.

Discussion of permissible signage for Mountain Healthcare Center and a revised proposed amendment to the Township's Zoning Ordinance

Attorney Marc Wolf and Chuck Hannig of Spread Eagle Development were present on behalf of the above referenced matter.

Mr. Wolf went over a communication he sent to Township Solicitor Jerry Hanna dated March 14, 2008 outlining a revised version of the proposed Sign Ordinance amendments regarding permissible signage for Mountain Healthcare Center, noting that this matter had been previously discussed with both the Planning Commission and Board of Supervisors. Discussion followed regarding the revisions.

Ms. Kelly moved to proceed with sending the proposed amendment to the Township's Zoning Ordinance to the Monroe County Planning Commission and Township Planning Commission for their comments. Seconded by Mr. O'Boyle. Discussion - none. The motion carried 4-0.

Zoning Amendment/Coolbaugh Township/Zoning Map Changes/Kamal Ebeid

Attorney Bill Reaser, Marv Walton of Niclaus Engineering and Kamal Ebeid were present on behalf of the matter referenced above.

Mr. Walton presented plans showing the property in question and land owned by Elam Riehl and Mary Ann and William Redicka, adjacent to the site, noting survey work was completed and 9.5 acres are wetlands. Attorney Reese asked the Board for guidance regarding their opinion about approving the zone change request, as the church has a closing on the property on April 22, 2008. A lengthy discussion followed regarding the adjacent parcels, wetlands and buffers, the depth of the property, the wisdom of taking Industrial property off the rolls, possibly losing the potential for jobs, etc.

Attorney Reaser confirmed that both the Township Planning Commission and the Monroe County Planning Commission recommended the zone change from Industrial to Office Park, and if the zone change is granted, it would allow the construction of a Coptic Orthodox Church and Retreat Center.

Mr. O'Boyle moved to approve the Zone Change application, relevant to the comments from the Township and Monroe County Planning Commissions. Mr. Frutchey said he would second the motion with the condition that the narrow adjacent pieces of property also be re-zoned. Discussion followed about amending the Zone Change Application to include the additional properties. The motion was withdrawn. A Public Hearing before the next Board meeting was discussed.

Ms. Kelly made a motion to advertise a Public Hearing for May 6, 2008 at 6:00 p.m. for the amended Zone Change Application. Seconded by Mr. O'Boyle. Discussion - Mr. Zito brought up the subject of taking valuable Industrial land off the rolls. He said the applicants must be prepared to give compelling and convincing reasons about the benefits and services the church will give back to the community, etc.

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Lengthy discourse followed. Marv Walton offered to hand carry the amended Zone Change Application. Public comment was heard from John Eden and Mike Coogan. The

motion passed 4-0.

Zoning Amendment/Coolbaugh Township/Zoning Map Changes/RGM Holdings, LLC

Roman Gil of RGM Holdings, LLC was present on behalf of the matter referenced above. Mr. Gill apologized for not being present at the March 18, 2008 meeting, following his Public Hearing, as he did not fully understand the process. He went on to explain his proposal for re-zoning the property from Rural Residential (R-1) to Convenience Commercial (C-1) and asked for further feedback before he would go through another Zone Change Application. Public comment was heard from various audience members, who opposed the zone change. Mr. Gill said he may present another request.

Request for partial release (#1) of Performance Guarantee - Owen Miller's Garage

Mr. Frutchet moved to grant the request for a partial release (#1) of the Performance Guarantee for Owen Miller's Garage in the amount of \$39,187.80. Seconded by Mr. Zito. Veronica Hettler, present in the audience, asked where the garage is located. The motion carried 4-0.

The Cross - Land Development Plan - Extension Request

Ms. Kelly made a motion to grant the extension for The Cross - Land Development Plan until August 5, 2008, as the applicant waives the benefit of deemed decision through that date. Seconded by Mr. Frutchet. Public comment was heard from Veronica Hettler. The motion carried 4-0.

Traffic Signal Easement Agreement between Arcadia North Associates, No. 1, LLC and Coolbaugh Township

Mr. Frutchet moved to approved the Traffic Signal Easement Agreement between Arcadia North Associates, No. 1, LLC and Coolbaugh Township. Seconded by Ms. Kelly. Discussion followed about the location. The motion carried 4-0.

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2008 Monthly Reports

Coolbaugh Township Volunteer Fire Company

No one was present from the Fire Company, so Mr. Frutchet read the March 2008 Summary as follows: 302.15 man hours on calls; 727.47 man hours on calls to date; 111.50 man hours on training and 2367.33 on training to date.

Pocono Mountain Regional Emergency Medical Services

Mr. O'Boyle presented the PMREMS report and gave the hours for the municipalities at: Coolbaugh Township - 186 hours; Tobyhanna Township - 62 hours; Tunkhannock Township - 26 hours; Boro of Mount Pocono - 45 hours. He also noted that the subscription drive letters were sent out; they received a new ambulance last week and all other ambulances are running well.

Pocono Mountain Regional Police

Ms. Kelly presented the March 2008 PMRPD Monthly Report as follows: 1163 complaints, 74 accidents, 104 criminal arrests, 344 traffic arrests, 147 traffic warnings, and 145 ordinance arrests for a total of 1237 calls within the area covered by the regional police, which includes Tobyhanna, Tunkhannock and Coolbaugh Townships and the Borough of Mount Pocono. She also noted that Coolbaugh Township is right on schedule with hours, three officers were being promoted in May, the department received new uniforms for which they received 50% of the cost from an RPC grant and the department has a new web site.

Tunkhannock Township Board of Supervisors - request for a letter of support of Silver Property Acquisition for Open Space/Passive Recreation

Mr. Zito moved to send the letter as drafted to the Tunkhannock Board of Supervisors in response to their request for a letter of support for the acquisition of the Silver Property for Open Space/Passive Recreation. Seconded by Ms. Kelly. Discussion - none. The motion passed 4-0

Tobyhanna United Methodist Church request for the use of the Township Municipal Park on July 20, 2008 and a waiver of the fees

Ms. Kelly moved to approve the request from the Tobyhanna United Methodist Church for the use of the Township Municipal Park on July 20, 2008 and a waiver of the fees, as previously done for non-profit organizations. Seconded by Mr. Zito. Discussion - none. The motion carried 4-0.

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Current Obligations

General Fund	\$ 128,386.87
Sewer System Fund	\$ 1,180.76
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	Total Disbursements
	\$ 129,567.63

Mr. Frutchey made a motion to pay the Current Obligations in the amount of \$129,567.63. Seconded by Ms. Kelly. Discussion - none. The motion passed 4-0.

Other Business

Link to Tobyhanna Athletic Association web site on the Parks & Recreation page on the Township's web site

Ms. Kelly asked that the link referenced above be moved to another location on the page. Public comment was heard from Clare Colgan.

New hours for Township Zoning Office

Mr. O'Boyle announced that in order to better serve the needs of our community, effective May 1, 2008, the Township's Zoning Office will be open on Saturdays from 8 a.m. - 11 a.m. Ms. Kelly asked that everyone facilitate getting the word out and suggested posting it on our web site.

Public Input

Mr. Zito - asked about the public opposition to Mr. Gil's zone change request. Discussion followed. Public comment was heard from Veronica Hettler, John Eden, Mike Coogan, Eleanor Massaro and Werner Frank regarding access, sewage, increased traffic, whether there would be another public hearing and were plans submitted, etc.

Werner Frank - offered a reminder about the Great Pennsylvania Clean up on April 19, 2008.

John Eden - asked about the General Obligation Loans, how many there are, interest rates, payoffs, etc. Discussion followed in answer to the inquiry.

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Mr. Eden also brought up the subject of the library project, millage from Coolbaugh Township compared to Mt. Pocono Borough, issues related to the library property becoming Open Space, etc. Discussion followed in answer to the inquiry.

Ann Lawrence asked if the Board could look into doing something about the poor appearance of many businesses on SR 196. Discussion followed and public comment was heard in answer to the inquiry.

Joe Sullivan - suggested "No Littering" signs should be posted along SR 196 to help with the problem.

Fred Berg - reported that the Tobyhanna Beautification Committee needs help from other members of the community and to please get the word out, that they have already picked up 22 bags, 15 of them full of beer bottles, etc. Discussion followed in which it was suggested that an article appear in the *Journal of the Pocono Plateau* and post the message on our web site.

Mike Rametta - asked if the Supervisors could tell him how many criminal arrests have been made in A Pocono Country Place. Discussion followed.

Harry Smith - suggested setting up an appointment with the PMRPD Chief. Mr. Rametta said he tried, but calls are not returned, and he wants a meeting with State Representative Mario Scavello, Children's Services, and the PMRP Commission.

Carlo DePasquale - said the Owen Miller Garage appears to be unsafe, citing problems with homes in APCP built with steel posts, etc. Discussion followed and public comment was heard in answer to the inquiry.

Joe Sullivan - asked what the term "mill" means. Discussion followed in answer to the inquiry.

Liz Claffrey - asked for the total number of hours Coolbaugh Township has with the PMRPD. Discussion followed in answer to the inquiry.

Eleanor Massaro - commented that businesses along SR 196 that do not keep their properties cleaned up should be fined.

Solicitor Hanna - interjected that the Supervisors must follow the Second Class Township Code, which does not say the Board can fine businesses to force them to clean up their sites.

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Liz Claffrey - commented that she is new to areas, and thinks we should have a Coolbaugh Township Police Department, that too much money is being spent on a regional department and in APCP for security. Discussion followed.

John Eden - asked how close Coolbaugh Township was to becoming a First Class Township. He also wanted to know if there is going to be a raise in Township taxes next year. Discussion followed in answer to the inquiries.

Board of Supervisors Executive Sessions

Mr. O'Boyle announced that the Board of Supervisors held Executive Sessions on Tuesday, April 1, 2008 at 8:31 p.m. re: Personnel and Pending Litigation and at 5:30 p.m. this evening, Tuesday, April 15, 2008, re: Personnel and Pending Litigation.

Adjournment

With no further business before the Board, Mr. Frutchey moved to adjourn the meeting. Seconded by Ms. Kelly. Discussion - none. The motion carried 4-0. The meeting adjourned at approximately 9:06 p.m.

Respectfully submitted:

Linda Frutchey
Township Secretary

Joseph O'Boyle
Board Chairman