

## COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 Municipal Drive , Tobyhanna, PA 18466  
(570) 894-8490 • FAX (570) 894-8413

### COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MINUTES

February 2, 2016

The meeting was called to order by Vice Chairman Juan Adams at 7:00 pm in the meeting room of the Coolbaugh Township Municipal Office, 5520 Municipal Drive, Tobyhanna, PA.

#### **Board Members present:**

Juan Adams, Lynn Kelly, Alma I. Ruiz-Smith, and Anthony Lamantia

#### **Board Members absent:**

William Weimer

#### **Staff present:**

Jerry Hanna, Solicitor, Erin Masker, Recording Secretary

#### **Staff absent:**

None

#### **Announcements:**

Mr. Adams announced the following:

- Public Input will be considered at the beginning of the meeting for non-agenda items. The public will be given an opportunity to speak on each agenda matter.
- The meeting is being recorded to aid in the preparation of the minutes.

#### **1. Public input**

Mr. Adams welcomed everyone to the meeting as well as introducing State Representative David Parker. Mr. Parker wished everyone a Happy New Year, stating that they are happy to be in the Municipal Complex office, and that he enjoyed the Ice Harvest this past weekend.

- V. Massaro asked if there are any plans to put rules on short term rentals in the community as it is becoming an issue, and was advised that the Board will keep an eye on the situation for the future. V. Massaro stated that some municipalities have already put an ordinance in place as these rentals are not paying any hotel taxes and feels that the Township should look into it. Mr. Lamantia stated that we need to make sure that the communities are submitting tenant registration information. When the residents contacted police regarding the issue they were advised to see what the community could do about it.
- D. Pope asked that the Board turn up their microphones as they are having a hard time hearing them in the back, with Ms. Ruiz-Smith stating that she will speak loud enough for everyone to hear her as she has an issue with the feedback from the microphone.

#### **2. Approval of minutes / notes : January 19, 2016 Regular Meeting Minutes**

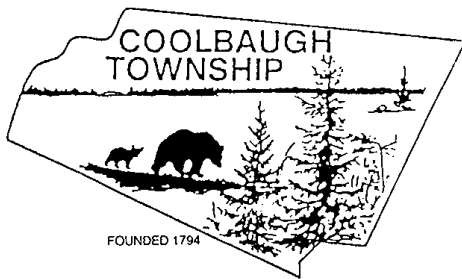
*Ms. Ruiz-Smith made a motion, seconded by Ms. Kelly to approve the minutes of the January 19, 2016 regular meeting as presented.*

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

#### **3. PMRPC- Coolbaugh Concerns**

Mr. Adams read the memo aloud that was received from an anonymous resident regarding a vehicle speeding in the community that the Township would like to pass on to the Police Commission to look into the issue.

- **Discussion:** D. Pope stated that they will also speak to the Police Commission regarding the property rental issue that was discussed under public input.



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#### 4. Current Obligations

• General Fund	\$	333,693.70
• Sewer Fund	\$	2,693.60
• Capital Projects Fund	\$	0.00
• Emergency Services Fund	\$	0.00
• Liquid Fuels Fund	\$	0.00
• Escrow Fund	\$	294.75
<b>Total Disbursements</b>	<b>\$</b>	<b>336,682.05</b>

*Ms. Kelly made a motion seconded by Ms. Ruiz-Smith to pay the current obligations totaling \$336,682.05.*

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

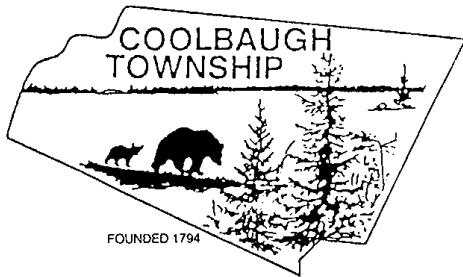
#### 5. Other Business

➤ Advertisement of Scheduled Public Meeting (Last mtg. advertisement info received Friday 1/29/2016)

Mr. Adams read the memo which included the advertisements for EAC, Parks & Recreation and Planning Commission.

*Mr. Adams made a motion seconded by Mr. Lamantia to authorize the advertisement as presented.*

- **Discussion:** None
  - **Vote:** All in favor, motion passes.
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- Ms. Ruiz-Smith asked about check #5783 (PA American Water, 98.31/Bldg. #2) and #5797(UGI, \$2064.73/ Bldg. #2) on the bill payment list that was approved in Agenda Item #4. Ms. Ruiz-Smith wanted to know why the heating charge was so high for 3 tenants that occupy the building. Ms. Kelly advised of the two boilers that are located in the basement of the building stating that any areas in the building where the heating can be cut back have been cut back by Maintenance. Ms. Kelly stated that the system is not zoned and that the second floor thermostats control the first floor and vice versa. The system is older and it would cost a lot to change. Ms. Ruiz-Smith stated that the system needs to be checked into as that is a lot of money to spend on a building with two tenants. Ms. Kelly stated that the small area where Representative Parker's office is located cost over \$200,000.00 to upgrade. Ms. Kelly stated that it would be a huge investment and would take no less than 6 months to evaluate.
    - **Discussion:** State Representative Parker stated that he could speak to Strunk Albert and they would come in to do a free evaluation on the system. B. Roberts from Representative Parker's office stated that the restroom thermostats do not work and that the other thermostat is in a locked box. B. Robert's stated that her office is always hot. Ms. Kelly stated that we should begin the review process with the Township Maintenance Department and see if they can check the thermostats and turn them down. Ms. Ruiz-Smith stated that whatever it takes, we need to have a review by an expert to try to resolve the issue with the heating. Mr. Lamantia stated that he feels we should take Representative Parker up on his offer for the company to come in for free.
  - Mr. Lamantia thanked Ms. Masker for the Codes/Ordinance Cd she was able to get to him.
  - Reverend Antoine Thompson and members of his church congregation were in attendance and Mr. Thompson wanted to know why the church was denied on their request to change of the C2 District located in the Business Park to allow for a house of worship. Mr. Thompson read from the minutes of January 19, 2016 stating that they would in fact be bringing revenue to the Township as they have over 300 parishioners and will have a day care for over 100 children which will also allow for employment opportunities for daycare workers, maintenance, security personnel as well as other positions within the church. Mr. Thompson stated that the building was originally a church, stating that their intent was not to just be a church but to generate revenue, and be a plus to the community. Mr. Thompson stated that in his conversations with Mr. Brady and Mr. Noonan he was led to believe that this request was not going to be an issue at all. Ms. Ruiz-Smith stated that she was in favor of the



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church being able to utilize the area and changing the zoning. Ms. Kelly stated that the last meeting was only for a discussion not for a hearing and at that point in time the Board chose not to have a hearing on the matter. Ms. Kelly explained the steps that were taken from the time that the application was submitted up to and including the January 19, 2016 discussion that was held at the Supervisors Work Session. Ms. Kelly stated that this issue is purely legislative and at the sole discretion of the current seated Board. Questions and comments were heard from multiple parishioners including, Deacon Johnson, and Bishop Cindy Rhodes Johnson. Ms. Kelly stated that had the Board chosen to hold a hearing all parties involved would have been notified and that last month's meeting was only a discussion, which would not require evidentiary testimony to be heard. Mr. Adams stated that whoever led them down the path to believe that this would not be an issue misled you; no one knows in advance what the Board of Supervisors will decide. An audience member asked why it was denied and was advised that the C2 zoning district was created for a business park and businesses.

### **6. Board of Supervisors Executive Sessions**

Prior: Tuesday, February 2, 2016 from 6:26pm-6:50pm Re: Legal

### **7. Adjournment**

There being no further business, a motion was made by Ms. Kelly, seconded by Mr. Adams to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 8:06 pm.

**NEXT REGULAR BOARD MEETING: Tuesday, February 16, 2016 at the Coolbaugh Township Municipal Office meeting room.**

- **Work Session – 6:00 pm**
- **Business Meeting – 7:00 pm**

Submitted by: **Erin Masker, Recording Secretary**

Reviewed by: \_\_\_\_\_  
**Lynn Kelly, Township Secretary**

Witnessed by: \_\_\_\_\_  
**Juan Adams, Vice Chairman**

Date: \_\_\_\_\_