

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION NOTES
October 15, 2019

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, Clare Colgan, Lynn Kelly and Alma I. Ruiz-Smith

Board Members absent:

None

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Maureen Mills, Business Manager/ Controller 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. Adventure Sports: Growing Business Entertainment within the Township

Mr. Lance Mirkin was in attendance to discuss Adventure Sports stating that he currently owns a couple Polaris dealerships and works with Pocono Manor and Memorytown running ATV and snowmobile tours. Mr. Mirkin stated that there is a piece of property that he is interested in that is located in Coolbaugh Township which is 500 acres that is located behind the Walmart Distribution Center and continues behind the Municipal Complex. Mr. Mirkin stated that this is a great location with easy access from the highway and other major roadways. His business would provide a first class operation that would include summer activities including horseback riding, ATV trail tours, mountain biking and walking trails. In the winter they would offer snowmobiling, sleigh riding, cross country skiing and dog sledding. There would be other events that are specific to holidays and seasons which would include a pumpkin patch and egg hunt. It would be a year round operation that would also include a snack bar for food and coffee. Mr. Mirkin also stated that they would like to have a trail from the Mountain Center to the library for the children to be able to walk safely back and forth. He stated that the slogan would be "Cool things to do in Coolbaugh Township" stating that this would be great publicity to the Township through advertising as well as the positive events that they hold which include fundraisers for area organizations and schools and team building events for area employers. Mr. Mirkin stated that they will be good neighbors and give back to the community.

- **Discussion:** Ms. Ruiz-Smith asked how many buildings are proposed and how many phases this project will be completed in being advised by Mr. Mirkin that it would begin with a 15,000' building that would include the check-in area, restrooms, storage, gift shop and food service area. The next building would be buildings for the horses and stated that it would be a three year, three phase project before completion. Mr. Weimer stated that the property is in the Industrial zone and asked what the process would be to allow this business in that zoning district being advised by Solicitor Armstrong that it would need to be determined what the actual use would be from the Zoning Officer and then determining whether action would be required through a special exception from the Zoning Hearing Board or a Conditional Use Hearing before the Board of Supervisors. Solicitor Armstrong stated that until the use is determined we will not know the process that would be required. Ms. Kelly stated that she

would like to see this use handled as other projects recently which would be a conditional use that would come before the Board of Supervisors for consideration, the Board agreed. Mr. Weimer asked what the timeframe of beginning the project is with Mr. Mirkin stating that he would like to begin as soon as possible. Mr. Weimer asked how many people he will employ at this location being advised approximately 40. Ms. Colgan stated that she has gone on the Polaris tours and that they were great. Mr. Weimer stated that he looks forward to working with him.

2. WWTP Quarterly Update

Dave Kavitski was in attendance to discuss the Act 537 plan. Dave stated that he met with DEP and discussed the potential for more businesses to move in the 611 corridor and asked them to include it in the area study stating that it has been approximately 20 years and DEP are requesting a full update which would include the entire Township and not just the 611 corridor which could cost between \$100,000.00-150,000.00 to complete as there is a process that needs to be completed with DEP that includes a checklist that is approximately 20 pages long. Mr. Kavitski stated that the Act 537 is not just based on the Coolbaugh WWTP, but also includes all of the systems that are located within the Township.

- **Discussion:** Mr. Weimer asked if it is possible to have a study done on just the 611 corridor and then propose a 5 year plan to complete the entire study on the Act 537 plan for the Township to allow for the money to be saved for the process yet be able to address the area that could see development in the near future. D. Kavitski said that he can draft a letter to DEP and send it to the Board for review and request the ability to do the planning module for the 611 corridor now and request to complete the rest within five years as suggested by Mr. Weimer and see how they respond. Mr. Weimer stated that with the new development coming in neighboring Townships there is anticipation that other businesses will be looking to move into the Township. Mr. Weimer stated that the quarterly update will be on the November 19th work session and asked that Mr. Kavitski provide him with a list of must haves and wants as they are in the budget process.

3. Other Business

Mr. Weimer stated that the DPW plow is done being painted at Monsignor McHugh.

4. Public Input

Nothing was heard.

Work Session ended at 6:48 pm.