

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION NOTES
February 4, 2020

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, Meredith Thompson, Assistant Business Manager, and Tomas Keane, Director of Codes & Zoning

Staff absent:

None

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

1. Discussion on Proposed Ordinance- Large Scale Recreation Facility

Solicitor Armstrong discussed the proposed ordinance and stated that there are some decisions that will need to be made by the Board including the parcel sizes which will allow these uses and the amount of uses that will be allowed depending on the parcel size. He also stated that there are some items that may require the input of our Township Engineer with reference to the frontage of the property and the driveway size. Mr. Keane provided the Board with the list of definitions for the proposed uses.

- **Discussion:** Ms. Ruiz-Smith stated that she would like to see rock wall climbing and zip lining added to the list of uses also stating that she would like to have a discussion with the Tobyhanna Army Depot on the proposed ordinance as some of the uses may come with noise that may affect them and the actions that they may take for example a backfiring sound from a motorized vehicle being used in the recreational area. Solicitor Armstrong stated that the conditional use hearing would be publicly advertised but stated that he could list a condition that the applicants notify the Tobyhanna Army Depot that they are proposing the facility and see if there are any concerns. Discussion ensued on the parcel sizes with the Board agreeing that it would be no less than 10 acres and no more than 500 acres. Mr. Weimer provided the Board a breakdown of the parcel sizes within the Township to assist with making the decision that would benefit the most property owners. The Board agreed that on a 10 acre parcel there would be no more than 10 uses allowed and that on a parcel of 100 acres more than 10 uses would be allowed. Mr. Lamantia stated that there are many proposed uses that will not take much space to offer and that it should be on a case by case basis. Ms. Ruiz-Smith asked suggested hours of operation for the facility for motorized vehicle uses that would be noisy with the Board agreeing that no earlier than 7:00am and no later than 10:00pm would be acceptable which Mr. Keane stated coincides with the Township noise ordinance. The Board agreed to having the ordinance reviewed by our township engineer to determine that driveway size, frontage and off street parking requirements. Solicitor Armstrong stated that storm water requirements would be handled through the Land Development Plan with the SALDO. Mr. Weimer asked that this item be on the next work session for further discussion.

2. Other Business

Nothing was heard.

3. Public Input

Nothing was heard.

Work Session ended at 7:05pm.