

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION ****CANCELED****
April 7, 2020**

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING AGENDA
April 7, 2020, 6:00 PM**

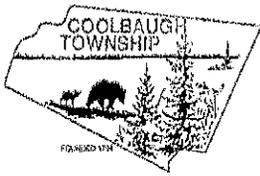
Roll Call

BOARD OF SUPERVISORS

___ B. Weimer ___ T. Lamantia ___ A. Ruiz-Smith ___ C. Colgan ___ L. Kelly
___ Solicitor Armstrong ___ E. Masker

In order to insure the public safety during the COVID-19 crisis, this meeting is available on Social Media with public comment being taken by way of the comments section of Facebook Live and via email to emasker@ptd.net. The comments and email will be closely monitored and announced, where appropriate, as they come in. The public will be given an opportunity to comment on each agenda item. When commenting please state your name and city or community that you reside in. This meeting is being recorded to aid in the preparation of the minutes.

1. Public Input
2. Approval of minutes :
 - March 17, 2020 Regular Meeting minutes
3. Authorization to Advertise the 2020 Paving Project
4. Letter of Support for P25 Radio Upgrade Grant for PMREMS in the amount of \$9,572.00
5. Minor Subdivision joining lots 34 & 35, Block A-2014, Section 20, Arrowhead North, Property Owner(s)-James and Ruth Mohr
6. 1 Living Hope Community Church Request to Reduce the Monthly Rent Amount for April



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8. Coolbaugh Township Administrative Staff Request to Extend Paid Time Off Carry Over until June 1, 2020

9. Current obligations

• General Fund	\$ 314,537.45
• Sewer Fund	\$ <u>33,685.14</u>
Total Disbursements	\$ 348,222.59

10. Solicitor Armstrong Comments/Updates

11. Other business

12. Board Of Supervisors Executive Session

13. Ordinance#140-2020: An Ordinance Amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township by Adding Large Scale Commercial Recreation Facility as a New Conditional Use Permitted Within the C1 Convenience Commercial and I Industrial Zoning Districts and Amending Recreation Facility, Outdoor Commercial to a Conditional Use in the C1 and WC Districts and Further Amending Recreation Facility. Indoor Commercial to a Principal Permitted Use in the C2 and C3 Districts.

14. Adjournment

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**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
APRIL 07, 2020**

DATE	CK #	DESCRIPTION	AMOUNT
3/23/2020		Payroll Transfers	\$44,000.00
4/7/2020		General Fund	270,537.45
		Total General Fund	\$314,537.45
4/7/2020		Sewer Fund Disbursements	<u>33,685.14</u>
		TOTAL DISBURSEMENTS	<u>\$ 348,222.59</u>

CASH TRIAL BALANCE AS OF APRIL 07, 2020

General Fund Checking	\$ 1,158,600.33
General Fund- Plgit	935.31
Fire Tax/Coolbaugh Twp VFD	16,034.53
Fire Tax/Gouldsboro VFD	3,192.13
Fire Tax/Thornhurst VFD	14,307.44
Fire Tax/Tobyhanna Twp. VFD	44,399.81
Payroll Checking	646.73
Rainy Day Fund Savings	<u>944,167.35</u>
Total General Fund	<u>2,182,283.63</u>
Sewer Fund Checking	15,071.99
Sewer PennVest Checking	<u>93.54</u>
Total Sewer Fund	<u>15,165.53</u>
Capital Projects Fund Checking	<u>14,487.51</u>
Emerg. Services Fund Money Market	199,628.06
Emerg. Services Fund Checking	<u>20,720.35</u>
Total Emergency Services Fund	<u>220,348.41</u>
Liquid Fuels Fund Checking	<u>611,346.25</u>
Escrow Fund Checking	160,924.28
Escrow Fund Clarius Checking	<u>439,179.59</u>
Total Escrow Fund	<u>600,103.87</u>
TOTAL ALL FUNDS	<u>\$ 3,643,735.20</u>

List of Bills - (01101000) GENERAL FUND CHECKING GENERAL FUND

Check#	Vendor	Description	Payment	Check Total
6384	44 - AIRGAS USA,LLC	PO 18270 OXYGEN/ACETYLENE- MISC 109/2019-12/31/2	323.06	
		PO 18271 ACEFYLENE/ARGON IND'L/OXYGEN 8/31/2019-1	193.24	
		PO 18272 ACETYLENE/ARGON/OXYGEN 12/26/-9/30/2019	123.64	
		PO 18273 LARGE ACETYLENE/RENT CYL. 02/29/2020- 1/	192.27	832.21
6385	490 - ALARM INSTALLERS CORP	PO 18259 LOW BATTERY SERVICE CALL HISTORIAL ASSOC	107.00	107.00
6386	1330 - AMAZON CAPITAL SERVICES	PO 18293 DPW - PARTS/SUPPLIES	301.28	301.28
6387	1039 - AMERICAN UNITED LIFE INS. CO.	PO 18263 APRIL	963.45	963.45
6388	569 - CARROT TOP INDUSTRIES	PO 18255 FLAGS	705.66	705.66
6389	1240 - CINTAS CORPORATION	PO 18264 MATS	124.52	
		PO 18266 TOWELS SCRAPER	37.29	
		PO 18267 UNIFORMS	87.23	249.04
6390	8 - D.G. NICHOLAS CO.	PO 18236 BATTERY 2012 INT'L 7400	263.98	
		PO 18237 FUEL/AIR FILTERS TRANSMISSION FLUID 2011	289.90	
		PO 18269 AIR/FUEL FILTERS- LUBE LEAF TRUCK ROLL O	262.21	816.09
6391	52 - DALEVILLE ACE HARDWARE	PO 18243 PASTENERS -TIGER MOWER	7.08	
		PO 18244 SUPPLIES- FOR PRESSURER WASHER	15.76	22.84
6392	1085 - DE LAGE LANDEN	PO 18207 3 LEXMAR'S PRINTERS 3/1-3/31/2020	131.12	131.12
6393	13 - DEVELOPMENTAL EDUCATION SERVICES	PO 18260 RECYCLING	16.00	16.00
6394	919 - FIDELITY SECURITY LIFE INSURANCE/EY	PO 18289 APRIL	235.42	235.42
6395	1327 - FRASER ADVANCED INFO.SYSTEMS	PO 18265 COPY COVERAGE	46.43	46.43
6396	1378 - GARBER METROLOGY	PO 18288 LEVEL METER CALIBRATOR	184.30	184.30
6397	806 - GILMORE & ASSOCIATES	PO 18292 196/COUNTRY PLACE DRIVE	817.50	817.50
6398	32 - GRANGER	PO 18205 SUPPLIES	132.12	
		PO 18239 MINIATURE LAMP	11.00	
		PO 18240 MINIATURE LAMP	11.33	154.45
6399	1064 - GREEN FOND NURSERY INC	PO 18257 PLAYGROUND MULCH	546.00	546.00
6400	48 - H. CLARK CONNOR	PO 18267 PLANNING COMMISSION	585.00	585.00
6401	535 - HANOVER ENGINEERING ASSOC.,INC.	PO 18262 SEO - FEB 2020	4,887.54	4,887.54
6402	1377 - HIGHLAND PRODUCTS GROUP LLC	PO 18254 BLEACHERS- 3 ROWS	2,576.00	2,576.00
6403	1192 - HIGHMARK BLUE SHIELD	PO 18247 APRIL	29,755.57	29,755.57
6404	277 - LONG LIFE SPRINGS,INC.	PO 18248 2011 PLOW 3 BROKEN SPRINGS IN REAR	1,660.56	1,660.56
6405	232 - MECHANICAL SERVICE COMPANY	PO 18215 MAINTENANCE AGREEMENT- GENERATORS	3,370.00	3,370.00
6406	917 - MILLENNIUM ADMINISTRATORS	PO 18219 FEB.ADMIN FEE	500.00	500.00
6407	74 - NAPA AUTO PARTS OF DALEVILLE	PO 18210 FAN FOR GATOR CAB	45.38	45.38
6408	183 - NORTHEAST SIGNAL & ELECTRIC CO.,INC	PO 18216 7 NATIONS/ KINGSWAY/196	220.00	220.00
6409	452 - OFFICE DEPOT	PO 18229 COPY PAPER	156.82	156.82
6410	582 - OLD DOMINION BRUSH CO,INC.	PO 18290 BOBCAT BROOM	636.20	636.20
6411	81 - P P & L	PO 18223 89631-95000 INDUSTRIAL DR	35.67	
		PO 18224 64488-49005 611/CORP. DR.	80.19	
		PO 18225 54691-27003 LAUREL DR DPW	536.22	
		PO 18227 89343-21023 SCHOOL SPEED SIGN	28.10	
		PO 18228 MUNICIPAL CENTER 43281-27004	2,045.30	
		PO 18241 88900-24001 GARAGE	33.83	
		PO 18242 36034-04005 ECHO LAKE	38.64	
		PO 18252 39910-23005 196 COUNTRY PLACE	51.41	2,849.36
6412	81 - P P & L	PO 18258 51540-24008 196 KNOLLWOOD	29.29	
		PO 18275 85457-02009 BASEBALL FIELD	395.83	
		PO 18276 07251-41006 RESTROOM	13.78	
		PO 18278 98496-55008 7 KINGWAY	53.15	
		PO 18279 88094-98000 SUMMIT ST	39.34	
		PO 18284 84771-32002 507 SIGNAL LIGHT	29.58	560.97
6413	1021 - PAPCO	PO 18238 DYED FUEL OIL #2	1,931.06	
		PO 18283 B2 CLEAR ULSD	1,923.24	3,854.30
6414	86 - PENNSYLVANIA AMERICAN WATER CO	PO 18206 MUNICIPAL CENTER	150.81	150.81
6415	88 - PENNSYLVANIA PAPER & SUPPLY CO.	PO 18274 CLEANING SUPPLIES	76.92	
		PO 18291 SANITIZER SUPPLIES	144.72	221.64
6416	89 - PETTY CASH	PO 18277 MISC /SUPPLIES	196.51	196.51
6417	1254 - PHILADELPHIA INS. COMPANIES	PO 18233 VOLUNTEER INSURANCE	300.00	300.00
6418	94 - POCONO MOUNTAIN REGIONAL EMS	PO 18202 APRIL	10,000.00	10,000.00
6419	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 18203 APRIL	189,991.21	
		PO 18251 APRIL	3,156.31	193,147.52
6420	175 - RAY PRICE MT POCONO FORD SALES,INC	PO 18249 2015 FORD SENSOR ASY.	165.00	165.00
6421	1376 - ROCHE SUPPLY	PO 18234 HEAT PUMP/COOLING - POSTED W/QUOT WAITIN	4,604.88	4,604.88
6422	104 - S & H SUPPLY CO., INC.	PO 18211 PLANK ZIPTIES	54.00	54.00
6423	111 - SHERWIN WILLIAMS	PO 18230 TOUCH-UP PAINT COMPLEX	57.30	
		PO 18231 TRAILER DECK	56.78	
		PO 18232 PAIL LINER	5.86	119.94
6424	161 - STEPHENSON EQUIPMENT INC.	PO 18245 TIGER MOWER PARTS	495.70	495.70

**List of Bills - (01101000) GENERAL FUND CHECKING
GENERAL FUND**

Check#	Vendor	Description	Payment	Check Total
6425	738 - TEAMSTERS LOCAL 773	PO 18209 APRIL DUES	681.00	681.00
6426	1226 - TRIAD TRUCK EQUIPMENT, INC	PO 18250 SHOCK CORD -2017 VOLVO	38.00	38.00
6427	1055 - TULPEHOOKEN SPRING WATER INC	PO 18222 BOTTLE WATER	73.28	73.28
6428	119 - VERIZON	PO 18208 PHONES	785.11	785.11
6429	892 - VERIZON WIRELESS	PO 18266 PHONES	939.45	939.45
6430	122 - WEST END PRINTING	PO 18214 BUSINESS CARDS DPW	105.00	105.00
6431	930 - WILKES-BARRE MATERIALS	PO 18246 COLD PATCH	673.12	673.12
TOTAL				270,537.45

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	270,537.45
01.230.650	UNION DUES			681.00	
01.400.000	GENERAL GOV'T	6,526.78			
01.401.000	MANAGER -EXECUTIVE	154.04			
01.402.000	FINANCIAL ADMIN	2.78			
01.409.000	BUILDING & PLANTS	12,225.79			
01.410.000	POLICE	193,147.52			
01.412.000	AMBULANCE / RESCUE	10,000.00			
01.413.000	SEO / BUILDING CODE	4,887.54			
01.414.000	ZONING OFFICE	184.30			
01.419.000	PLANNING COMMISSION	585.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	6,143.28			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	619.15			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	3,936.55			
01.438.000	DPW-HIGHWAY REPAIR & MAINT	673.12			
01.453.000	SPECTATOR RECREATION	107.00			
01.454.000	PARKS	3,517.83			
01.486.000	INSURANCE	300.00			
01.487.000	EMPLOYEE BENEFITS	26,843.77			
TOTALS FOR	GENERAL FUND	269,856.45	0.00	681.00	270,537.45

Total to be paid from Fund 01 GENERAL FUND

270,537.45
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270,537.45

**List of Bills - (08101000) CHECKING
SEWER FUND**

Check#	Vendor	Description	Payment	Check Total
2373	228 - ATC	PO 18213 2019 CHAPTER 94	920.00	
		PO 18221 WALMART-WWTP-MT CENTER	5,362.50	6,282.50
2374	1251 - ENVIRONMENTAL SERV. CORP.	PO 18217 SLUDGE HAULING 3/13/2020	502.74	
		PO 18218 SLUDGE HAULING 3/13 CLEANED TO PUMPS	1,125.00	
		PO 18256 ISSUES WITH SCREEN SYSTEM	13,503.70	
		PO 18261 COMPRESSOR NOT RUNNING WWTP	525.00	
		PO 18268 3/20- SLUDGE REMOVAL	502.74	
		PO 18280 NEW BEARINGS/SEAL/WEAR RINGS ETC WWTP PU	3,164.00	19,323.18
2375	1294 - GOTTA GO SEPTIC'S	PO 18235 12/27/2019 SLUDGE PUMPED	320.00	320.00
2376	697 - LEON CLAPPER, INC.	PO 18220 BACKFLOW TEST 3/11	600.00	600.00
2377	699 - MAIN POOL & CHEMICAL CO	PO 18212 SULFATE SOLUTION	509.60	509.60
2378	1350 - NORTHEAST CARTAGE & RECYCLING SOLUTIONS	PO 18285 WWTP 02/03/2020	92.00	92.00
2379	160 - NORTHEAST CHEMICALS SUPPLY CO., INC.	PO 18282 DENSE SODA ASH 50 LB 03/24/2020	961.40	961.40
2380	81 - P F & L	PO 18225 26491-26001 WWTP-004090-21008 PUMP STA	4,819.57	4,819.57
2381	318 - PA RURAL WATER	PO 18253 RENEWAL MEMBERSHIP DUES SINGLE SYSTEM 20	250.00	250.00
2382	119 - VERIZON	PO 18208 PHONES	351.89	351.89
2383	439 - YOUNG & HAROS, LLC	PO 18204 WAL-MART LITIGATION	175.00	175.00
TOTAL				33,685.14

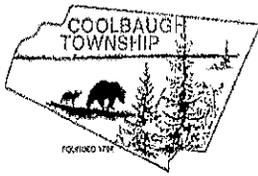
Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	33,685.14
08.429.200	SUPPLIES	1,471.00			
08.429.300	OTHER SERVICES & CHARGES	250.00			
08.429.313	ENGINEERING SERVICES	6,282.50			
08.429.314	PROFESSIONAL FEE SOLICITOR	175.00			
08.429.320	TELEPHONE	351.89			
08.429.361	ELECTRIC	4,819.57			
08.429.374	MAINT/REPAIR EQUIPMENT	17,792.70			
08.429.452	SLUDGE HAULING	2,450.48			
08.429.453	CONTRACTED SERVICE -TRASH	92.00			
TOTALS FOR	SEWER FUND	33,685.14	0.00	0.00	33,685.14

Total to be paid from Fund 08 SEWER FUND

33,685.14
=====

33,685.14



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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING AGENDA
April 7, 2020, 6:30 PM**

1. **Public Hearing: Ordinance 140-2020: An Ordinance Amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township by Adding Large Scale Commercial Recreation Facility as a New Conditional Use Permitted Within the C1 Convenience Commercial and Industrial Zoning Districts and Amending Recreation Facility, Outdoor Commercial to a Conditional Use in the C1 and WC Districts and Further Amending Recreation Facility. Indoor Commercial to a Principal Permitted Use in the C2 and C3 Districts.**
2. **Closing of the Hearing**

1

**BOARD OF SUPERVISORS OF
THE TOWNSHIP OF COOLBAUGH
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COOLBAUGH TOWNSHIP ZONING ORDINANCE AT CHAPTER 400 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP BY ADDING LARGE SCALE COMMERCIAL RECREATION FACILITY AS A NEW CONDITIONAL USE PERMITTED WITHIN THE C1 CONVENIENCE COMMERCIAL AND I INDUSTRIAL ZONING DISTRICTS AND AMENDING RECREATION FACILITY, OUTDOOR COMMERCIAL TO A CONDITIONAL USE IN THE C1 AND WC DISTRICTS AND FURTHER AMENDING RECREATION FACILITY, INDOOR COMMERCIAL TO A PRINCIPAL PERMITTED USE IN THE C2 AND C3 DISTRICTS.

WHEREAS, Coolbaugh Township has previously ordained and enacted an ordinance entitled the Coolbaugh Township Zoning Ordinance; and

WHEREAS, the Board of Supervisors of Coolbaugh Township believes that it is in the best interest of the Township and the residents of the Township to amend the Coolbaugh Township Zoning Ordinance by establishing a new use entitled a Large Scale Commercial Recreation Facility to be permitted in the I Industrial and C1 Convenience Commercial Zoning Districts as a conditional use; and

WHEREAS, the Board of Supervisors of Coolbaugh Township believes that it is in the best interest of the Township and the residents of the Township to amend the Coolbaugh Township Zoning Ordinance by establishing recreation facility, outdoor commercial as a conditional use in the C1 and WC Districts, and further establishing recreation facility, indoor commercial as a principal permitted use in the C2 and C3 Districts.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended as follows:

ARTICLE I.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by adding Large Scale Commercial Recreation Facility as a conditional use in the Schedule of Uses for the C1 Convenience Commercial Zoning District in Attachment 1 of Chapter 400, as referenced in Section 400-14.A. of the Coolbaugh Township Zoning Ordinance, as follows:

**SCHEDULE OF USES
C1 CONVENIENCE COMMERCIAL DISTRICT**

CONDITIONAL USES

- Large Scale Commercial Recreation Facility

ARTICLE II.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by adding Large Scale Commercial Recreation Facility as a conditional use in the Schedule of Uses for the I Industrial Zoning District in Attachment 1 of Chapter 400, as referenced in Section 400-14.A. of the Coolbaugh Township Zoning Ordinance, as follows:

**SCHEDULE OF USES
I INDUSTRIAL DISTRICT**

CONDITIONAL USES

- Large Scale Commercial Recreation Facility

ARTICLE III.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by removing Recreation Facilities, Outdoor Commercial from Special Exceptions in the Schedule of Uses for the C1 Convenience Commercial Zoning District in Attachment 1 of Chapter 400 and adding Recreation Facilities, Outdoor Commercial as a Conditional Use in the Schedule of Uses for the C1 Convenience Commercial Zoning District in Attachment 1 of Chapter 400, as referenced in Section 400-14.A. of the Coolbaugh Township Zoning Ordinance, as follows:

**SCHEDULE OF USES
C1 CONVENIENCE COMMERCIAL DISTRICT**

CONDITIONAL USES

- Recreation Facilities, Outdoor Commercial

ARTICLE IV.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by removing Recreation Facilities, Outdoor Commercial from Special Exceptions in the Schedule of Uses for the W-C Woodland Conservation Zoning District in Attachment 1 of Chapter 400 and adding Recreation Facilities, Outdoor Commercial as a Conditional Use in the Schedule of Uses for the W-C Woodland Conservation Zoning District in Attachment 1 of Chapter 400, as referenced in Section 400-14.A. of the Coolbaugh Township Zoning Ordinance, as follows:

**SCHEDULE OF USES
W-C WOODLAND CONSERVATION DISTRICT**

CONDITIONAL USES

- Recreation Facilities, Outdoor Commercial

ARTICLE V.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by removing Recreation Facilities, Indoor Commercial from Special Exceptions in the Schedule of Uses for the C2 Office Park Zoning District in Attachment 1 of Chapter 400 and adding Recreation Facilities, Indoor Commercial as a Principal Permitted Use in the Schedule of Uses for the C2 Office Park Zoning District in Attachment 1 of Chapter 400, as referenced in Section 400-14.A. of the Coolbaugh Township Zoning Ordinance, as follows:

**SCHEDULE OF USES
C2 OFFICE PARK DISTRICT**

PRINCIPAL PERMITTED USES

- Recreation Facilities, Indoor Commercial

ARTICLE VI.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by removing Recreation Facilities, Indoor Commercial from Special Exceptions in the Schedule of Uses for the C3 Commercial Village Zoning District in Attachment 1 of Chapter 400 and adding Recreation Facilities, Indoor Commercial as a Principal Permitted Use in the Schedule of Uses for the C3 Commercial Village Zoning District in Attachment 1 of Chapter 400, as referenced in Section 400-14.A. of the Coolbaugh Township Zoning Ordinance, as follows:

**SCHEDULE OF USES
C3 COMMERCIAL VILLAGE DISTRICT**

PRINCIPAL PERMITTED USES

- Recreation Facilities, Indoor Commercial

ARTICLE VII.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by adding the following new definitions in Section 400-10:

LARGE SCALE COMMERCIAL RECREATION FACILITY

See Recreation Facility, Large Scale Commercial.

RECREATION FACILITY, LARGE SCALE COMMERCIAL

Outdoor or indoor areas or structures, operated by private commercial entities, open to the public, which may contain a combination of recreation, entertainment and amusement uses, devices or attractions including, but not limited to a combination of the following: ATV tours, mountain biking course, motorcycle course, snow mobile tours, paintball, archery range, hatchet throwing, picnic groves, animal farms, shooting ranges, zoological parks, tennis and racquetball courts, ski areas, miniature golf courses, golf driving ranges, zip line and ropes course, batting cages, gift shops, food services and other similar uses, activities and/or attractions. A large scale commercial recreation facility differs from a recreation facility due to its expanded list of potential uses, devices and/or attractions, its larger size and its ability to operate more than one particular recreational use, device, attraction and/or facility. See Section 400-91.1.

ARTICLE VIII.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by revising the definition of Structure in Section 400-10 to read as follows:

STRUCTURE

A combination of materials assembled, constructed or erected at a fixed location on or in land or water, including, among other things, buildings, mobile homes, stadiums, platforms, towers, antennas, sheds, storage bins, fences and signs, whether or not affixed to the land.

ARTICLE IX.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by adding a new Section 400-91.1 governing Large Scale Commercial Recreation Facilities as follows:

§400-91.1 Large Scale Commercial Recreation Facility

Within the C-1 Convenience Commercial District and the I Industrial District, large scale commercial recreation facilities shall be permitted by conditional use subject to the Schedule of Uses and the following specific criteria:

- A. The use shall comply with the lot area, setback, lot coverage, building height and other dimensional standards of the applicable zoning district and/or Schedule of Uses unless otherwise specifically set forth in this section.
- B. The subject property shall not be less than Ten (10) acres nor more than Five Hundred (500) acres in size, unless otherwise specifically set forth herein.
- C. Large Scale Commercial Recreation Facilities shall have at least two means of access.

- D. All structures on the property shall be set back at least One Hundred (100) feet from any street right-of-way line and/or property line, unless otherwise permitted by the Board of Supervisors at the Conditional Use hearing.
- E. Access driveways shall comply with all applicable Penn DOT and Township requirements and/or standards.
- F. Off-street parking shall be provided in a manner and form consistent with the applicable parking provisions of the Zoning Ordinance, including but not limited to Attachment 3 and Section 400-19. The applicant shall also present credible evidence that the number of off-street parking spaces and "oversized" off-street parking spaces provided for trucks, RVs and/or motorhomes will be adequate to accommodate the expected demand generated by patrons. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle back-ups onto adjoining roads during peak arrival periods. In the event the applicant presents sufficient evidence at the Conditional Use hearing that the parking requirements of the Zoning Ordinance are excessive and not necessary for the proposed use, the Board of Supervisors may approve a lesser amount of parking spaces based on such evidence. The decision to approve a lesser amount of parking is within the sole discretion of the Board of Supervisors based on the evidence presented and may include a requirement for reserve parking.
- G. Trash receptacles shall be provided amid off-street parking areas, which shall be routinely emptied. Furthermore, a working plan for the regular clean-up of litter shall be furnished and continuously implemented by the applicant.
- H. No outdoor storage of parts, equipment, fuels or other materials used or discarded shall be permitted unless otherwise permitted by the Board of Supervisors at the Conditional Use hearing. The outdoor storage of vehicles, ATVs, snow mobiles, and/or other recreational equipment is also prohibited.
- I. The applicant shall submit a traffic study in a manner and form acceptable to the Township.
- J. The applicant shall furnish evidence that the storage and disposal of materials and wastes will be accomplished in a manner that complies with all applicable State and Federal regulations.
- K. The operation of the large scale commercial recreation facility must comply with all state, federal and local rules and law.
- L. Signs advertising a large scale commercial recreation facility shall comply with the sign limitations and provisions provided for in this Chapter.
- M. The proposed use and related structures shall be arranged and/or constructed in accordance with an overall plan and shall be designed as a single architectural and/or

planned style with appropriate landscaping and buffering in a form compliant with Township ordinances and acceptable to the Township. The applicant shall provide the Township with plans to ensure adequate parking, emergency access, road access, sanitary facilities, refuse collection and noise and light control.

- N. If an applicant proposes to add new and/or additional uses, devices, activities and/or attractions after securing conditional use approval for those already being operated on the property, the applicant shall be required to apply for and again secure conditional use approval from the Board of Supervisors for the new and/or additional uses, devices, activities and/or attractions being proposed.
- O. A large scale commercial recreation facility shall comply with the Schedule of Development Standards for the applicable Zoning District as set forth in Attachment 2 of the Zoning Ordinance, unless otherwise specifically provided for in this Section 400-91.1.
- P. A large scale commercial recreation facility may contain a combination of one or more, but no more than Ten (10), of the following uses and/or attractions, if it complies with all other applicable ordinances and/or regulations, unless otherwise set forth herein and/or approved by the Board of Supervisors:
 - (1) ATV tours
 - (2) Mountain biking course
 - (3) Motocross/Motor Cycle/Scooter tours and/or courses
 - (4) Snow mobile tours
 - (5) Paintball
 - (6) Batting cages
 - (7) Mini golf
 - (8) Golf driving range
 - (9) Frisbee/Disc golf
 - (10) Horseback riding
 - (11) Hay rides
 - (12) Fishing pond
 - (13) Outdoor concert arena
 - (14) Rodeo
 - (15) Seasonal pumpkin patch/Easter egg hunts, etc.
 - (16) Sleigh rides
 - (17) Dog sledding
 - (18) Ice skating
 - (19) Cross country skiing
 - (20) Hatchet throwing
 - (21) Archery range
 - (22) Rock wall climbing
 - (23) Zip line and ropes course
 - (24) Food Service
 - (25) Gift Shop

(26) Other similar recreational uses approved by the Board of Supervisors.

Q. A large scale commercial recreation facility may contain more than Ten (10) of the uses set forth in Section P above, if all of the following factors are met:

- (1) The property is more than One Hundred (100) acres in size.
- (2) The Board of Supervisors determines that the size and location of the property reasonably allow for the proposed number and types of uses and/or attractions.
- (3) The Board of Supervisors determines that the proposed uses and/or attractions on the property will not have a negative impact on the public health, safety and welfare.
- (4) The Board of Supervisors determines that the proposed uses and/or attractions will not have a negative impact on the surrounding area and/or characteristics of the neighborhood.
- (5) The proposed uses and/or attractions will not negatively impact the traffic in the immediate area.
- (6) The proposed uses and/or attractions will not put an unreasonable strain on the sanitary sewage system servicing the property.

R. The applicant shall present the proposed dust control measures to be maintained to ensure no use generates or permits dust to cross over onto an adjoining or adjacent property that will interfere with the reasonable use of the neighboring property.

S. The applicant shall present evidence that the property has or will have adequate sanitary sewer and water service, and shall further demonstrate that the requisite permits and/or approvals have been secured from the applicable agency and/or entity.

T. The applicant shall comply with all applicable stormwater management requirements and shall secure all the requisite permits and/or approvals associated with stormwater controls.

U. All recreational vehicles shall be fitted with the original equipment exhaust while in operation and must have a federally approved spark arrestor and a muffler in good working order.

V. The applicant shall present evidence to ensure no recreational vehicle is operated within any environmentally sensitive area. This may be accomplished by providing a plan with the proposed trails, courses, routes, etc. for such recreational vehicles to be operated on and/or within.

W. No motorized equipment and/or vehicles shall be operated on the property as part of the large scale commercial recreation facility between the hours of 10:00 p.m. and 7:00 a.m.

X. The applicant shall be required to provide proof of written notification to all neighboring property owners within Five Hundred (500) feet of the boundary line of the property wherein the large scale commercial recreation facility is proposed.

ARTICLE X.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by adding a new Section 400-91.2 governing Recreation Facilities, Outdoor Commercial as follows:

§400-91.2 Recreation Facility, Outdoor Commercial

Within the C-1 Convenience Commercial District and the W-C Woodland Conservation District, recreation facilities, outdoor commercial shall be permitted by conditional use subject to the Schedule of Uses and the following specific criteria:

- A. The use shall comply with the lot area, setback, lot coverage, building height and other dimensional standards of the applicable zoning district and/or Schedule of Uses unless otherwise specifically set forth in this section.
- B. All structures on the property shall be set back at least One Hundred (100) feet from any street right-of-way line and/or property line, unless otherwise permitted by the Board of Supervisors at the Conditional Use hearing.
- C. Access driveways shall comply with all applicable Penn DOT and Township requirements and/or standards.
- D. Off-street parking shall be provided in a manner and form consistent with the applicable parking provisions of the Zoning Ordinance, including but not limited to Attachment 3 and Section 400-19. The applicant shall also present credible evidence that the number of off-street parking spaces and "oversized" off-street parking spaces provided for trucks, RVs and/or motorhomes will be adequate to accommodate the expected demand generated by patrons. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle back-ups onto adjoining roads during peak arrival periods. In the event the applicant presents sufficient evidence at the Conditional Use hearing that the parking requirements of the Zoning Ordinance are excessive and not necessary for the proposed use, the Board of Supervisors may approve a lesser amount of parking spaces based on such evidence. The decision to approve a lesser amount of parking is within the sole discretion of the Board of Supervisors based on the evidence presented and may include a requirement for reserve parking.
- E. Trash receptacles shall be provided amid off-street parking areas, which shall be routinely emptied. Furthermore, a working plan for the regular clean-up of litter shall be furnished and continuously implemented by the applicant.
- F. No outdoor storage of parts, equipment, fuels or other materials used or discarded shall be permitted unless otherwise permitted by the Board of Supervisors at the Conditional Use hearing. The outdoor storage of vehicles, ATVs, snow mobiles, and/or other recreational equipment is also prohibited.
- G. The applicant shall submit a traffic study in a manner and form acceptable to the Township.

- H. The applicant shall furnish evidence that the storage and disposal of materials and wastes will be accomplished in a manner that complies with all applicable State and Federal regulations.
- I. The operation of the outdoor commercial recreation facility must comply with all state, federal and local rules and law.
- J. Signs advertising an outdoor commercial recreation facility shall comply with the sign limitations and provisions provided for in this Chapter.
- K. The proposed use and related structures shall be arranged and/or constructed in accordance with an overall plan and shall be designed as a single architectural and/or planned style with appropriate landscaping and buffering in a form compliant with Township ordinances and acceptable to the Township. The applicant shall provide the Township with plans to ensure adequate parking, emergency access, road access, sanitary facilities, refuse collection and noise and light control.
- L. The applicant shall present evidence that the property has or will have adequate sanitary sewer and water service, and shall further demonstrate that the requisite permits and/or approvals have been secured from the applicable agency and/or entity.
- M. The applicant shall comply with all applicable stormwater management requirements and shall secure all the requisite permits and/or approvals associated with stormwater controls.
- N. All recreational vehicles shall be fitted with the original equipment exhaust while in operation and must have a federally approved spark arrestor and a muffler in good working order.
- O. The applicant shall present evidence to ensure no recreational vehicle is operated within any environmentally sensitive area. This may be accomplished by providing a plan with the proposed trails, courses, routes, etc. for such recreational vehicles to be operated on and/or within.
- P. No motorized equipment and/or vehicles shall be operated on the property as part of the large scale commercial recreation facility between the hours of 10:00 p.m. and 7:00 a.m.
- Q. The applicant shall be required to provide proof of written notification to all neighboring property owners within Five Hundred (500) feet of the boundary line of the property wherein the outdoor commercial recreation facility is proposed.

ARTICLE XI. SEVERABILITY.

It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to

be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

ARTICLE XII. REPEALER.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE XIII. EFFECTIVE DATE.

This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED AND ORDAINED this ____ day of _____ 2020, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, in lawful session duly assembled.

Board of Supervisors of Coolbaugh Township

By: _____
William Weimer, Chairman

By: _____
Anthony Lamantia, Vice-Chairman

By: _____
Lynn Kelly, Supervisor

By: _____
Clare Colgan, Supervisor

By: _____
Alma I. Ruiz-Smith, Supervisor

ATTEST:

Township Secretary

[TOWNSHIP SEAL]