

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION NOTES**  
**May 19, 2020**

The work session was called to order by Chairman William Weimer at 6:00pm via the Zoom Video Communication App due to COVID- 19.

**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 and Meredith Thompson, Business Manager

**Staff absent:**

None

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

**1. Messer, LLC.**

Nate Oiler- RKR Hess, Brian Mattingly-Messer, LLC, Joe Havelin-Messer, LLC and Attorney Tim McManus were in attendance representing Messer, LLC. Mr. Oiler presented the Board with a request to allow the Messer, LLC project to be a phase one and phase two project, stating that they propose to construct the entire original project with the exception of the separate office building and associated parking area and the cylinder receiving/storage areas. He stated that these areas would remain grassy areas for now. He stated that the production building would now include the office space and temporary parking area which would be temporarily located in the area that was designated for the future production building. Mr. Oiler stated that the site work and stormwater/drainage areas would be completed during phase one. He discussed the request with the Board as it pertains to the comments in Township Engineer, Russell Kresge's comments as well as the request to modify the development agreement and bond as necessary for the phasing of this project. They stated that Phase one would be completed in 2022. Mr. Oiler stated that Messer would request that item #6 referencing the landscaping in the parking area is waived also stating that there are 30 parking spaces for employees parking which will be constructed during phase one.

- **Discussion:** Mr. Weimer stated that he is concerned with the proposed U-Turn in order for employees to exit out of the parking lot making a right, then making a U-turn in order to proceed to the traffic light to turn onto Route 611 which is listed in the review letter as item #9. He stated that he would suggest putting up a no U-turn sign and having the traffic continue onto Bill Leonard Lane and onto the Green Road in order to travel to Route 611 for the safety of the employees, others traveling on the road at that time and to protect the Township. Ms. Ruiz-Smith stated that she has concerns regarding the traffic that will incur in combination with the traffic for the medical building once everything is opened up again in accordance with the Governors directive. Mr. Weimer asked if everyone leaves at the same time being advised by Mr. Mattingly that first shift would be 26 employees and they would all come to work in the morning and leave in the afternoon. Ms. Kelly asked if there were any traffic studies done prior to COVID-19, being advised that there were not. Ms. Kelly confirmed that employees would be arriving between 6:30am-7:30am, stating that most employees would be in to work prior to the medical building opening, being advised that is correct. Ms. Ruiz-Smith asked what kind of

landscaping is planned being advised by Mr. Oiler that it would remain the same as what was approved by the Board with no arborvitaes. Solicitor Armstrong stated that it is his understanding that Messer, LLC is looking for direction from the Board on the revised Land Development Plan and Development Agreement modifications with the Board being on board and working with Messer to see this project through. Discussion ensued that conceptual plans would be submitted for review by the Township Engineer and would be reviewed by the Planning Commission at their virtual meeting on June 8, 2020, Solicitor Armstrong will work with Attorney McManus on the development agreement and options available to avoid re-recording of the plans, and Mr. Weimer will visit the site with Township Engineer, Russell Kresge to determine the best solution for the U-turn situation. This item will be back on the Board's agenda for their June 16, 2020 meeting agenda.

**2. Other Business**

Nothing was heard.

**3. Public Input**

Nothing was heard.

Work Session ended at 6:58pm.