

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION NOTES
June 1, 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, Meredith Thompson, Business Manager and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

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

1. Request for Outdoor Flea Markets in a C-3 Zoning District- Eric Hockman

Eric Hockman was in attendance and expressed his desire to be able to offer an outdoor flea market on his property in which he would normally hold indoor auctions. He stated that the financial hardship due to the COVID-19 has hit his family and by offering an outdoor flea market would allow him to make some money to be able to pay his bills while offering a professional business for the public. He has owned the business for 22 years and due to the social distancing restrictions he is unable to hold indoor auctions. Mr. Hockman stated that he spoke with the Township Zoning Officer, Joe Brady and is aware that this is not a use that is allowed in the C-3 Zoning District and he is unsure what the reason is behind it and is curious if the Board of Supervisors would be in favor of allowing it.

- **Discussion:** Ms. Ruiz-Smith expressed her concerns with the parking issues that could arise along Summit Avenue and stated that Mr. Keane, Director of Codes and Zoning has done his due diligence in researching the properties that allowing an outdoor flea market will impact stating that there are over 150 properties that could have outdoor flea markets if the Board allowed this. Ms. Ruiz-Smith stated that the best option may be to go before the Zoning Hearing Board which could allow the use which would only pertain to this piece of property and not to all properties that are zoned the same. Mr. Hockman stated that he has adequate parking onsite, therefore there would not be an impact to the streets being used for parking. Ms. Colgan asked how many parking spots there are currently being advised there are 89-90 spots and that there would be approximately 40 vendors, with Ms. Colgan stating that there would be enough parking and area for the vendors based on that information. Mr. Hockman asked if he could have a farmers market being advised by Solicitor Armstrong that if it is a permitted use, conditional use or special exception in the zoning ordinance that he would then apply to the Township to receive approval. Ms. Ruiz-Smith stated that a farmers market would be an essential business currently. Mr. Weimer asked Mr. Hockman if he would plan to have the auction as well as the farmers market being advised he would not. Ms. Ruiz-Smith stated that there is a fee for applying to the Zoning Hearing Board as well. Ms. Kelly stated that she has concerns with the parking and potential for it being along the streets making it unsafe for the residents. Mr. Lamantia stated that the Board must remember that there are emergency

services provided off of Summit Avenue that use that road and need to have access in and out at all times. D. Meaney from the Pocono Summit VFC stated that he has concerns about trucks being able to get through in emergency situations. Mr. Hockman thanked the Board and is anticipating reopening as soon as the county is in the green.

2. Other Business

Ms. Kelly asked Ms. Thompson if there is still time to apply for funding from the county for blighted properties being advised that there is still time as the deadline for the application is July 2020. Mr. Weimer asked Ms. Thompson to apply for the funding to assist with the cost of tearing down blighted properties within the Township. Mr. Weimer asked Solicitor Armstrong for an update on the blighted property located on Mohawk Trail being advised that it was filed with the county courthouse and he is awaiting a hearing date.

Mr. Weimer stated that Ms. Onsted from Coolbaugh Township EAC requested to be able to attend the online PSATS classes that are being offered for \$99.00 per member. He stated that these are the seminars that were being offered at the PSATS Convention for 2020. The Board agreed that anyone that was attending PSATS can register.

3. Public Input

Nothing was heard.

Work Session ended at 6:37pm.