

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

The work session was called to order by Chairman William Weimer at 6:00pm at the Pocono Mountain Public Library located at 5500 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, Business Manager and Mr. 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 Zoning District Change from C-2 to Industrial

Rik Longacre was in attendance representing the developer that is interested in building a 350,000 square foot warehouse on a lot located on Corporate Center Drive East which will front Route 196. Mr. Longacre stated that the warehouse would be a single load warehouse which would have offices located in the two corners of the building, an office in the front of the building and would have loading docks along the back side. Due to the current zoning restrictions on the height of the building they would request to have the property zoned Industrial. Mr. Longacre understands the complication with that as it is not contiguous to other Industrial zoned properties and could pose an issue with spot zoning. The alternative would be to purchase Lot 23, the property next to the land that they are currently purchasing, stating that it touches an Industrial zoned property which would eliminate the spot zoning concern. The other potential would be to change the zoning to C-1 which allows industry and light manufacturing as permitted uses, except raises an issue of the building height restrictions. Mr. Longacre stated that they meet the height requirement on three sides of the building but will exceed them on the loading dock side by 3 ½”.

- **Discussion:** Ms. Kelly asked if there is a staging area for trucks waiting to load and unload being advised that there is and it would be on the approach to the warehouse. Ms. Kelly asked if there are an anticipated number of trucks that will be entering the warehouse daily, being advised that information is not available at this time as a tenant has not yet been determined. Ms. Ruiz-Smith asked Mr. Longacre how many truck bays there will be with Mr. Longacre stating that until a tenant is determined and their needs are known, he will not have that number. He stated that they could cut out the bays and place metal covers over them so that they are there for the developer for future use and only fully construct those that are desired for opening. Discussion ensued on conducting a traffic impact study to determine the potential traffic volume that will be created based on the square footage of the building and the type of warehousing that will take place. Ms. Ruiz-Smith commended Mr. Longacre for his proactive approach on the availability of the egress for the property as well as the potential to take down a building that is not being used and has been sitting empty for years. She stated that a church came before the Board requesting a zoning change and was denied, therefore leaving the

building empty. Ms. Ruiz-Smith stated that she is in favor of the rezoning. Mr. Weimer stated that there is no entrance to the warehouse from Route 196, but asked if you will still see it, being advised that you will, but that it will be set back, stating the site slopes from the intersection and would have buffers. Mr. Weimer suggested that Mr. Longacre look into the FAA flight path and height restrictions, stating that the Messer project had height restrictions due to the airport. He stated that he would rather they look into this in the beginning than waiting and running into issues further into the project. Mr. Weimer stated that the Green Road is not built for truck traffic, advising there will need to be measures put into place to make sure that the trucks know the preferred path to be taken to the warehouse so that they do not end up on Route 196 in which case they will not be able to make the turn from Green Road to Route 196 safely. Mr. Longacre stated that would not be an issue as he anticipates that trucks will be coming from the highway and turning onto Corporate Center Drive East, but stated that he would not have an issue with including additional signage to ensure that this is addressed. Solicitor Armstrong stated that rezoning to C-1 would make more sense but stated that he understands the concerns with the height restrictions. He stated that a variance could be an option, but asked if the Board is amenable to either the C-1 option or the Industrial rezoning option and asked for a consensus if they Board is in favor of moving forward with this request, stating that he will work with the applicant to look into the options available. He stated that a Professional Service Agreement will be required as well as an escrow to cover the professional fees. Mr. Longacre stated that they were already made aware of that requirement and will deliver it to Ms. Masker at the Township, stating that it was prepared to be hand delivered this evening but Mr. Herman was unable to attend. The Board agreed that they are in favor and look forward to working with Mr. Longacre and Mr. Herman in the future.

2. Short Term Rental- Public Hearing Planning

Mr. Weimer stated that it needs to be decided where the public hearing will be held for the short term rental ordinance stating that this has been on the table for a while and he would like to finalize it. He discussed the option of holding the hearing via zoom but stated that he has concerns about everyone being able to be heard due to potential technological problems and then stated that the other option would be to hold it outside under a tent. The Board was in favor of holding it outside under the tent which will be at a location to be determined on the Municipal Complex. Ms. Thompson stated that it will cost \$650.00 for the tent rental and after speaking with our DPW Foreman it was determined that the best locations would be in the back employee parking lot if it is able to be secured with sand bags or in the grass area next to that lot. Ms. Kelly stated that it could also go on the other side of the DPW garage with Ms. Thompson stating that property is owned by PAWC and she could contact them to see if they would require being listed as an additional insured to use the property. Discussion ensued about the number of people that would be able to be under the tent with Solicitor Armstrong stating that as long as it isn't raining, not everyone would have to be under the tent. Ms. Masker will place the legal ad once it is prepared.

3. Other Business

Nothing was heard.

4. Public Input

Nothing was heard.

Work Session ended at 6:44pm.