

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
BUDGET WORK SESSION MINUTES
October 6, 2020, 6:00PM**

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, Township Solicitor, Erin Masker, Township Secretary and Meredith Thompson, Business Manager

Staff absent:

None

1. Discussion on C1 and C2 Schedule of Uses

Mr. Weimer stated that this was requested to be put on a work session because of the requested zoning district change for the property located on Corporate Center Drive which would be rezoned from a C2 to C1. Ms. Kelly stated that she has reviewed the list of uses that are allowed in the C1 compared to the C2 zoning district stating that if we allow the property to be rezoned to a C1, we could potentially be allowing a lot of uses that are not specific to the intent of the commercial park where it is located. Ms. Kelly stated that she would not be in favor of an assisted living center, nightclub, stables, a church, a lumber yard or many other uses that would be allowed. Ms. Kelly stated that allowing these uses would not be the highest and best uses for the property, stating that if a church were to be allowed, they would be tax exempt and we would not be receiving taxes from the property. She stated that a warehouse is the proposed use presented by this developer, but she is more concerned that if they sell the property, the use would be able to be changed to any of the uses allowed in the C1 zoning district schedule of uses. Solicitor Armstrong stated that the alternative would be to allow a warehouse, which is the proposed use that they would like on the property to be a permitted use on the C2 schedule of uses. Ms. Kelly stated that she would not have an issue allowing warehouses in the C2 zoning district, but she is not in favor of allowing all of the C1 permitted uses in the business park. Ms. Ruiz-Smith stated that they already requested it and the Board determined that it would be a good use of the property. She stated that they are putting a lot of money into the project and doubts that they will walk away from it. Ms. Kelly listed all of the uses that are permitted in the C1 zoning district that are not permitted in the current C2 zoning district. Discussion ensued on the permitted uses and the Board agreed that they would like to move forward with the request as it was presented. Ms. Colgan stated that there are properties that are zoned C1 that are adjoining to this property which is why the request was made.

2. Review of the Revised Landscape Ordinance

The Board was presented with the revised draft of the landscape ordinance. Ms. Masker stated that the ordinance has been revised to address the comments in the MCPC review letter dated September 1, 2020. She stated that the process would be for the Board to authorize it to be resubmitted to the MCPC for a second review which is necessary due to revisions being made. She requests that the Board wait until the review is received to advertise it for public hearing so that we do not incur the advertising expense and find that there are any other changes that need to be made. Once the review is received and the Board is comfortable with the draft, they could consider authorizing it for a public hearing. Ms. Ruiz-Smith asked if there were changes

made based on the recommendation of the MCPC for the landscaping in the parking areas with Solicitor Armstrong stating that it was added back in under section F- Parking Areas. Ms. Ruiz-Smith stated that is important so that it will help alleviate stormwater management issues which were a costly expense to Lowes in order to funnel runoff water from Walmart when it was built. The mitigation also required covering expenses for a homeowner in Pocono Summit Lake Estates. The Board agreed that the ordinance could be sent to the MCPC for a second review.

3. Other Business

Mr. Weimer made a statement about an incident that took place at the Wastewater Treatment Plant on September 30, 2020 stating that he received a call at 6:51pm being advised that there was a leak in the membrane tank at the WWTP and that almost 20,000 gallons of sewage was released. He stated that the leak was contained in the facility, but that there was some sludge that went out into the yard when the door opened. He stated that DEP was contacted immediately and that the cause is still under investigation. DEP, DPW and Environmental Services were on site. DPW put down lime, dug up and removed the affected soil, added another layer of lime and put down stone. Mr. Weimer stated that some of the sludge made it over the embankment at which point DPW created a dam to prevent any further entry into the waterway. He stated that DEP was satisfied with the remedy of the situation and stated that the Township is in compliance. Mr. Weimer stated that the event was handled appropriately and all agencies that needed to be notified had been. He stated that the plant is running at capacity and moving forward.

4. Public Comment

Nothing was heard.

Work Session ended at 6:31pm.