

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
February 16, 2021

The work session was called to order by Chairman William Weimer at 6:02pm via the Zoom Virtual Media App.

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, Meredith Thompson, Business Manager, Darren Dixon, Controller, Tomas Keane, Director of Codes and Zoning, and Thomas Rohan, Codes and Zoning Officer

Staff absent:

None

1. LPC Pocono- Discussion on Land Development Plan Revisions for Star Boulevard

Wil Freve, LPC, LLC., Pete Terry of Benchmark Civil Engineering, Rik Longacre of Schlouch Inc, were in attendance representing LPC Pocono, LLC. Mr. Freve stated that the 750,000 sq. ft. warehouse located at 145 Market Way is currently enclosed under roof and is waiting for the weather to break so that they are able to begin paving. The building is expected to be occupied by a tenant in June 2021. Mr. Freve discussed the original land development plan that is approved which includes the traffic signal at Market Way and Industrial Park Drive. He stated that they have been speaking with Mount Pocono Borough and discussing the need for a bypass road which will allow traffic to have an exit onto Route 611 from Market Way. He stated that one of the conditions of the LDP that is currently approved requires the Market Way and Industrial Park Drive traffic signalization and they would like to request that the signal not be required and that the money could be used for the bypass road. He stated that there were originally two scenarios and the requirement for the signal would be for a high cube fulfillment center. He stated that there is a potential tenant which would be a smaller typical warehouse which would not meet the traffic impact to require a signal. He stated that this road would be constructed, as there are plans that are going before the Mount Pocono Planning Commission from Clarius Partners to construct a warehouse that would be located on this road (proposed to open in the 4th quarter of 2021). Stating that they will be contributing to the cost of the new road along with LPC Pocono and Mount Pocono Borough.

- **Discussion:** Ms. Ruiz-Smith stated that this road has been discussed for many years and Mount Pocono was not in favor of it. She stated that the traffic signal at Market Way and Industrial Park Drive is necessary not only for the warehouse that will be opening but also for the traffic from Geisinger. She stated that she is not in favor of this change. Mr. Weimer asked what financial assurances Coolbaugh Township will have in the event that the road is not built and the traffic signal would be warranted in Coolbaugh Township. Mr. Freve stated that he has given that some thought and thinks that there could be a revised development agreement in place and they could post a cash escrow for the cost of the improvement which could be transferred to Mount Pocono for the cost of the bypass once it is constructed. Ms. Ruiz-Smith stated that she is not in favor of the removal of the traffic signal requirement, stating that she understands that she will have to go with the majority vote. She suggested that Clarius could fund the cost of the bypass when they build there warehouse, stating that it will be in the Borough. Ms. Kelly stated that from a vision point she believes the bypass will benefit our area, but stated that she would like the opportunity

to discuss it with our Township Engineer. Mr. Terry stated that no matter the traffic volume, LPC Pocono will still be responsible to widen the roads for tractor trailer traffic, conduit will be installed and overlay will be put down. Mr. Weimer asked if Market Way would be the entrance for trucks and the employees would use the bypass, being advised that is correct. Mr. Weimer suggested opening up the road, make the improvements and install the signal and then move it once the bypass is complete if it is no longer necessary. Mr. Freve stated in confidentiality, without releasing the name of the proposed tenant, that the new business user will have traffic counts that are much more consistent with scenario two, which reflect lower traffic counts, which do not warrant the signal. Mr. Weimer stated that based on the discussions this evening, it appears that the Supervisors are willing to continue discussions on the proposal that you are discussing. Solicitor Armstrong stated that the Board should expect a revised LDP submission for review and consideration which will also include a proposed revised development agreement to document funding for the signal as security should the bypass not be constructed. Mr. Longacre stated that he has had conversations with Township Engineer, Russell Kresge and stated that the submission may range from a simple revision to the current plan, a full blown plan review or it could be a redlined plan. This is still to be determined. Mr. Freve thanked the Board for their time.

2. Discussion on New Postage Meter Contract

Ms. Thompson stated that the current lease on our postage meter is expiring and that there are two quotes in the packet for consideration. She stated that the current postage meter is \$95.00 per month through Neopost which is now known as Quadient. They have provided us with a quote for an upgraded machine that will allow electronic certified mail and tracking built into the machine. She stated that the quote is \$149.95 for a 63 month lease which also includes the setup. Ms. Thompson stated that the second quote is from German Mail Engineering in the amount of \$175.00 per month for 63 months which is a similar machine it has more options which the staff does not use currently. She stated that there are not many companies that deal directly with USPS.

- **Discussion:** Ms. Ruiz-Smith stated that this should be a choice of the staff as they will be utilizing it day to day. She stated that we do not know the flow and requirements that the staff using the machine is familiar with. Ms. Kelly asked if the only difference in the quotes is the price between the two machines, being advised that is accurate and that there are options that are not necessary on the more expensive machine. Ms. Thompson stated that the machine in quote one is best for our office needs.

3. Other Business

Ms. Ruiz Smith asked if the property located on the corner behind from Cramer's in Pocono Summit is Coolbaugh Township or Tobyhanna Township. She asked Mr. Keane to keep an eye on the property once the snow melts stating that it has become a parking area for shopping carts, stating if it is our Township, she would like to be sure that we are on top of getting that cleaned up when the snow melts. Mr. Keane stated that he will look into it.

4. Public Comment

Nothing was heard.

Work Session ended at 6:53pm.