

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
March 2, 2021**

The work session was called to order by Chairman William Weimer at 6:00pm 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(Star Blvd)- Discussion with Township Engineer, Russell Kresge

Mr. Weimer stated that at the last meeting multiple Supervisors stated that they wanted to speak with our Township Engineer regarding the changes to the LPC Pocono Land Development Plan changes which would include Star Blvd, the proposed bypass road. Mr. Kresge stated that the original submission provided a traffic impact study in which there would be two options; one larger cube warehouse which would provide more traffic and require a traffic signal be installed at Market Way and Industrial Park Drive, and the second which would have less traffic and would not warrant a traffic signal. It appears that the proposed tenant will be of the small size and would not warrant the traffic signal. The developer is willing to provide a cash escrow to cover the cost of the signal improvements to be held in a separate account until the completion of the bypass road. Upon bypass road completion, these funds will then be transferred as outlined in the revised development agreement.

- **Discussion:** Ms. Ruiz-Smith stated that she is against the elimination of the traffic signal requirement at Market Way and Industrial Park Drive, stating that there is a bigger benefit to the traffic not only from the warehouses but also for the other businesses that are in the area that would benefit from the signal. She stated that once the bypass road is constructed, people from Route 611 and 196 will cut across to go to Walmart, Lowes, Perkins and other businesses in the area to avoid the five point intersection which will increase the traffic count and the traffic signal will be needed. Mr. Kresge stated that if the traffic signal is not warranted in the traffic study, PennDot will not issue a permit for the installation of the signal. Mr. Kresge stated that the Board could require a traffic study periodically for a period following the construction of the bypass road to ensure that the signal is not warranted in the future. He stated that this could be a requirement in the development agreement. Ms. Kelly stated that the traffic from the proposed tenant would not warrant the traffic signal and asked if the cash escrow that is proposed would be acceptable, being advised that it would. Solicitor Armstrong asked Mr. Kresge if the bypass road would cause a revision to the plan being advised that it would not as the bypass road is within Mount Pocono Borough. Mr. Weimer asked how we would be able to hold the developer responsible if in the future the need for a signal changes, being advised that it would be addressed in the development agreement. Mr. Kresge stated that the warehouse use would be addressed in the Certificate of Occupancy, if the use changes then the new user would need to do a traffic study to ensure that the signal is not warranted at that time. Mr. Weimer asked Mr. Kresge if the other improvements

will still be required, being advised that they will and that there was also damage done to a portion of Market Way, stating that the developer has agreed to a complete overlay of all of Market Way.

2. Other Business

Ms. Colgan stated that Parks and Recreation will have some items coming in front of the Board at a future meeting for planned projects.

3. Public Comment

Nothing was heard.

Work Session ended at 6:33pm.