

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION MINUTES**  
**September 21, 2021**

The work session was called to order by Chairman William Weimer at 6:00pm in the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

**Board Members present:**

William Weimer, Clare Colgan, Lynn Kelly and Alma I. Ruiz-Smith

**Board Members absent:**

Anthony Lamantia

**Staff present:**

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Meredith Thompson, Business Manager and Darren Dixon, Controller

**Staff absent:**

None

**1. Discussion on Request from Pocono Farms for ARP Funding for Stormwater Mitigation**

Dave Timko and Artie Furman were in attendance on behalf of Pocono Farms to discuss the concerns that they are having with stormwater in their community. Mr. Timko stated that he was made aware that the county and the township were both receiving American Rescue Plan (ARP) funding from the government and thought that it might be an opportunity for them to work with both entities to try to come up with the funding that is necessary to remedy the water issues that are happening in the Pocono Farms Community. Mr. Timko presented a video which shows some areas of concerns which included: Pheasant Place, Apache Trail, Hemlock, Fairway, Seneca and Susquehanna. He stated that this project affects many people and the remediation would benefit many as well. The ARP funding must be allocated to projects and spent in five years with half of the funding being received this year and the other half next. Mr. Timko stated that he knows that there will be permitting requirements that will need to be met.

- **Discussion:** Mr. Weimer stated that he has met with Township Engineer, Russell Kresge and stated that a hydrology and hydraulic study were approved by the Board of Supervisors to be completed on Apache Trail. He stated that he also had a conversation with Senator Scavello regarding concerns of stormwater and the permitting from DEP and other outside agencies. He stated that he believes Senator Scavello will be able to help us get the DEP permitting. Ms. Ruiz-Smith stated that she was in Senator Scavello's office and he was working with a Stroudsburg representative that was flooded and stated that he was also trying to help them with permitting through DEP in order to help expedite their remediation process. Mr. Weimer stated that he spoke with the DPW Foreman and Assistant Foreman to discuss what can be done to help with the issues and stated that they suggested that resident's cleanout the culverts in front of their properties so that when it rains the water is able to flow through without getting blocked by debris. Mr. Weimer asked if anyone had an issue with exploring what we may be able to do to assist Pocono Farms. Mr. Ruiz-Smith stated that we should be partnering with the county and stated that we may also be able to work with other communities that are having stormwater concerns. Ms. Ruiz-Smith suggested sending a letter to our representatives including Senator Marty Flynn.

**2. Discussion with PMEDC on:**

- Zoning at Pocono Mountain Corporate Center in the Area of the Pocono Mountain Municipal Airport on Route 611

- Current Available PMEDC Properties for Development
- Participation in the LERTA Process for Properties Located in Coolbaugh Township

Chuck Leonard and Dennis Noonan were in attendance on behalf of the Pocono Mountain Economic Development Corporation. Ms. Kelly asked what lots are still available on Corporate Center Drive being advised that there are two properties that are under contract. One is with Messer and the other is an undisclosed developer. Mr. Leonard stated that there are lots available which include a 10 acre parcel, 24 acre parcel and 90 acres across Route 196. He stated that out of the 90 acres across Route 196 there are approximately 30-32 acres that are buildable which back up to the Mushroom Farms. Mr. Leonard stated that they try to find developers that are looking to build within the zoning requirements as set by the township for each piece or property, but stated that is not always as easy as it seems and some require relief. Ms. Kelly discussed the zoning change that was necessary for the property behind the old NCC building which required a zoning change asking if the Board should be considering adding conditional uses to the current zoning in that area to help bring in new businesses so that they would not need to make requests in the future. Ms. Ruiz-Smith stated that the developers that are looking at the township zoning ordinance need to understand the difference between a warehouse and a distribution center. Ms. Kelly asked if a 400,000 sq. ft. building would be considered an average warehouse building. She was advised by Mr. Noonan that a 400,000 sq. ft. building is actually considered small. Ms. Kelly asked if there are still EDU's available for their sewer plant being advised that there is. Ms. Kelly asked where the ingress and egress are for the property located behind the airport being advised that they will enter and exit through Corporate Center Drive at the traffic light. Ms. Ruiz-Smith stated that there are concerns with the additional truck traffic on Route 196 stating that there are also trucks hauling boats. Mr. Weimer asked how the Board of Supervisors can make the lots more marketable as we plan moving forward. Mr. Noonan stated that medical facilities, hospitals and warehouses are the most popular. Ms. Kelly asked if there are any other businesses that are looking at the land being advised that at one point there was a day care looking at a vacant location. Mr. Weimer stated that he would like a medical center in Coolbaugh Township. He asked if they have seen any areas that have built a bunch of warehouses and then in 10-15 years found that they are all vacant, being advised that is always a possibility with any business. Ms. Ruiz-Smith asked about a developer that is building an apartment complex in East Stroudsburg wanting to know what they are doing to bring in other businesses and housing complexes stating that we need a senior housing facility in Tobyhanna. Mr. Leonard stated that they are requesting that the Board consider participating in the LERTA process for two properties, one being the H. John Davis (approximately 27 acres) property next to the airport property and the other is known as the Lynch property on Route 423/Prospect and 611 (approximately 119 acres). Mr. Leonard stated that the LERTA is an incentive for businesses to come to the area and gives them a break in taxes for the first 10 years based on a percentage. It starts at 0% for the first year and works its way up to the full tax base after 10 years. He stated that there are some municipalities that offer 100% tax break for the first 10 years. He stated that he is not asking the Board to vote just wanted to be sure that they are in favor with participating in the process of adding those properties to the LERTA and stated that this will essentially start the conversation. Ms. Kelly asked if the H. John Davis properties would be joined into one, being advised that is an option. She stated that the Lynch property applied for a subdivision plan which was approved and stated that only the plan was recorded, never the deed. Ms. Kelly stated that if the deed is not recorded, the subdivision can be made null and void. Mr. Leonard stated he will look into it. He then discussed that there would be a public hearing held at a location convenient for everyone to participate. He stated that if the Township agrees to participate they can send their questions in and they will receive answers. Mr. Weimer stated that he would like a White Castle in Coolbaugh Township and Ms. Ruiz-Smith stated she would like senior housing and a hospital. Ms. Ruiz-Smith asked Mr. Leonard where the easement agreement stands for the Industrial Park Emergency Access, being advised that he will check with his Attorney. She stated she would like to see that completed before the snow falls.

**3. Other Business**

Nothing was heard.

**4. Public Comment**

Nothing was heard

Work Session ended at 7:09pm