

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
October 19, 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, 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, Darren Dixon, Controller and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

1. Coolbaugh Township Citizens for Responsible Growth Presentation

Kelsey Beehler Hovi was in attendance on behalf of the Coolbaugh Township Citizens for Responsible Growth stating that the group thought that it would be beneficial to make a presentation to the Board on the beautiful community that we are surrounded by and to request that the Board continues to keep the best interest of the township in mind when making decisions regarding future development in the Township. Ms. Hovi thanked the Board for using good judgement on the previously proposed development that was before them at a previous work session. Ms. Hovi presented a PowerPoint presentation which outlined the tourist attractions in the community including but not limited to the hiking, streams, wildlife, fishing, the Tobyhanna Creek and the state park. She also reviewed the meaning of the zoning in the Township and the reason that it is in place. Ms. Hovi thanked the Board for their time and for allowing her to make this presentation and asked that they continue making the best decisions for the Township.

- **Discussion:** D. Pope stated that was an excellent presentation. Mr. Weimer stated that there have been a lot of developers that have come before the Board and stated that this presentation shows the other side, thanking Ms. Hovi.

2. Herrera Land Development Plan Discussion (Kings Way & Route 196)

Deb Huffman of Reilly and Associates was in attendance on behalf of the developer stating that the developer is proposing to build a truck repair facility, a permitted use, on the corner of Route 196 and King's Way and noticed that in the ordinance King's Way is restricted when it comes to allowing truck traffic. They are trying to determine why truck traffic is not allowed whether it is because of the construction of the road or for other reasons. She stated that it is believed that the safest means to enter the facility would be at the traffic signal onto Kings Way and then enter their driveway which would be 380' from the traffic signal. She stated that there would be approximately 4-5 trucks per day that would be entering the facility. Due to the location of the traffic signal it is believed that PennDot would require them to use the traffic signal to enter the property instead of creating a new driveway off of Route 196 which could also warrant turning lanes to be installed. Ms. Huffman stated that it is a safety concern.

- **Discussion:** Ms. Ruiz-Smith asked if the services that will be provided will be by appointment or if it would also service anyone that comes in off the street, being advised that due to having to get parts they would be scheduled repairs. Mr. Lamantia asked for clarification on the trailer parking being advised that they are allowed 24 spaces as the requirement is 4 spaces per bay and they are proposing 6 bays. Ms. Huffman stated that they may also be proposing a secondary use for parking of trailers, stating that would be a zoning issue.

There are 33 spots shown on the plan with 24 for the bays and 18 for employee parking. Mr. Lamantia stated that if the roadway is not able to withstand truck traffic, who would maintain it. Ms. Huffman stated that the engineer would be able to conduct core study samples to determine the state of the road if the board is in favor. Ms. Ruiz-Smith stated that at the time when the roads were taken over from Pocono Farms East it is believed that there was an agreement about restricting truck traffic on Kings Way. Ms. Kelly stated that the roads were owned by an HOA before they were taken over by the township and stated that she is unsure if there is a document showing the agreement or if it was done by ordinance which is why it is in the Township Ordinance as a restricted road. Discussion ensued with the potential reasons that the traffic is not allowed with Ms. Ruiz-Smith stating that she is concerned with the quality of life of the residents in the community that purchased properties in that specific community with the belief that there would be no truck traffic, stating that is the fundamental issue. Mr. Weimer stated that he would like there to be further conversations with our Township Engineer regarding this request stating that he as the Roadmaster is not in favor of core samples stating that as soon as we put truck traffic on that road it will begin to deteriorate. He stated that it is the main entrance to the community, stating that he would like to see what the residence think about this request as well to make sure that we are balancing that input with doing the right thing. J. Hughes asked what the pros would be to creating this business at the end of the community with Solicitor Armstrong stating that a Land Development Plan has not yet been submitted and that they are just looking for directive from the Board so that they know how to proceed moving forward. Ms. Hughes stated that she moved here in 2006 stating that she was looking to get away from the noise pollution, air pollution stating that she would not be in favor of industrial uses coming into the end of the community. She stated that there are so many people traveling on that road as well as many people losing their lives in the area. Mr. Weimer stated that many times GPS takes truck traffic in different directions, stating that truck traffic could impact Pocono Farms and other areas. Ms. Hughes stated that Pocono Farms East has their monthly meeting on October 30th and stated that the developer is more than welcome to attend to discuss the proposed project. K. Hovi asked the Board for clarification stating that the use is permitted on the property and that it is just a matter of determining access whether by Kings Way or having to deal with PennDot for access, being advised that is correct.

3. Other Business

Nothing was heard.

4. Public Comment

Nothing was heard

Work Session ended at 6:42pm