

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
November 1, 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 and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

****Members of VFW Post 509 and VFW Post 3448 were in attendance for the Annual Veteran's Day Ceremony ****

1. Discussion on Proposed Development- Lanston Equities

Mr. David Jaindl was in attendance along with Luke Jaindl and Eric Shuck to discuss the 451 acre parcel of property that they are proposing to develop, located behind the Township Municipal Building. He stated that he is under agreement with Mr. Lance Mirkin to purchase the property. He is proposing to build two high cube warehouses, one is 1.2 million sq. ft. and one is 1.5 million sq. ft. and that he is in front of the Board of Supervisors for some feedback. This plan proposes a driveway below the municipal building and will not require access through Veterans Drive. Ms. Kelly asked about the coverage area for the 351 acres, being advised it would not exceed 40% coverage and 60% impervious; all property is zoned industrial and at this time they are not anticipating requesting any waivers for the coverage or building size. Mr. Weimer asked if there is a proposed tenant, being advised that there is interest but no tenant secured. Mr. Jaindl stated that they usually do not work with tenants until further down the line. Ms. Kelly asked if they would need an HOP being advised that they are working with a traffic engineer currently. Discussion ensued about the building location and the use of the building. Ms. Kelly asked about truck stacking being advised that there will be enough spaces so that they will be off the road; all proposed parking and truck stacking will be in accordance with the ordinance requirements. He stated that there will not be any trucks off site waiting. Ms. Kelly asked if the size of the warehouses would require a high volume driveway permit being advised that it will be based on the ITE number that will be calculated. Ms. Ruiz-Smith asked how many bay doors are proposed, being advised that the number has not been determined yet. Mr. Weimer asked if this will be warehousing and not manufacturing, being advised they would like manufacturing but anticipate it will be a high cube warehouse, which could have multiple tenants. Ms. Kelly stated that under our current ordinance you could have manufacturing- light and distribution center/truck terminal, being advised that they anticipate being in compliance with the permitted uses in the ordinance. Ms. Ruiz-Smith asked if there is an option to bridge the buildings as they have with Sanofi properties when they expand, being advised that they do not believe so. Ms. Kelly asked what the plans are for potable water and sewer, with Mr. Jaindl stating that they would prefer public water and sewer. Ms. Kelly stated that the WWTP would not be able to take the additional flows for these warehouses. Ms. Ruiz-Smith stated that by the time the building is constructed, the wastewater treatment plant may be sold and there may be options available. Discussion ensued about the size of the warehouses in contrast with the definitions in the township ordinances with Ms. Kelly stating that a

Distribution Center would be a more fitting definition based on the size and use of the buildings stating that it is a permitted use. Mr. Weimer stated that the biggest hurdle will be the utilities.

- **Discussion:** D. Pope asked Mr. Mirkin if you are still planning to take down the building across the street being advised that he is working on it. Solicitor Armstrong asked the developer if they will be requesting any zoning relief, being advised they are not anticipating it at this point. Solicitor Armstrong asked if they will be proposing a subdivision plan for the 350 acres and 151 acres being advised that it will be determined on the plan for future development that is still being discussed. The 150 acres could stand alone and the 351 acres would be for the warehouses that we are discussing this evening. Mr. Weimer stated that the biggest hurdle will be the sewer for the project.

2. Other Business

Nothing was heard.

3. Public Comment

Nothing was heard

Work Session ended at 6:40pm