

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
February 15, 2022**

The work session was called to order by Chairman William Weimer at 6:00pm at the Coolbaugh Township Volunteer Fire Company located at 652 Laurel Drive, Tobyhanna.

**Board Members present:** William Weimer, Clare Colgan, Alma I. Ruiz-Smith, Lynn Kelly, and Joseph Rogan

**Board Members absent:** None

**Staff present:** Patrick Armstrong, Solicitor, Meredith Thompson, Business Manager, and Tomas Keane, Director of Codes and Zoning, Darren Dixon, Controller

**1. Zoning Discussion – Summit Auction House – 210 Summit Avenue**

Chairman Weimer opened discussion regarding zoning for the property located at 210 Summit Avenue being informed by Mr. Keane that the presenter was running late. Solicitor Armstrong advised that the work session may be closed and reopened once the presenter was in attendance. Public input was heard and the work session closed at 6:07pm. The work session was reopened at 6:38pm by Chairman Weimer. Denise Ford-Sawadogo from the Montclair Brewery expressed interest in purchasing the property at 210 Summit Avenue for a taproom, production of beer, and lodging. She explained that the property is currently zoned R-3 but is adjacent to C-3 zoning and asked for the Board's input regarding a zoning change to C-3 to allow for a brew pub as proposed. Discussion was held regarding lodging, short-term rental properties in the surrounding area, federal and state requirements involving brew pubs, pedestrian access, and parking requirements. Solicitor Armstrong advised the Board to consider that all allowable uses under a C-3 zoned property will be applicable to the proposed zoning change and to review the township's comprehensive zoning plan. Chairman Weimer recommended that Ms. Ford-Sawadogo request to be included on an upcoming Planning Commission agenda to present the zoning change request.

**2. Public Input**

M. Peterson referenced the holding tank discussion regarding 4171 Sylvan Lane at the January 18, 2022 Board of Supervisors public meeting and stated that he was happy to see regulation for on-lot sewers in the township's short term rental ordinance. He also stated that there has been an improvement in the quality of the lake within his community since the adoption of the short-term rental ordinance.

**Work session opened at 6:00pm**

**Work session closed at 6:07pm**

**Work session re-opened at 6:38pm**

**Work session closed at 7:15pm**