



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION AGENDA
March 29, 2022, 7:00PM**

Public input will be considered at the end of the work session. The public will be given an opportunity to speak on each agenda item. When speaking please state your name and the city or community that you reside in.

1. Discussion on Development in the Township:

- Discussion on Requiring an Environmental and Community Assessment study as per Coolbaugh Township Zoning Ordinance §400-51
- Definition of Warehouse vs. Distribution Center
- Discussion on building heights in the various zoning districts

2. Public input

3. Adjournment

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§ 400-51. Environmental and community assessment.

- A. The intent of this section is to provide the identification of environmental and community impacts and means of mitigation of impacts of development projects in the Township, and to determine what conditions should be required to mitigate any adverse effects of the proposed use. The Board of Supervisors, Planning Commission, or Zoning Hearing Board, as the case may be, may, based upon the nature of a project and potential impacts on the Township, require the developer to prepare and submit to the Township an environmental and community assessment for the types of developments and uses listed below. The requirements of this section may also be applied to any other proposed conditional use or special exception, which for reasons of location, design, existing traffic or other community or environmental considerations, as determined by the Township, warrants the application of the study required contained herein. The Board of Supervisors, Planning Commission, or Zoning Hearing Board, as the case may be, may waive certain components of the assessment should such components be deemed unnecessary for certain uses.
- (1) Industrial parks.
 - (2) Manufacturing or manufacturing or industrial uses.
 - (3) Junkyards.
 - (4) Mineral extraction.
 - (5) Mineral processing.
 - (6) Agricultural products processing.
 - (7) Solid waste facilities and staging areas.
 - (8) Warehouses and trucking terminals.
 - (9) Airports.
 - (10) Any use involving the initial or cumulative disturbance of 87,120 or more square feet of soil surface areas.
 - (11) Any use involving the initial or cumulative construction, installation and/or placement of 43,560 square feet or more of buildings, structures or other impervious surface areas.
 - (12) Any use involving development in any floodplain area.
- B. Purpose of assessment. The purpose of this assessment is to disclose the environmental consequences of a proposed action for consideration by the Township for the determination of approval or denial of the project, and, if the project is approved, for the establishment of conditions of approval. This requirement is made in order to protect the natural environment with respect to water quality, water supply, soil erosion, pollution of all kinds, flooding and waste

disposal and to preserve trees and vegetation, to protect watercourses, air resources and aquifers.

- C. Contents of assessment. An assessment shall include a description of the proposed use including location relationship to other projects or proposals, with adequate data and detail for the Township to assess the environmental impact. The assessment shall also include a comprehensive description of the existing environment and the probable future effects of the proposal. The description shall focus on the elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships. At a minimum, the assessment shall include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts; and said proposal shall comply with all other standards included in this chapter and other Township ordinances:
- (1) Soil types.
 - (a) USDA soil types (show on map).
 - (b) Permeability of soil on the site.
 - (c) Rate of percolation of water through the soil for each five acres.
 - (2) Surface waters.
 - (a) Distance of site from nearest surface water and head waters of streams.
 - (b) Sources of runoff water.
 - (c) Rate of runoff from the site.
 - (d) Destination of runoff water and method of controlling downstream effects.
 - (e) Chemical additives to runoff water on the site.
 - (f) Submission of an erosion and sediment control plan meeting the requirements of the PA DEP and the County Conservation District.
 - (g) Said information shall be set forth in a stormwater management plan meeting the requirements of Chapter 355, Subdivision and Land Development.
 - (3) Ground cover, including vegetation and animal life.
 - (a) Extent of existing impervious ground cover on the site.
 - (b) Extent of proposed impervious ground cover on the site.
 - (c) Type and extent of existing vegetative cover on the site.
 - (d) Extent of proposed vegetative cover on the site.

- (e) Type of animal life and effect on habitat.
- (4) Topographic and geologic.
 - (a) Maximum existing elevation of site.
 - (b) Minimum existing elevation of site.
 - (c) Maximum proposed elevation of site.
 - (d) Minimum proposed elevation of site.
 - (e) Description of the topography of the site and any special topographic features, and any proposed changes in topography.
 - (f) Surface and subsurface geology.
- (5) Groundwater.
 - (a) Average depth to seasonal high water table.
 - (b) Minimum depth to water table on site.
 - (c) Maximum depth to water table on site.
 - (d) Quality.
- (6) Water supply.
 - (a) The source and adequacy of water to be provided to the site.
 - (b) The expected water requirements (gpd) for the site.
 - (c) The uses to which water will be put.
- (7) Sewage disposal.
 - (a) Sewage disposal system (description and location on the site, of system).
 - (b) Expected content of the sewage effluent (human waste, pesticides, detergents, oils, heavy metals, other chemical).
 - (c) Expected daily volumes of sewage.
 - (d) Affected sewage treatment plant's present capacity and authorized capacity.
- (8) Solid waste.
 - (a) Estimated quantity of solid waste to be developed on the site during and after construction.
 - (b) Method of disposal solid waste during and after construction.
 - (c) Plans for recycling of solid waste during and after construction.

- (9) Air quality.
 - (a) Expected changes in air quality due to activities at the site during and after construction.
 - (b) Plans for control of emissions affecting air quality.
- (10) Noise.
 - (a) Noise levels, above existing levels, expected to be generated at the site (source and magnitude), during and after construction.
 - (b) Proposed method for control of additional noise on site during and after construction.
- (11) Land use.
 - (a) Past and present use of the site with particular attention to storage or disposal of toxic or hazardous waste.
 - (b) Adjoining land uses and character of the area.
- (12) Impact of proposed use. A description of the impacts on the environment and mitigating factors shall be provided for the following:
 - (a) Existing plant species (upland and aquatic), and effects thereon.
 - (b) Existing animal species and effects thereon.
 - (c) Existing wildfowl and other birds and effects thereon.
 - (d) Effects on drainage and runoff.
 - (e) Effects on groundwater quality.
 - (f) Effects on surface water quality.
 - (g) Effects on air quality.
 - (h) Alternatives to proposed development, consistent with the zoning of the tract.
 - (i) The social structure and community character of the Township.
 - (j) Effects on sites of historic significance.
- (13) Critical impact areas. In addition to the above, plans should include any area, condition, or feature which is environmentally sensitive or which if disturbed during construction would adversely affect the environment.
 - (a) Critical impact areas include, but are not limited to, stream corridors, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, areas of high water table, and mature stands of native vegetation and aquifer recharge and discharge areas.

- (b) A statement of impact upon critical areas and of adverse impacts which cannot be avoided.
 - (c) Environmental protection measures, procedures and schedules to minimize damage to critical impact areas during and after construction.
 - (d) A list of all licenses, permits and other approvals required by municipal, county or state law and the status of each.
 - (e) A listing of steps proposed to minimize environmental damage to the site and region during and after construction.
- (14) Community impact analysis. A community impact analysis shall be prepared to address the following areas of concern:
- (a) Generalized market synopsis. The general market shall be analyzed to determine reasonable forecasts of market demand for the use(s) on the proposed site. This information shall be used to confirm the housing type(s) or other uses proposed and the sale price or rental and amenities proposed by the developer. The findings shall be presented in a summary or synopsis form in the final report.
 - (b) Impact analysis. An impact analysis shall be prepared which demonstrates effects of the proposed development on the following elements along with actions proposed to mitigate any burdens created by the development:
 - [1] Number of residents and public school children generated by proposed housing units.
 - [2] Increases in vehicular traffic and the ability of the existing road system to accommodate traffic increases.
 - [3] Anticipated load on public utilities, police and emergency services and other community facilities and services.
 - [4] Disturbance to the natural ecology, such as alluvial soil areas, loss of tree cover and land erosion.
 - [5] Harmony with the character of surrounding development.
 - [6] Feasibility of providing public transportation to the site.
 - [7] Anticipated time period to sell/rent out the proposed development.
 - [8] The anticipated expansion or improvement of existing facilities or construction of new facilities which will be necessary to accommodate the increased needs resulting from the development should be set forth.
 - (c) Financial analysis.

- [1] Estimates of costs associated with expansion, improvement or construction of facilities should be made and the potential sources of revenue set forth.
 - [2] Anticipated annual revenues to the Township and the school district for each of the first five years of the development.
 - [3] Anticipated Township and school district expenses associated with the development for each of the first five years of the development.
- (15) Additional requirements. In addition to the above requirements, the Planning Commission and/or Township Board of Supervisors or the Zoning Hearing Board may require such other information as may be reasonably necessary for the Township to evaluate the proposed use for its effect on the community.

D. Additional considerations. The following shall also be addressed:

- (1) Alternatives. A description of alternatives to the proposed use.
- (2) Adverse impacts. A statement of any adverse impacts which cannot be avoided.
- (3) Impact minimization. Environmental protection measures, procedures and schedules to minimize damage to critical impact areas during and after construction.
- (4) Approvals required. A list of all licenses, permits and other approvals required by municipal, county or state law and the status of each.
- (5) Minimization steps. A listing of steps proposed to minimize environmental damage to the site and region during and after construction.

E. Qualifications. The Assessment shall be prepared by a professional architect, landscape architect, planner, engineer or other qualified individual whose qualifications have been previously approved by the Board of Supervisors or the Zoning Hearing Board, as the case may be.

F. Evaluation. The procedures for evaluating the assessment shall be as follows:

- (1) Consultation. Upon receipt of the application the Township may forward the assessment to the Township Engineer and any other agency or firm which the Township may desire for review and comment.
- (2) Fees. Fees for the costs of such consultation as described in Subsection F(1) shall be paid by the applicant.
- (3) Public availability. Copies of the assessment shall be on file and available for public inspection in the Township office.
- (4) Review and action. The Planning Commission shall evaluate the proposed project and the assessment and recommend action on same to the Board of Supervisors or Zoning Hearing Board.