

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
April 4, 2023

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, PA.

Board Members present:

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

Board Members absent:

Cara Rogan

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary Meredith Thompson, Business Manager, and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

1. Our Pocono Waters Presentation- Donna Kohut

Donna Kohut of Our Pocono Waters and Abby Jones from Penn Future were in attendance to review a power point presentation and to discuss clean stream protections and stating that they are in favor of development when it is done thoughtfully. They discussed exceptional water ways, water quality and ways to maintain and preserve high quality streams. They discussed the redesignation manual and stated that it is a great resource for information on upgrading streams within the municipality and provided the Board with a QR code that will take them to an interactive map that shows high quality and exceptional value waterways as well as special protection stream designations. Penn Future is a partner with many organizations to help protect the streams and waterways and in some instances provides legal representation relating to the same when development is in specific areas with waterways. Both D. Kohut and A. Jones thanked the Board for allowing them to make their presentation this evening.

- **Discussion:** J. Miller thanked Our Pocono Waters for their presentation and asked if they can do a risk analysis re: pristine waters for any development to help them better evaluate the risk associated with the project, being advised that they do not, but that they are in contact with other organizations that are able to assist with that. Mr. Weimer stated that he would like the county to consider an update to the 2005 comprehensive plan as times have changed, so he encouraged the residents to reach out to the commissioners to get them on board to assist with funding the update.

2. Mapletree Coolbaugh Building Loading Dock Expansion Stormwater Ordinance Waiver Request

Chris McDermott was in attendance to discuss the existing warehouse that was previously known as the J & J Building stating that they would like to request a waiver to be able to encroach on the buffers to add pavement to the loop road to better construct it and allow for access of emergency vehicles. He stated that the stormwater management plan is currently being reviewed by the Township Engineer and that the NPDES has been submitted for review. He discussed the current width of the road and the proposed width that they would like to have for truck access, stating that this would alleviate truck traffic on Corporate Center Drive. He also discussed the requested waiver to allow the moving of dirt from one area on the site to fill in a horseshoe shaped area shown on the plan.

- **Discussion:** Ms. Kelly asked about the location of the proposed road in relation to the existing retention basin and asked if a traffic study was completed, being advised that there will not be any additional truck traffic generated by this warehouse. Ms. Kelly asked what the status is on the engineer review letter asking if the comments have been addressed or if they would comply. Solicitor Armstrong stated that what he heard was that a new submission was made, and they are awaiting another review letter. Discussion took place on the creation of the wetlands, manmade vs. natural which is not a difference in the township ordinance. Mr.

Weimer asked if there is a way to build it up to alleviate the noise that will be generated being advised that would not be possible without encroaching on the buffer. Discussion took place on the option to widen the road closer to the building, which would not require a waiver, with C. McDermott stating that would be the other option. He also stated that the community and environmental impact assessment was submitted today. Ms. Kelly reviewed the township ordinance relating to the waiver request process and stated that this should be going before the PC for recommendation. Solicitor Armstrong stated that this is a waiver of the stormwater management plan that was submitted and in accordance with the MPC would come before the Board for consideration of the waiver as it is not a Land Development Plan or Subdivision Plan. D. Fairservice asked if they need building permits, being advised by Mr. Keane that they do and they have obtained them from BV. J. Miller stated that he worked in a warehouse for years and the increase in the dock doors will allow inbound and outbound activities so they can be done separately as well as offer the option to separate the building. After a lengthy discussion, it was agreed that this should be reviewed for recommendation by the Planning Commission.

3. Public Input

J. Miller discussed the definitions of warehouse and distribution center asking the Board to consider including in the definition the number of truck trips. He stated that 50 or fewer could be considered a warehouse and anything over 50 would be considered a distribution center/ truck terminal/ Solicitor Armstrong stated that the definition was changed and is very similar to that of Pocono Township, but that it does not include the number of trips. Discussion took place on the enforcement of the tenants in the buildings once they are operating with Solicitor Armstrong stating that it is hard to deny a plan based on what you think the building may be used for in the future stating that if it is determined that the building is not being used in accordance with what it was permitted for, the Zoning Officer would be able to cite them. Mr. Weimer discussed the building code and fire code relating to what is allowed.

Work Session ended at 7:57pm.