

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION MINUTES**  
**June 6, 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, Cara Rogan and Clare Colgan

**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

**1. Northampton Farms, LLC. Preliminary Major Subdivision Plan-Update (394/396 Memorial Blvd, Tobyhanna)**

Erich Schock of Fitz, Lentz and Bubba was in attendance to discuss the current status of the previous waiver request for the encroachment on the wetlands. He stated that a meeting was held with PennDot to discuss the driveway and stated that there may be some changes that will be made to the plan based on the comments from PennDot. He stated that based on the most recent conversation, they have extended the waiver of procedural time to allow for the conversation to continue with PennDot and to allow time to make changes as necessary stating that the previous waiver request may change. He stated that the original location of the driveway was directly across from Laurel Drive stating that this may be shifted a bit.

- **Discussion:** Ms. Kelly asked if the driveway would still be going through the wetlands being advised that it would, but that they are just unsure of the extent until the final decision by PennDot. Ms. Kelly stated that the previous conversation was very misleading regarding the four pieces of property that may be needed stating that PennDot will not take the property by eminent domain and that the developer as a private entity is unable to do so either. She stated that the only entity that could take property by eminent domain would be the township stating that she doesn't believe that they are interested in doing so. She stated that you would have to purchase the land that would be needed. Attorney Schock stated that he doesn't believe that he said that they could use anyone's property and disagrees that he said we would take someone's property. Ms. Ruiz-Smith asked that Ms. Kelly not speak on behalf of the rest of the Board. Attorney Schock stated that with these projects, it is not uncommon to purchase someone's property or a piece of someone's property that would be needed. Ms. Ruiz-Smith stated that the game may be changed based on the next presentation, asking why we are making speculations on what may be presented. Attorney Schock stated that PennDot can tell the applicant what improvements to make on their right-of-way. Solicitor Armstrong stated that there has been no discussion about the township acquiring anyone's property stating that would be between the applicant and the property owners. The applicant requested a waiver previously of the wetlands for the construction of the access driveway stating that may change now based on the PennDot review. He stated that the burden is on the applicant to deal with and not the township. Solicitor Armstrong stated that he would prefer not to continue this conversation as there are still so many variables. He stated that the only thing that PennDot may ask is that the township apply for the HOP. J. Miller asked the status of the project asking if it went through the Planning Commission being advised that it had, but that they did not make a recommendation of approval as they were requesting a waiver which required Supervisor consideration. J. Miller understood that the applicant assumed to have access from Walmart, being advised that they do not as they spoke with Walmart and they were not interested in allowing access from Veterans Drive.

## 2. PSATS Takeaways

Ms. Rogan stated that the classes need to be made more available for larger groups of people as many of the classes she wanted to attend were full. Ms. Colgan agreed with Ms. Rogan and stated that she attended some programs for EMS and Recruitment and Retention stating that there were some classes she wanted to attend but couldn't get into them either. She stated that she attended some Parks classes which were informative. Mr. Weimer stated that he attended classes on Short Term Rentals, which were a hot topic and the classes were crowded. He also attended classes related to fire service, recruitment and retention and incentives and programs that are being offered in other areas. The classes focused on how you bring people in and keep them as well as discussion on paid fire companies. He was able to speak to other municipalities regarding union negotiations, roads and maintenance as well as budgeting for those items. He also attended some zoning classes relating to warehouses. Mr. Weimer is hoping that they will include some of these topics in the forums that are offered throughout the year. Ms. Kelly stated that she had no issues with the classes that she attended as most were through PennDot stating that she obtained a lot of good information on programs that are available. She discussed Act 209 which is a state act to require developers to pay for offsite improvements stating that she would like to further this discussion with our Solicitor as it is something that we should consider implementing. She discussed one map which is a free GIS tool, posted and bonded roads which she is interested in researching further. Ms. Kelly stated that she spoke with LTAP reps and would like to discuss better signage and speed limits on Route 423 and Prospect Street.

## 3. Public Input

J. Miller stated that the Zoning Hearing Board met on May 31<sup>st</sup> regarding the hearing of Lehigh Underground stating that he sat for three hours and listened to the defense lawyer use our ordinance against us. He stated that one of the hang ups is the number of dock doors on the building stating that if the definitions are not airtight they will bulldoze them like at the ZHB meeting he attended. Mr. Weimer stated that a proposed ordinance provided by the county will be reviewed. J. Miller asked the Board to look at the number of dock doors, truck trips and industry definitions. He stated that Dr. Wong was in attendance from ESU stating that she would be a good resource for information relating to this as she has her Doctorate in this field. M. Wood stated that there was a truck parked at the museum asking why they are allowed to park there with Mr. Weimer stating that they are not allowed and that there are signs posted. M. Wood read a poem about the quality of the air and life when warehouses are in the community. J. Cloyd asked if it is possible for the Township to purchase the land and make it open space. Mr. Weimer stated that we were exploring grants to acquire lot 3 behind Lexington Woods under open space. Mr. Weimer understands the public's concerns stating that the land is zoned for this proposed development. D. Pope stated that the quality of life for the residents in the Township is being destroyed by the construction of the warehouses. Ms. Ruiz-Smith stated that the proposed development would provide good jobs for those that are currently commuting into the city. S. Stroker stated that there are already issues with the traffic on Route 611 which is only going to continue to get worse. M. Bozzone stated that he was late for the meeting asking if he missed anything with Mr. Weimer providing a recap.

Work Session ended at 7:02pm.