

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
July 18, 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, Darren Dixon, Controller, Tomas Keane, Director of Codes and Zoning and Clinton Oddy, Code Enforcement Officer

Staff absent:

None

1. Building #2 Engineering Discussion

Stephanie Schafer of Buchart Horn Engineers was in attendance to discuss the building #2 water infiltration issues. She stated that the issues are caused by faulty flashing, old windows and leaking from the roof as well as some other issues that were identified. She also stated that the Board should plan to replace the roof in the upcoming 7-10 years. After a power point presentation, it was discussed that the recommended improvements that would need to take place would be: replacing the windows and doors on the second floor as well as the windows in the bell tower, repointing the bricks on the building, repair cracks, replace some of the wood inside, repair the pipe that is in the roof which empties into the trash can, fix the flashing issues on the roof and correct the issues with the leaking in the roof. Discussion continued with Mr. Weimer asking S. Schafer for a prioritized breakdown for budgeting purposes to be able to plan with how to begin remediating the issues. This list will be provided. For the Board's consideration. The Board thanked S. Schafer for attending.

- **Discussion:** Ms. Kelly stated that the area that is being referred to as a bell tower was previously a water tower which is why it was designed the way that it was and stated that the plexiglass in the windows of the tower was installed as the windows were broken when a hurricane went through.

2. WWTP Act 537 Update

Dave Kavitski from Atlas was in attendance along with John Devine and Jinchun Chen to discuss the status of the Act 537 special study that the Board previously authorized. D. Kavitski reviewed the presentation which was provided to the Board that outlined two alternatives for funding of the increased service area. The first option would be for the developers that are within the service area being responsible for the funding with two specific proposed developers being addressed; the Lynch Property would pay \$387,500.00 and the Five Times a Week developer (Jaindl) would be responsible to pay \$775,000.00 and then the residential properties would be required to pay for their hookups, the second option would be for the township to pay over 16 million dollars with the land application process which is not feasible or appealing to the township, but DEP makes the engineers research this option as well. D. Kavitski stated that since the repairs were recently completed at the plant that the effluent is crystal clear. Discussion continued with J. Devine explaining the financing options which included Pennvest low interest rate loans, USDA funding, and bank loans. J. Chen stated that to even consider the land application option #2, the township would have to have at least 40 acres in one location available, explaining that there is 42 acres available, but it comprised of three different areas and not one; this also doesn't take into account any wetlands that may be in those locations. Therefore, this option is not one that could even be considered.

- Discussion: Mr. Weimer stated that he is not in favor of paying 16 million dollars, stating that if they are going to move forward with this, the developers would need to pay. Ms. Ruiz-Smith asked what would have to come out of the township's pocket, being advised that with option one there would be nothing except if there was an issue at the plant that needed repairs. H. Smith asked for an update on the issues with dirt and worms that were discussed previously in the plant, being advised that D. Kavitski is not the operator and that is not his responsibility, that would be Ken Fulford. J. Miller asked if the warehouse at 611/423 would be built, would that affect the sewage treatment plant with Mr. Weimer stating that they would be required to pay for their portion to hookup which according to D. Kavitski's presentation would be \$775,000.00 and then if there are any issues in the plant or with the lines after they pay, it would be our responsibility to maintain and repair. Mr. Weimer also stated that this is just the special study to increase our capacity and coverage area, once we complete the full study, other issues could be identified which we may need to repair.

3. Discussion on Ordinance Amendment

Mr. Weimer reviewed the three ordinances that he asked Solicitor Armstrong to provide which are as follows:

- SALDO Amendment – amending the time frame for submitting plans before the PC meeting wherein they will be discussed/reviewed (changed 15 days to 21 days)
- Zoning Amendment – adding specific requirements for a warehouse use (simply used the same requirements for a Distribution Center/Truck Terminal)
- Stormwater Ordinance Amendment – amending the inner buffer to 150 feet and the outer buffer to 150 feet (currently the inner buffer is 50 feet, and the outer buffer is 100 feet).

Once Mr. Weimer reviewed the ordinances, the Board agreed that they would amend the meeting agenda to include the Authorization to Advertise the Stormwater Ordinance Amendment which doesn't require review by the county or township PC as it is a standalone ordinance. They also agreed to amend the agenda to Authorize the remaining Zoning Ordinance Amendment and the SALDO Amendment to be sent to the Township PC and MCPC for review and to Authorize scheduling the Public Hearing for both of the ordinance amendments for a future date as well. Solicitor Armstrong stated that he will check with the Township Engineer's to make sure that there are no other sections of the ordinance that any of the amendments will affect and require to have changes made to.

4. Public Input

- J. Smith-Hughes stated that the paving company is doing a great job in Pocono Farms East.
- S. Anderson-Kreig stated that she saw in the Pocono Record that there are county funds for rural areas to use for broadband and asked if the township will be able to apply for any of the funds. Ms. Thompson stated that the county is focusing on Price Township as there are many dead cell phone spots in that area.
- J. Miller stated that he is glad that he attended the work session this evening, thanking the Board for the changes that they are proposing for the ordinances to help protect the residents and stated that he hopes this sends a message that Coolbaugh Township is preserving their wetlands.

Work Session ended at 7:15pm.