

# Coolbaugh Township Zoning Hearing Board

Thursday, November 9, 2023 at 6:30PM

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Roll Call

## Zoning Hearing Board

\_\_\_\_\_Emanuele J. DeStefano \_\_\_\_\_ William Cummings \_\_\_\_Mary Ellen Wood

\_\_\_\_\_Solicitor, H. Clark Connor

\_\_\_\_\_ Director Codes and Zoning, Tomas Keane

Stenographer:

\_\_\_\_Tammy Panko Shaw \_\_\_\_\_ Josephine Hollman\_\_\_\_\_ Laura Lee Lakes \_\_\_\_\_ Carrie Kaufman

I. Call to Order

II. Hearings

03-2023

Variance Request- TJR Brothers, LLC.-112 Robin Lane, Tobyhanna, PA

04-2023

Variance Request- Camelback Life, LLC.-62 Park Avenue, Pocono Summit, PA

III. Adjournment

Please print the following advertisement in the Legal Advertisement Section of the Pocono Record on Thursday, October 26, 2023 and Thursday, November 2, 2023.

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### PUBLIC NOTICE

The Zoning Hearing Board of Coolbaugh Township will conduct two public hearings on Thursday, November 9, 2023 beginning at 6:30 PM at the Coolbaugh Township Municipal Building located at 5520 Municipal Drive, Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania. The first hearing involves a request for a variance from the Schedule of Development Standards of Part IV of the Coolbaugh Township Zoning Code to allow a reduction in the minimum lot size requirement to accommodate the construction of a new single-family residence. The subject property is 112 Robin Lane, Tobyhanna, Pennsylvania in Coolbaugh Township, Tax Parcel ID 03635702990125, and the owner of the property is TJR Brothers LLC. The property is located in the R-2 Zoning District.

The second hearing involves a request for a variance from the Schedule of Development Standards of Part IV of the Coolbaugh Township Zoning Code to allow an adjustment to the lot dimension requirements to accommodate the construction of a new single-family residence. The subject property is at the intersection of Shoreline Drive and 5<sup>th</sup> Avenue, Pocono Summit, Pennsylvania in Coolbaugh Township, Tax Parcel ID 03635501152651. The application was submitted by Camelback Life LLC on behalf of the owner Pavlo Semenyuk. The property is located in the R-3 Zoning District.

Coolbaugh Township Zoning Hearing Board  
Emanuel DeStefano, Esq., Chairman