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

Coolbaugh Township Planning Commission
September 10, 2024, 6:30 p.m.
Regular Meeting Agenda

Roll Call: _____ Kozen _____ Shincovich ____Schlegel _____ Pope ____ Peterson

___Solicitor Clark Connor ___Township Engineer, Greg Haas ___ Twp Secretary, Erin Masker

1. Approval of August 13, 2024 Meeting Minutes

2. Acceptance and Review of Messer, LLC. Amended Drainage and Stormwater Management Plan- (1108 Corporate Center Dr. East, Tobyhanna)

3. Acceptance of Amended Final Land Development Plan for Posh Hospitality Development, LLC.- Proposed Chipotle Development- (2995 PA Route 940, Pocono Summit)

4. Review of the Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)

5. Request to Table the Following:
   - Review of Northampton Farms Preliminary Major Subdivision (394/396 Memorial Blvd)
   - Review of Landston Equities, LLC. Preliminary Land Development Plan (394/396 Memorial Blvd)
   - Review of Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan (566 Memorial Blvd)
   - Review of Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan (566 Memorial Blvd)

6. Review and Recommendation of Non-Conforming Property Ordinance Revision

7. Public Input

8. Adjournment

Current Land Development / Subdivision Plan Submission- Timelines

Project Name	Location	Plan Type	Acceptance Date	Expiration Date	BOS Approval Date
Pocono Mountain Corporate Center North	566 Memorial Drive, Tobyhanna, PA	Final Land Development Plan	January 18, 2024	November 29, 2024	
Pocono Mountain Corporate Center North Lot 2	566 Memorial Blvs, Tobyhanna	Preliminary Land Development Plan	June 11, 2024	December 31, 2024	
Haaretz, I.P.- Finish Line Auto Body	110 Summit Ave, Pocono Summit, PA	Land Development Plan	August 8, 2023	January 1, 2025	
Northampton Farms, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Major Subdivision Plan	May 9, 2022	December 31, 2024	
Landston Equities, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Land Development Plan	May 9, 2022	December 31, 2024	
RCI Properties, LLC.	Lot 24 Pocono Mountain Business Park	Land Development Plan	August 10, 2020	March 31, 2023	Withdrawn
Pocono Mountain Corporate Center North	566 Memorial Drive, Tobyhanna, PA	Preliminary Land Development Plan	November 8, 2021	April 20, 2023	Cond Approved 4/18/2023
Rekha Tolani, LLC/ Tolani Plaza	970 Route 196, Tobyhanna, PA	Land Development Plan	July 11, 2022	March 21, 2023	Cond Approval 02/07/2023
Imperial Realty Property Group, LLC.	1180 Corporte Center Dr., Tobyhanna, PA	Minor Subdivision Plan	May 9, 2022	December 20, 2022	Approved by BOS
WGH Trucking	Route 196, Tobyhanna, PA	Land Development Plan	February 13, 2023	June 13, 2023	Cond Approval 6/6/2023
Imperial Realty Property Group, LLC.	1180 Corporate Center Dr., Tobyhanna, PA	Land Development Plan	May 9, 2022	July 7, 2023	Cond Approval 7/5/23
ABC Pocono Homes	Prospect Street/ Route 423, Tobyhanna, PA	Subdivision Plan	June 13, 2023	December 30, 2023	Withdrawn
PMI/MP Municipal Authority Act 537 Plan	Corporate Center Drive, Tobyhanna	Act 537 Plan	December 12, 2023	May 1, 2024	Approved by BOS

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COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 13, 2024
MINUTES

The meeting was called to order by Chairman Bernard Kozen at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:
Bernard Kozen, Ann Shincovich, Michael Schlegel, and Mike Peterson
Board Members absent:
David Pope
Staff present:
Solicitor H. Clark Connor, Township Engineer, Greg Haas and Township Secretary, Erin Masker
Staff absent:
None

1. Approval of June 11, 2024 Meeting Minutes

Ms. Shincovich made a motion second by Mr. Schlegel to approve the meeting minutes from the June 11, 2024 meeting as presented.

- Discussion: None
- Vote: All in favor, motion passes.

2. Review of the Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)

Jude Colwell was in attendance for Finish Line Auto Body and reviewed the plan that was before the PC with the only change being that the 2700 sq. ft. addition will now be on the back of the building instead of the front. He stated that nothing else has changed and that he received and provided the Township will confirmation from the MCCD that the E&S controls will not require any changes. Discussion took place on the location of the vehicles that are parked in the back of the building as well as the Commission wanting to ensure that there is the proper turning area for emergency service vehicles behind the addition. J. Colwell stated that he is awaiting a review from the fire chief and the Monroe County Planning Commission, anticipating that both will be available for next month's meeting. Mr. Haas stated that the technical items have been resolved with the remaining items being signatures, executing the stormwater agreement and providing the financial security associated with the project.

Ms. Shincovich made a motion second by Mr. Schlegel to table the review of the Finish Line Auto Body Land Development Plan.

- Discussion: None
- Vote: All in favor, motion passes.

3. Request to Table the Following:

- Review of Northampton Farms Preliminary Major Subdivision (394/396 Memorial Blvd)
- Review of Landston Equities, LLC. Preliminary Land Development Plan (394/396 Memorial Blvd)
- Review of Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan (566 Memorial Blvd)
- Review of Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan (566 Memorial Blvd)

Ms. Shincovich made a motion second by Mr. Schlegel to table the review of the Northampton Farms Preliminary Major Subdivision, Landston Equities, LLC. Preliminary Land Development Plan, Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan, and Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan.

- Discussion: None
- Vote: All in favor, motion passes.

4. Public Input

Ms. Masker stated that the Board approved the Logistics Center Ordinance at their last meeting, and they are also reviewing proposed changes to the Ordinance relating to non-conforming lots. This proposed ordinance will be before the PC once the Board completes their review at the upcoming meeting. Solicitor Connor reviewed the change to the ordinance and stated that it is cleaning up the language to meet the intent of the ordinance which will eliminate the need for a variance hearing before the ZHB in many instances.

Solicitor Connor asked that status of the lawsuit brought by PMI and Orchard BJK relating to the stormwater ordinance and the newly imposed buffers which impacts their proposed development. Ms. Masker stated that she does not have an update on that as it has only been discussed in executive session with the Board and their Solicitor. He stated that he is asking as that will directly impact the review that is currently being done and the action that is expected of the PC.

5. Adjournment

There being no further business, a motion was made by Mr. Peterson second by Ms. Shincovich to adjourn the meeting. All in favor, motion passed. The meeting adjourned at 6:52pm.

Next Regular Commission Meeting: Tuesday, September 10, 2024 at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

Submitted by: _____ Date: _____
Dave Pope, Planning Commission Secretary

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____ Date: _____
Bernard Kozen, Planning Commission Chairman

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KEYSTONE
CONSULTING
ENGINEERS

CIVIL ENGINEERS & SURVEYORS

863 Interchange Road, Kresgeville, PA 18333 • Phone 610-681-5233 • Fax 610-681-5248
East Office: Bethlehem, ***West Office***: Allentown, ***North Office***: Kresgeville

COOL-20-012

August 29, 2024

Coolbaugh Township Board of Supervisors
(via email to Erin Masker: emasker@coolbaughtwp.org)

RE: MESSER CYLINDER FILLING PLANT
DRIVEWAY EXTENSION
AMENDED DRAINAGE / STORMWATER MANAGEMENT PLAN

Dear Supervisors,

I have reviewed the above-referenced submission which included the following information.

- Plans titled "EXISTING CONDITIONS PLAN", dated March 13, 2024 (sheet EXF), "PCSM PLAN", dated March 13, 2024 (sheet PCSM1), and "PCSM PLAN", dated April 25, 2024 (sheet PCSM2), all prepared by RKR Hess

- Report titled "POST CONSTRUCTION STORMWATER MANAGEMENRT REPORT FOR MESSER CYLINDER FILLING PLAN PROJECT – FOR PLANS DATED FEBRUARY 2024", prepared by RKR Hess, dated August 7, 2019, and last revised on February 29, 2024 ("PCSM Report")

- Construction Cost Estimate entitled "REQUIRED SITE IMPROVEMENTS FOR DRIVEWAY CONNECTION", prepared by RKR Hess, dated August 27, 2024

This submittal involves the modification of the design of 'Basin E' at the Messer Cylinder Filling Plant due to the construction of a proposed driveway extension over and through the basin area.

I have reviewed all submitted items and found them to be in compliance with the applicable requirements of **Chapter 344. Stormwater Management and Earth Disturbance**. Thus, I concur with all items as presented.

Financial security shall, however, be provided for the additional proposed construction associated with this amendment. As per the provided construction cost estimate, the required amount of financial security is **$115,075.40**.

If you have any questions regarding this project, please do not hesitate to contact me at your convenience.

Sincerely,
KEYSTONE CONSULTING ENGINEERS, INC.

Gregory S. Haas, P.E.

c.c. Patrick Armstrong, Esquire (via email: parmstrong@grimlaw.com)
Tomas Keane, Director of Codes & Zoning (via email: tkeane@coolbaughtwp.org)
Russell R. Kresge, P.E., P.L.S., Keystone Consulting Engineers, Inc. (via email: rkresge@kceinc.com)
Nate Oiler, P.E., RKR Hess (via email: noiler@rkrhess.com)

MESSER CYLINDER FILLING PLANT - EXHIBIT

Coolbaugh Township, Monroe County

R◁RHESS
A DIVISION OF UTRS

REQUIRED SITE IMPROVEMENTS FOR DRIVEWAY CONNECTION

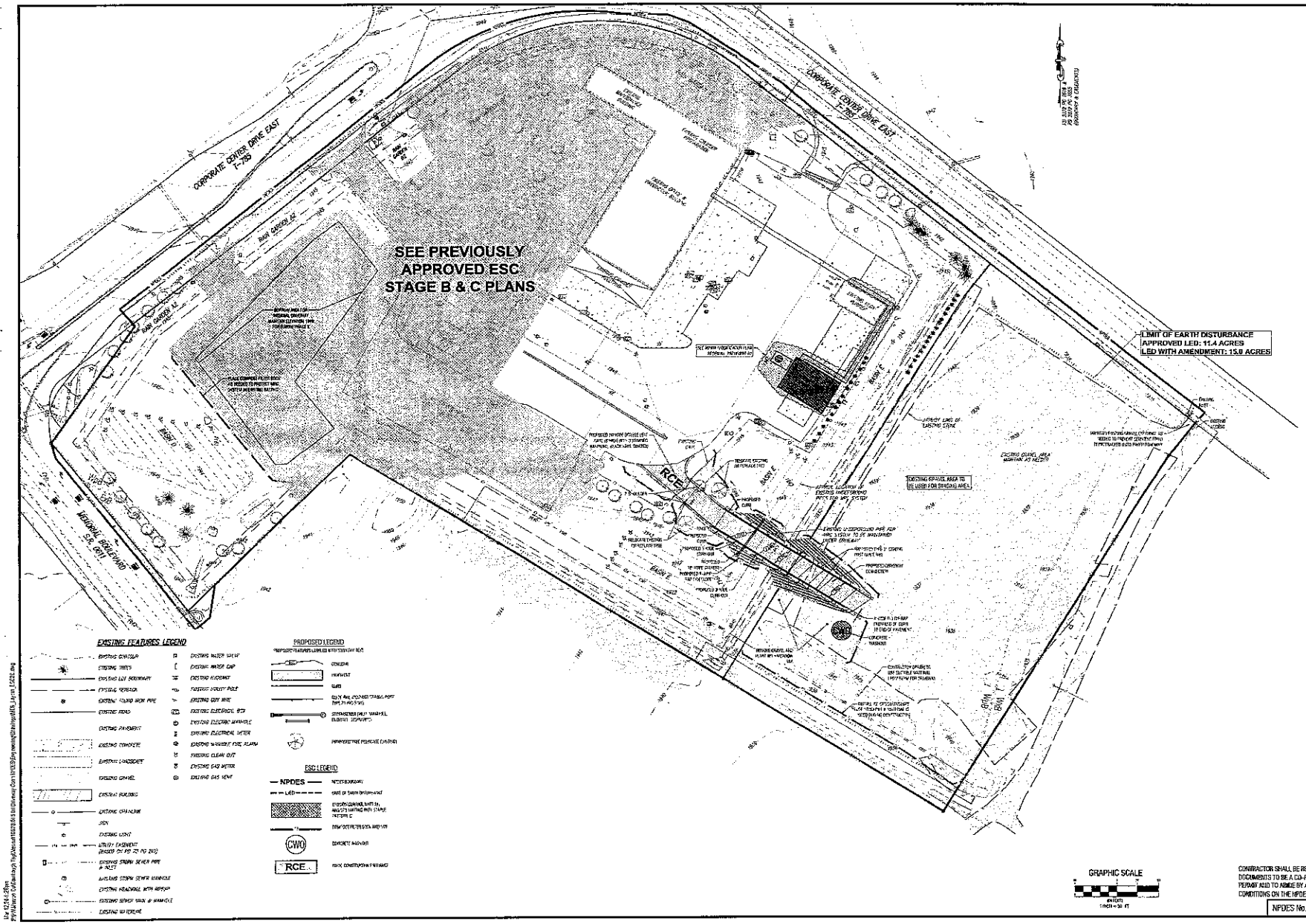
Date: 7-10-2024 **Project No.** 10628.015

Revised: 8-27-2024

Description	Quantity	UM	Unit Price	Total Price Original
General Conditions				
Survey Stakeout & Layout	1	LS	$ 1,000.00	$ 1,000.00
Asbuilt Drawings	1	LS	$ 4,000.00	$ 4,000.00
Total Price for above General Conditions Items				$ 5,000.00
E&S Controls				
Rock Construction Entrance	1	EA	$ 3,400.00	$ 3,400.00
Rock Filter	2	EA	$ 775.00	$ 1,550.00
12" Compost Filter Sock	304	LF	$ 8.00	$ 2,432.00
ESC Matting	2,750	SF	$ 0.30	$ 825.00
Rip Rap Slope Protection	1	LS	$ 500.00	$ 500.00
Removal of E&S Controls	1	LS	$ 500.00	$ 500.00
Construction Staging Area	1	LS	$ 1,000.00	$ 1,000.00
Concrete Washout	1	LS	$ 2,000.00	$ 2,000.00
Maintainence of E&S contol measures	1	LS	$ 500.00	$ 500.00
Total Price for above E&S Controls Items				$ 12,707.00
Earthwork				
Site Grade and Demolition	1	LS	$ 5,000.00	$ 5,000.00
Inspections & Compaction Tests	1	LS	$ 1,000.00	$ 1,000.00
Total Price for above Earthwork Items				$ 6,000.00
Storm Water Management				
50 ft 18" HDPE	50	LF	$ 59.00	$ 2,950.00
Modify MRC System & OCS	1	LS	$ 2,000.00	$ 2,000.00
Total Price for above Storm Sewer Items				$ 4,950.00
Parking Lots and Driveways				
Stone Base - 2" 2A Stone	10	TONS	$ 31.00	$ 310.00
Stone Base 6" - AASHTO #1	175	TONS	$ 31.00	$ 5,425.00
1.5" 9.5 mm Superpave Wearing Course	56	TONS	$ 115.00	$ 6,440.00
3" 19 mm Superpave Base Course	112	TONS	$ 110.00	$ 12,320.00
Shoulder 2A 12 inches	22	TONS	$ 31.00	$ 682.00
Total Price for above Interior Paving Items				$ 25,177.00
Concrete Work				
18" Concrete Curb	370	LF	$ 46.00	$ 17,020.00
Total Price for above Concrete Work Items				$ 17,020.00
Miscellaneous				
Guide Rail	370	LF	$ 48.00	$ 17,760.00
Relocate Landscape Trees	2	EA	$ 500.00	$ 1,000.00
30' wide double leaf gate in existing fence	1	EA	$ 10,000.00	$ 10,000.00
Grass area (remove existing gravel, topsoil, seed and mulch)	1	LS	$ 5,000.00	$ 5,000.00
Total Price for above Miscellaneous Items				$ 33,760.00
TOTAL ESTIMATED REQUIRED SITE IMPROVEMENTS DRIVEWAY				$ 104,614.00
110% MPC OF REQUIRED IMPROVEMENTS COST				$ 115,075.40

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
NICHOLAS MICHAEL DeFRANK
ENGINEER
No. PE082443

P:\PA\Monroe Co\Coolbaugh Twp\Messer\10628.015 Int Driveway Conn NPDES\Project Info\Data\Messer Drive Improv Estimate 2024


SEE PREVIOUSLY APPROVED ESC STAGE B & C PLANS
LIMIT OF EARTH DISTURBANCE
APPROVED LED: 11.4 ACRES
LED WITH AMENDMENT: 15.8 ACRES
CORPORATE CENTER DRIVE EAST T-795
MEMORIAL BOULEVARD S.R. 0611
RUM CANYON RD
BASIN D
BASIN E
BASIN F
RCE
CWO
EXISTING RIPRAP AREA TO BE USED FOR STAGING AREA
EXISTING LIMIT OF EXISTING STONE
EXISTING LIMIT OF EXISTING CRUSHER
EXISTING LIMIT OF EXISTING ASPHALT
EXISTING LIMIT OF EXISTING CONCRETE
EXISTING LIMIT OF EXISTING GRAVEL
EXISTING LIMIT OF EXISTING BUILDING
EXISTING LIMIT OF EXISTING GRASS
EXISTING LIMIT OF EXISTING TREES
EXISTING LIMIT OF EXISTING RIPRAP
EXISTING LIMIT OF EXISTING WOODS
EXISTING LIMIT OF EXISTING WATER
EXISTING LIMIT OF EXISTING ROCK
EXISTING LIMIT OF EXISTING SHRUBS
EXISTING LIMIT OF EXISTING TREES
EXISTING LIMIT OF EXISTING GRASS

3

KEYSTONE CONSULTING ENGINEERS

CIVIL ENGINEERS & SURVEYORS

863 Interchange Road, Kresgeville, PA 18333 • Phone 610-681-5233 • Fax 610-681-5248
East Office: Bethlehem, ***West Office***: Allentown, ***North Office***: Kresgeville

COOL-24-001

September 4, 2024

Coolbaugh Township Planning Commission and Board of Supervisors
(via email to Erin Masker: emasker@coolbaughtwp.org)

RE: AMENDED FINAL LAND DEVELOPMENT PLANS
POSH HOSPITALITY DEVELOPMENT, LLC
PROPOSED CHIPOTLE DEVELOPMENT
COMPLETENESS REVIEW

Dear Planners and Board Members,

I have reviewed the above-referenced submission, which was received at the Township on Thursday, August 22, 2024, for completeness only. The following information was provided.

- Cover Letter, from Bohler Engineering PA, LLC, dated August 20, 2024
- Project Narrative, from Bohler Engineering PA, LLC, dated August 20, 2024
- Land Subdivision or Development Plan Review Application, signed by the Equitable Property Owner and notarized on August 19, 2024
- Contract for Professional Service, signed by Developer, dated May 17, 2024
- Purchase and Sale Agreement, dated April 22, 2024
- Waiver Letter, from Bohler Engineering PA, LLC, dated August 20, 2024
- Report titled "SUPPLEMENTAL STORMWATER NARRATIVE & CALCULATIONS", prepared by Bohler Engineering PA, LLC, dated August 20, 2024
- Plan titled "PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY", prepared by Blue March Associates, Inc., dated June 14, 2024 (sheet 1 of 1)
- Plan titled "AMENDED FINAL LAND DEVELOPMENT PLANS FOR POSH HOSPITALITY DEVELOPMENT, LLC – PROPOSED CHIPOTLE DEVELOPMENT", prepared by Bohler Engineering PA, LLC, dated August 19, 2024 (sheets C-101, C-102, C-201, C-301, C-302, C-401, C-501, C-801, C-802, C-901, C-902, L-101, L-102, L-201, and L-202)

The above referenced Plan involves the construction of a 2,325 square foot Chipotle Mobile-Order Only building on the previously approved fast food restaurant pad site from the Land Development Plan for Aldi Inc.

I have examined this plan submission and have determined that it is complete. Therefore, I recommend that it be accepted for review.

If you have any questions regarding the above comments, please do not hesitate to contact me.

Sincerely,
KEYSTONE CONSULTING ENGINEERS, INC.

Gregory S. Haas, P.E.

c.c. Patrick Armstrong, Esquire (via email: parmstrong@grimlaw.com)
H. Clark Connor, Esquire (via email: hcconnor@ptd.net)
Tomas Keane, Director of Codes & Zoning (via email: tkeane@coolbaughtwp.org)
Russell R. Kresge, P.E. (via email: rkresge@kceinc.com)
Adam Citrullo, P.E., Bohler Engineering PA, LLC (via email: acitrullo@bohlereng.com)

74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

August 20, 2024

Re: Proposed Retail Mixed-Use Development
2995 State Route 940,
Pocono Summit, PA 18346
Coolbaugh Township
Monroe County, PA
PAB240091.00

Project Narrative:

Posh Hospitality Development LLC is proposing to develop a pad site within the subject property which currently contains an existing Grocery Store (ALDI). The pad site in question received prior approval for a fast-food restaurant with drive thru, along with the grocery store, but the fast-food restaurant with drive thru was not constructed. The applicant is proposing a Chipotle resultant with a mobile order only pick up window. The site improvements will also include parking, lighting, landscaping, utilities, and stormwater conveyance facilities.

Sincerely,

BOHLER ENGINEERING PA, LLC

Adam Citrullo

Adam Citrullo, P.E., Project Manager

R:\2024\PAB240091.00\Admin\Correspondence\PAB240091.00_2024-08-20_L (Project Narrative).doc

BOHLER

74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

August 20, 2024

Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Attention: Board of Supervisors

Re: Proposed Retail Mixed-Use Development
2995 State Route 940,
Pocono Summit, PA 18346
Coolbaugh Township
Monroe County, PA
PAB240091.00

On behalf of Posh Hospitality Development LLC, we hereby request the following waivers from the Coolbaugh Township Subdivision and Land Development Ordinance for the project referenced above.

1. SALDO Section 355-26.D - from providing a resource assessment report

   The improvements proposed are within a pad site on an existing development lot, which was prior approved for development and would not cause any additional impact to resources beyond what was prior approved.

2. SALDO 355.54.I.2 – from the requirement to have parking offset 10 ft from a building. 5ft is proposed.

   The prior development was approved with parking 5 ft from the buildings. The proposed development designed to be consistent.

Should you have any questions, or require additional information, please do not hesitate to contact me via email at acitrullo@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC

Adam Citrullo

Adam Citrullo, P.E., Project Manager

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COOLBAUGH TOWNSHIP

5520 Municipal Drive, Tobyhanna, PA 18466
570-894-8490 Fax 570-894-8413
www.coolbaughtwp.org

Land Subdivision or Development Plan Review Application

Application is hereby made for review of the land subdivision plan or development plan and related data as submitted herewith in accordance with the Coolbaugh Township Land Subdivision and Development Regulations.

(amended)
__X__ Final Plan _____ Preliminary Plan _____ Sketch Plan

Name of Subdivision or Development Retail Mixed Use Development

Applicant Name Posh Hospitality Development, LLC Phone (610) 954-9791
(If corporation, list corporate name and the names of two officers of the corporation)

Address 2216 Willow Park Road, Bethlehem, PA 18020

Applicant's interest in subdivision or development (if other than property owner, give owner's name and address)

Applicant = Developer /Owner: ALDI Inc., c/o Ryan Tax Comp Serv LLV., PO Box 460049 Dept. 501, Houston, TX 77056

Engineer or Surveyor Name Bohler Enginerring PA, LLC Phone 610-709-9971

Address 74 W. Broad Street, Suite 500, Bethlehem, PA 18018

Type of Subdivision or development proposed:

_____ Single Family Lots	_____ Townhouses	_____ Commercial Multi Lot
_____ Two Family Lots	_____ Garden Apartments	__X__ Commercial One Lot
_____ Multi Family Lots	_____ Mobile Home Park	_____ Industrial Multi Lot
_____ Cluster Type Lots	_____ Campground	_____ Industrial One Lot

_____ Planned Residential Development _____ Other _____

Type of sewage disposal proposed: _____ Central _____ Community __X__ On Site

Type of water supply proposed: __X__ Central _____ Community _____ On Site

New Roads and/ or streets proposed:

Arterial _____ lineal ft.	Local Access _____ lineal ft.
Connector ____ lineal ft.	Marginal Access _____ lineal ft.
Collector _____ lineal ft.	Alleys _____ lineal ft.
Minor _____ lineal ft.	Private Access ____ lineal ft.

Total lineal feet if new roads and/ or streets proposed _____ lineal ft.

Does plan abut or contain a State Road? __X__ Yes _____ No

Road number and name PA Route 940

Does the plan abut or contain a Township Road? __X__ Yes _____ No
Road number and name Summit Avenue, T-2408

COOLBAUGH TOWNSHIP

5520 Municipal Drive, Tobyhanna, PA 18466
570-894-8490 Fax 570-894-8413
www.coolbaughtwp.org

Land Subdivision or Development Plan Review Application

Roads and/or streets proposed for dedication to the Township Ø lineal ft.
Zoning District of Subdivision or Development C-3
Tax Assessment number of subdivision or development 03.5A.1.8
Deed of Record Book volume 20180807 Page# _____ Date of Deed 2018
Total acreage of subdivision or development 5.07ac
Total acreage of adjoining lands in same ownership Øac
Total number of lots or units proposed

Average Lot Size	N/A	Minimum Lot Size	5.07ac
Average Lot Width	N/A	Minimum Lot Width	127.3 ft
Average Lot Depth	N/A	Minimum Lot Depth	238.5 ft
Average Lot Slope	N/A	Minimum Lot Slope	2%

Are there any steep slopes areas?	____ Yes	X No	Acreage	
Are there any wooded areas?	____ Yes	X No	Acreage	
Are there any rock outcrop areas?	____ Yes	X No	Acreage	
Are there any flood hazard areas?	____ Yes	X No	Acreage	
Are there any wetland areas?	____ Yes	X No	Acreage	
Does a stream abut or traverse area?	____ Yes	X No	Name	

General Comments about subdivision or development proposed fast food restaurant on existing pad, no S.D. proposed
Posh is proposing to develop the site with a ~~Jersey Mike's~~ Chipotle Restaurant ~~and an AT&T Retail Store~~.
with mobile order only pick up lane.

Certificate of Ownership and Acknowledgement of Application:
Commonwealth of Pennsylvania, County of Monroe

On this 19th day of August, 2024, before me, the undersigned officer personally appeared Sydney Posh equitable who being duly sworn, according to law, deposes and says that Posh Properties Are the owners of the property described in this application and that the application was made with Posh's knowledge and /or direction and does hereby agree with said application and to the submission of the same.

Sydney Posh
Property Owner

Property Owner

My commission expires July 13, 2028

Notary Public or Officer

The undersigned hereby certifies that to the best of his knowledge and belief the information and statements given above are true and correct.

Signature of Applicant Sydney Posh

Commonwealth of Pennsylvania - Notary Seal
Lia Marie Snyder, Notary Public
Northampton County
My commission expires July 13, 2028
Commission number 1364559
Member, Pennsylvania Association of Notaries

AMENDED FINAL LAND DEVELOPMENT PLANS

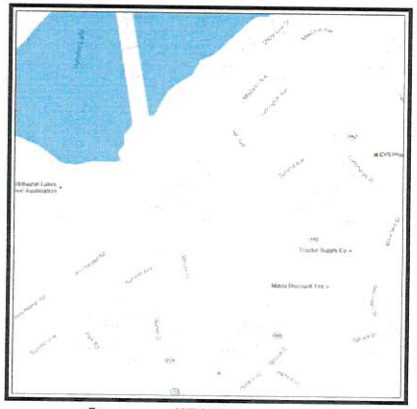
FOR

POSH HOSPITALITY DEVELOPMENT, LLC

PROPOSED

CHIPOTLE DEVELOPMENT

2995 PA-940, POCONO SUMMIT, PA 18346
COOLBAUGH TOWNSHIP
MONROE COUNTY



KEY MAP
SCALE: 1" = X,XXX'
SOURCE: XXXX

APPLICANT'S PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, _____, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE COOLBAUGH TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

(SEAL) _____ P.L.S.

APPLICANT'S ENGINEER'S CERTIFICATION

I, _____, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

(SEAL) _____ P.E.

RECORDER OF DEEDS

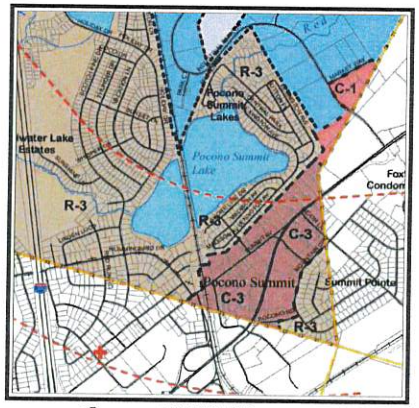
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONROE COUNTY AT STROUDSBURG, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____
PLAN NUMBER _____ ON THIS _____ DAY OF _____ A.D.
20__

BY: _____
RECORDER OF DEEDS

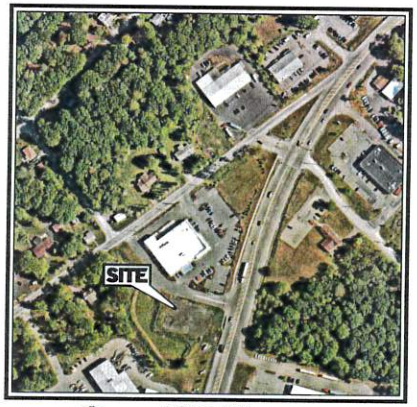
THE FOLLOWING WAIVERS ARE REQUESTED FOR APPROVAL:

FROM SECTION 355-54(J)- FROM THE REQUIREMENT TO PROVIDE A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING WALL FOR THE NONRESIDENTIAL USE PARKING SPACES.

FROM SECTION 155-26D- FROM PROVIDING A RESOURCE ASSESSMENT REPORT.



ZONING MAP
SCALE: 1" = 1,500'
SOURCE: COOLBAUGH TOWNSHIP ZONING MAP



AERIAL MAP
SCALE: 1" = 100'
SOURCE: NEARMAP

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
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LANDSCAPE PLAN	L-101
LANDSCAPE NOTES AND DETAILS	L-102
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LIGHTING NOTES AND DETAILS	L-202

EQUITABLE OWNER
POSH HOSPITALITY DEVELOPMENT, LLC
4210 WILLOW PARK ROAD
BETHLEHEM, PA 18020
JASON POSH

DEVELOPER
POSH HOSPITALITY DEVELOPMENT, LLC
4210 WILLOW PARK ROAD
BETHLEHEM, PA 18020
JASON POSH

REQUIRED CERTIFICATION FOR SUBDIVISION AND/OR LAND DEVELOPMENT PLANS
COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

CORPORATION:

BY: _____
SIGNATURE

_____
PRESIDENT NAME AND TITLE

COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA COUNTY OF MONROE

ON THIS, THE ____ DAY OF _____, A.D. 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND COUNTY, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____ OF _____ THE OWNER OF THE PROPERTY, THAT THE PLAN WAS MADE AT HIS (HER) DIRECTION. THAT HE (SHE) AS _____ BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF) AS _____ WITH THE INTENTION THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

PREPARED BY

BOHLER

CONTACT: ADAM CITRULLO, P.E.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES AND APPROPRIATE AGENCIES AFFECTED BY THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE PROPOSED WORK AND THE EXISTING OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE WORK AS DEFINED BY THE DRAWINGS AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE DRAWINGS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER. ANY UNAUTHORIZED USE OF THESE DRAWINGS WILL BE AT THE SOLE RISK OF THE UNAUTHORIZED USER AND WITHOUT LIABILITY TO BOHLER. ANY UNAUTHORIZED USE OF THESE DRAWINGS MAY SUBJECT THE UNAUTHORIZED USER TO LEGAL ACTION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811 Know what's below. Call before you dig.
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER BY POWER OR HAND IN PUBLIC LAND.
1-800-242-1776
www.pa811.org
#XXXXXXXXX

AMENDED FINAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PROJECT No.: PAB240091.00-0A
DRAWN BY: JMV
CHECKED BY: AMC
DATE: 08/19/2024
CAD I.D.: P-CNL-CN101

PROJECT:
AMENDED FINAL LAND DEVELOPMENT PLANS
FOR
POSH HOSPITALITY DEVELOPMENT, LLC
PROPOSED CHIPOTLE DEVELOPMENT
2995 PA-940,
POCONO SUMMIT, PA 18346
COOLBAUGH TOWNSHIP
MONROE COUNTY

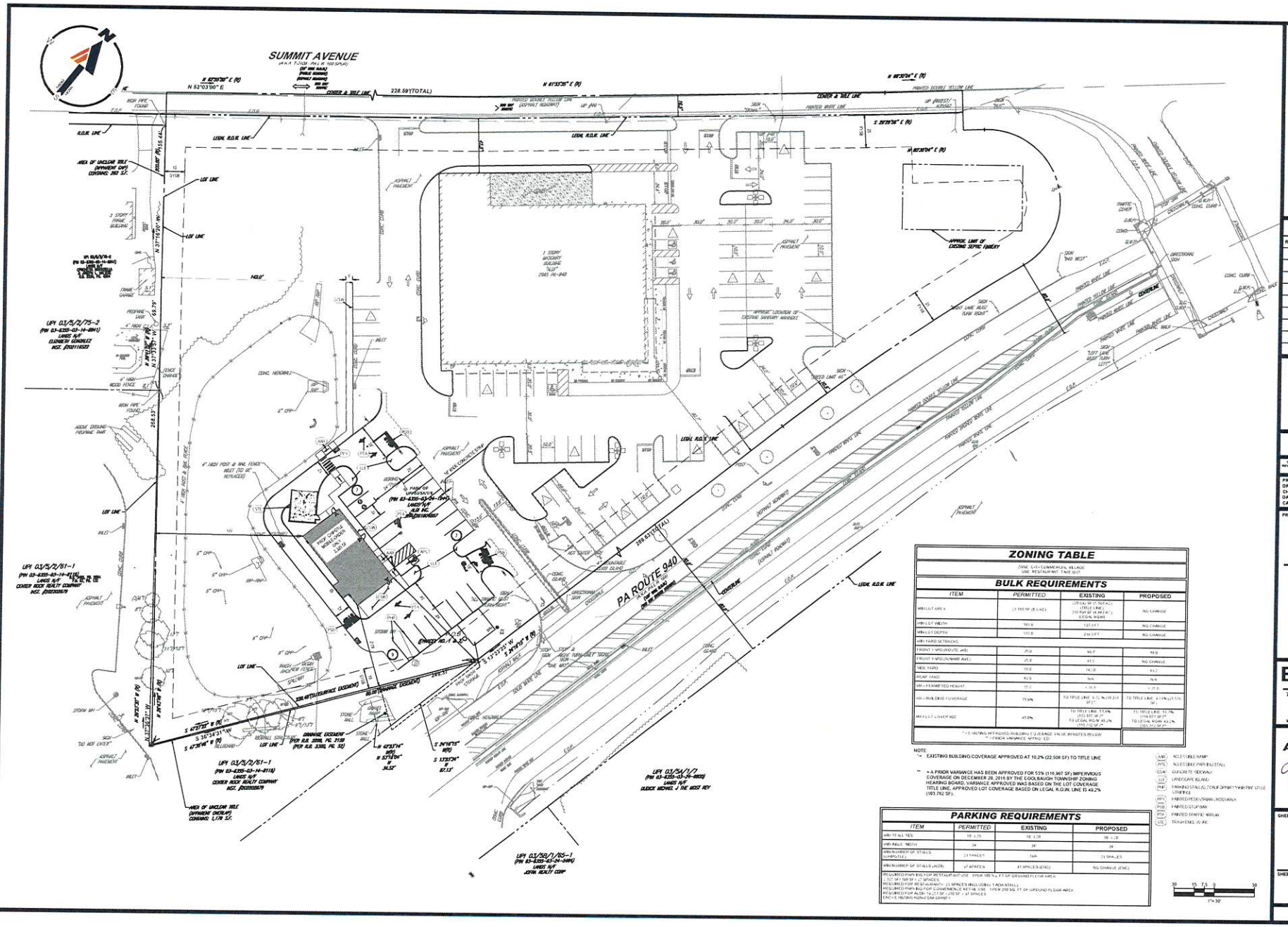
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

A.M. CITRULLO
COMMONWEALTH OF PENNSYLVANIA
Adam M. Citrullo
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

ORG. DATE - 08/19/2024


SUMMIT AVENUE
PA ROUTE 940
LEGAL R.O.W. LINE
LOT LINE
UPI 03/5/2/75-2
UPI 03/5/2/81-1
UPI 03/5/2/81-1
UPI 03/5/2/81-1
UPI 03/5/2/81-1
UPI 03/5/2/1-2
UPI 03/5/2/1/85-1
AREA OF UNCLEAR TITLE (APPARENT GAP) CONTAINS: 283 S.F.
AREA OF UNCLEAR TITLE (APPARENT OVERLAP) CONTAINS: 1,178 S.F.
DRAINAGE EASEMENT (PER R.B. 3300, PG. 51)
DRAINAGE EASEMENT (PER R.B. 3300, PG. 7158)
ACCESS EASEMENT (PER R.B. 3300, PG. 51)
APPROX. LIMIT OF EXISTING SEPTIC FIELD
APPROX. LOCATION OF EXISTING SANITARY MANHOLE
1 STORY MASONRY BUILDING "SLCP" 2985 PA-940
2 STORY FRAME BUILDING
FRAME GARAGE
PREFAB. SHED
PA ROUTE 940 (VARIABLE WIDTH R.O.W.)
228.59'(TOTAL)
N 82°03'00" E
S 87°33'26" E (R)
N 87°33'26" E (R)
S 89°29'58" E (R)
N 89°29'58" E (R)
N 37°16'05" W
S 37°16'05" E
S 47°27'57" W (R)
S 30°34'31" W
S 47°26'46" W (R)
N 42°33'14" W
N 42°33'14" W (R)
S 42°33'14" E
S 42°33'14" E (R)
S 37°23'23" W
S 37°23'23" W (R)
S 54°16'25" W (R)
N 42°33'14" W (R)
S 37°23'14" W (R)
S 54°16'25" W (R)
N 42°33'14" W (R)
S 37°23'14" W (R)
N 37°16'05" W (R)
S 37°16'05" E

4

KEYSTONE CONSULTING ENGINEERS

CIVIL ENGINEERS & SURVEYORS

863 Interchange Road, Kresgeville, PA 18333 • Phone 610-681-5233 • Fax 610-681-5248
East Office: Bethlehem, ***West Office***: Allentown, ***North Office***: Kresgeville

COOL-23-017

July 30, 2024

Coolbaugh Township Planning Commission
(via email to Erin Masker, Township Secretary / Administrative Assistant: emasker@coolbaughtwp.org)

RE: FINISH LINE AUTO BODY BUILDING ADDITION LAND DEVELOPMENT PLAN REVIEW #3

Dear Planners,

I have reviewed the above-referenced submission which included the following information.

- Plans titled "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR FINISH LINE AUTO BODY BUILDING ADDITION", prepared by Colwell-Naegele Associates, Inc., dated July 8, 2024 (Dwg. Numbers C0, C1, C2, D1, D2, D3, & D4)

The submitted items were reviewed for compliance with the applicable requirements of the following ordinances.

- **Chapter 344. Stormwater Management and Earth Disturbance**, adopted by the Board of Supervisors of the Township of Coolbaugh on June 17, 2014, by Ordinance No. 120-2014, with Amendments noted where applicable (SWM)

- **Chapter 355. Subdivision and Land Development**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (SALDO)

- **Chapter 400. Zoning**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (ZO)

My review comments are as follows:

CHAPTER 344. STORMWATER MANAGEMENT AND EARTH DISTURBANCE COMMENTS

1. SWM – Section 344-31., Section 344-32., and Attachment 1 – A Stormwater Management Operations & Maintenance Agreement shall be executed between the Applicant and the Township for the existing and proposed drainage and stormwater management facilities. [reference also SALDO Section 355-27.F. and Section 355-30.A.]

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. SALDO – Section 355-16.I., Section 355-18.N., Section 355-27.C.(14), Section 355-27.F., Section 355-30.A., Section 355-33.B.(2), Section 355-36., Section 355-37., Section 355-38., Section 355-39., and Section 355-42. – Improvements documentation and a proposed plan of succession of ownership and continued operation and maintenance of all development improvements will be required in accordance with Article V. A Development Agreement and financial security for all proposed site improvements will be necessary. [reference also SWM - Section 344-30.]

   A construction cost estimate, prepared by Colwell-Naegele Associates, Inc., dated August 28, 2023, was previously provided and still is acceptable. Therefore, the amount of required financial security for this project is **$17,710.00**.

2. SALDO – Section 355-23. – The Surveyor's Certification provided on Dwg. Number C0 shall be signed and sealed.

3. SALDO – Attachment 5 – The Owner's Certification provided on Dwg. Number C0 shall be signed, notarized, and dated.

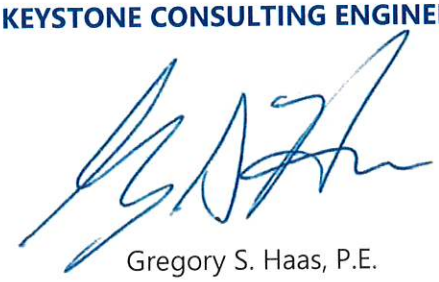
CHAPTER 400. ZONING COMMENTS

1. ZO - Section 400-16.C. – The Township Fire Chief should review the updated proposed site layout for safe and convenient access for fire protection. Any review comments shall be satisfactorily addressed.

If you have any questions regarding this project, please do not hesitate to contact me at your convenience.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.



Gregory S. Haas, P.E.

c.c. H. Clark Connor, Esquire (via email: hcconnor@ptd.net)
Russell R. Kresge, P.E., KCE (via email: rkresge@kceinc.com)
Tomas Keane, Zoning Officer (via email: tkeane@coolbaughtwp.org)
Jude Colwell, P.E., CNA Engineering (via email: jcolwell@c-nengineering.com)

701 Main Street, Suite 405
Stroudsburg, PA 18360

Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

August 15, 2024

Erin Masker, Administrative Assistant
Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Finish Line Auto Body Addition (Revised)
Land Development Plan
Coolbaugh Township
MCPC Review #140-29

Dear Ms. Masker:

The above cited plan was reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find his comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on September 10, 2024 at 5:00 p.m. at the Monroe County Planning Commission office. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz,
Director

CMF/ebk

cc: Jude Colwell

701 Main Street, Suite 405
Stroudsburg, PA 18360

Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner

DATE: August 15, 2024

SUBJECT: Finish Line Auto Body Addition (Revised)
Land Development Plan
Coolbaugh Township
MCPC Review #140-24

This 3.40 acre project is located on the northerly side of State Route 940, just west of its intersection with Summit Avenue. The plan proposes to remove existing areas of pavement in order to construct a 2,275 square foot building addition. This site is currently developed and contains an existing auto body shop. This site is to be served by on-lot water and sewage disposal systems and located in a Commercial Village (C-3) zoning district, in which the proposed use is permitted.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. Our office has previously reviewed this plan (MCPC Review #131-23) on August 24, 2023. All previous comments that remain relevant are included within this review.

2. According to the Coolbaugh, Tobyhanna, Tunkhannock Township, and Mount Pocono Borough Regional Comprehensive Plan, June 2005, this site is located in a Borough/Village Center Mixed Use zone within a Designated Growth Area as indicated by the future land use map. This project is generally consistent with the Regional Comprehensive Plan in terms of land use.

3. There is a discrepancy between the plan and MCPC Review Checklist concerning building area. According to the checklist, the addition is 2,400 square feet while the plan indicates the area is to be 2,275 square feet. This actual area should be confirmed.

4. It should be noted that there are existing residential dwellings located to the rear of the site. The Township should confirm that buffers, landscaping, and existing vegetation will be adequate to mitigate potentially negative impacts between these properties.

5. Township should ensure the plan meets specific requirements for vehicle repair operations (§400-90.B).

6. While the applicant states there is an existing PennDOT HOP (Permit #545438), it is unknown if the proposed expansion will affect the status of the permit.

7. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for Automobile Care Center (ITE 942, page 829), the proposed project is expected to generate approximately 75 trip ends per each Saturday. This data should be carefully considered and if warranted, appropriate measures to mitigate traffic impacts should be incorporated into the project.

8. It is recommended that the Township collaborate with the Fire Department in order to review the development along with the fire safety measures being proposed.

9. The site is to utilize existing on-lot water supply and sewage disposal systems. The Township should confirm that these systems are adequate to serve the proposed expansion.

10. A truck turning and loading plan was not included with the submitted materials. The Township should ensure that access and circulation for large vehicles is adequate.

11. While landscaping is proposed, the Township should ensure that it meets requirements of Township ordinances.

12. A lighting plan was not included with the submitted materials. The Township should confirm that proposed lighting and landscaping conforms to local ordinances.

13. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.

14. The plan states that there are no sensitive environmental features such as steep slopes, wetlands, and floodplains located at this site.

15. It should be noted that the Pennsylvania Natural Diversity Inventory (PNDI) review previously submitted by the owner/developer has indicated no potential impacts.

16. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe traffic flow during the winter season.

17. Dumpster locations and enclosure fencing are not indicated on the plan. It is recommended that the dumpster area be properly screened to create a visual buffer with appropriate materials.

18. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014 with respect to upgrading an existing county business.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

Colwell-Naegele Associates, Inc.
CONSULTING ENGINEERS

July 8, 2024

Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Attention: Coolbaugh Township Planning Commission
(via email to Erin Masker, Township Secretary / Administrative Assistant:
emasker@coolbaughtwp.org)

Reference: Haaretz, L.P.
Finish Line Auto Body – Building Addition
Land Development Plan
1100 Summit Ave.
Coolbaugh Township, Monroe County

Dear Commission Members,

Our office is in receipt of KCE, Inc. comments dated August 28, 2023 and offers the following in response in **bold text** below:

CHAPTER 344. STORMWATER MANAGEMENT AND EARTH DISTURBANCE COMMENTS

1. *SWM – Section 344-11.B.(24) and Section 344-27.G. – The proposed Stormwater Management Easement shall include the area of proposed Swale 1. [reference also SALDO – Section 355-27.B.(2)(d), Section 355-30.A., and Section 355-46.A.]*
   The easement has been revised to include Swale 1.
2. *SWM – Section 344-31., Section 344-32., and Attachment 1 – A Stormwater Management Operations & Maintenance Agreement shall be executed between the Applicant and the Township for the existing and proposed drainage and stormwater management facilities. [reference also SALDO Section 355-27.F. and Section 355-30.A.]*
   The SW O&M agreement will be executed by the owner and provided under separate cover.
   Please provide the amount of the required fee listed in item 9 of the agreement.

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. *SALDO – Section 355-16.I., Section 355-18.N., Section 355-27.C.(14), Section 355-27.F., Section 355-30.A., Section 355-33.B.(2), Section 355-36., Section 355-37., Section 355-38., Section 355-39., and Section 355-42. – Improvements documentation and a proposed plan of succession of ownership and continued operation and maintenance of all development improvements will be required in accordance with Article V. A Development Agreement and financial security for all proposed site improvements will be necessary. [reference also SWM - Section 344-30.]*
   A construction cost estimate (attached) prepared by Colwell-Naegele Associates, Inc., dated August 28, 2023, has been provided and is acceptable. Therefore, the amount of required financial security for this project is ***$17,710.00.***

Although the location of the building addition has been changed, we feel that the previous cost estimate is still valid. Please confirm and the owner will provide financial security under separate cover.

2. *SALDO – Section 355-27.B.(2)(d), Section 355-27.C.(13), Section 355-30.A., Section 355-46.C., and Section 355-55. – All existing overhead electric lines, utility poles, and their associated utility easements, if applicable, within the property shall be shown and labeled on the Plan. It appears that the proposed building addition will be situated beneath existing overhead lines. A letter, or letters, from the utility company(ies) shall be provided stating that they have reviewed the Plan, concur with it as presented, and can provide service to the building addition. [reference also SWM – Section 344-11.B.(7), Section 344-11.B.(10), and Section 344-11.B.(13)]*
   The addition has been moved to the rear of the existing building to avoid conflict with overhead utilities. A letter of intent to serve from PPL is enclosed. The building is otherwise served by on-lot sewer, water, and heated by propane delivery.
3. *SALDO – Attachment 5 – The Owner's Certification provided on Dwg. Number C0 shall be signed, notarized, and dated.*
   The 'Owner's Certification' will be signed, dated, and notarized following resolution of all other comments.

CHAPTER 400. ZONING COMMENTS

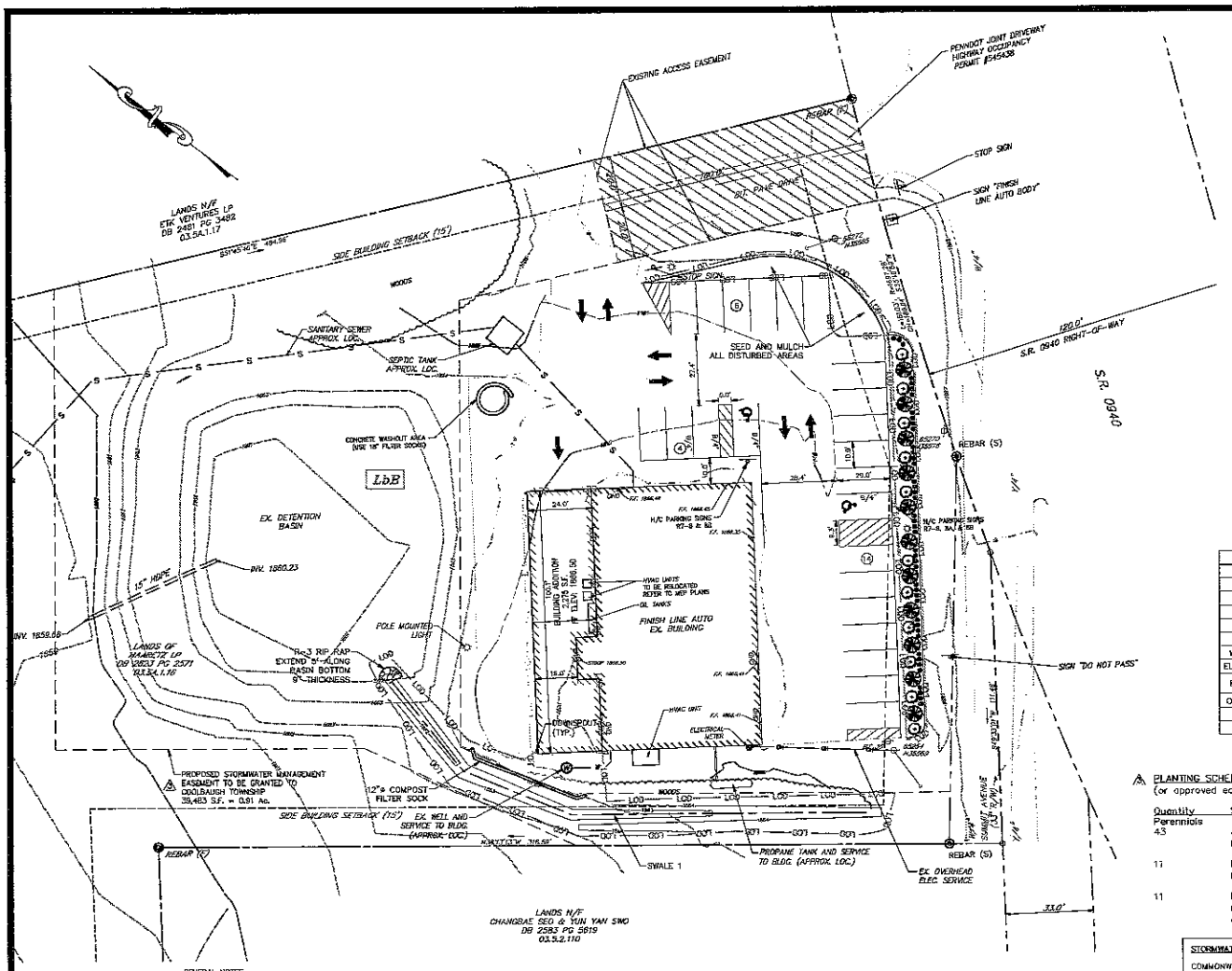
1. *ZO - Section 400-16.C. – The Township Fire Chief should review the proposed site layout for safe and convenient access for fire protection. The Applicant should email the Plan directly to George Dobson at coolbaughfire@gmail.com.*
   A copy of the revised plan has been sent to Chief Dobson for comment.

Please contact me with any questions.

Thank you,

Jude P. Colwell

Jude P. Colwell, P.E.



GRAPHIC SCALE

0 10 30 60

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND/OR REPAIR OF ALL ROADS OR OTHER EXISTING CONDITIONS DAMAGED AS A RESULT OF HIS/HER WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND COMPLY WITH REQUIREMENTS AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC AND JOB SAFETY.
4. PRIOR TO CONSTRUCTION, CONSULT WITH LOCAL OFFICIALS AND UTILITY COMPANIES TO DETERMINE THE LOCATION OF FACILITIES WITHIN PROJECT LIMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PA ONE-CALL SERVICE BEFORE BEGINNING ANY EXCAVATION WORK.
6. ALL UTILITIES DAMAGED OR DESTROYED SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIC UTILITY. ALL COST INCURRED TO FIX OR REPLACE THE UTILITY SHALL BE BORNE BY THE CONTRACTOR.
7. CONTRACTOR SHALL INSURE POSITIVE FLOW OF DRAINAGE SO THAT NO PONDING OF STORMWATER WILL OCCUR.
8. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR IN THE FIELD.
9. THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS AT ALL TIMES TO THE JOB SITE.
10. PENNDOT SPECIFICATIONS, NOTE: ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408/2011, INCLUDING INITIAL EDITION AND ALL CHANGE NUMBERS, UNLESS OTHERWISE NOTED.
11. COMPACTION NOTE: FILLS SHALL BE PLACED IN LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS OF PENNDOT PUBLICATION 408, LATEST EDITION.
12. DUST CONTROL: DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
13. THE OWNER OR ITS SUCCESSORS MAY NOT ALTER ANY ASPECT OF THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP, COUNTY CONSERVATION DISTRICT, AND/OR PA DEP.
14. GRADING AND PLACEMENT OF SUBBASE MATERIAL SHALL BE CAREFULLY CONTROLLED TO ENSURE POSITIVE DRAINAGE OF MINIMUM 1% SLOPE.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776

PA1System Inc. SERIAL # 20231900077

STORMWATER CERTIFICATION--DESIGN ENGINEER

I, JUDE P. COLWELL, P.E. ON THIS DATE JULY 9, 2024, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE COOLBAUGH TOWNSHIP STORMWATER MANAGEMENT AND EARTH DISTURBANCE ORDINANCE.

AUGUST 28, 2023

JUDE P. COLWELL, P.E.

UTILITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CONTACT PA ONE CALL AT LEAST 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION OR DEMOLITION WORK FOR THE IDENTIFICATION OF UTILITIES IN THE VICINITY OF THE WORK AREA.
2. THE EXISTING UTILITIES SHOWN ON PLANS ARE FOR REFERENCE ONLY AND ARE NOT TO BE CONSTRUED AS AN ACCURATE OR ALL-INCLUSIVE REPRESENTATION OF THE UTILITIES PRESENT WITHIN THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS OF ALL UTILITIES WITHIN THE WORK AREA PRIOR TO THE START OF WORK.
3. THE PROPOSED UTILITIES SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE ENGINEER TO DETERMINE SIZES AND LOCATION PRIOR TO CONSTRUCTION.
4. ALL UTILITIES DAMAGED OR DESTROYED SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIC UTILITY OWNER. ALL COST INCURRED TO REPAIR OR REPLACE THE UTILITY SHALL BE BORNE BY THE CONTRACTOR.
5. ALL PROPOSED IMPROVEMENTS, INCLUDING ALL ON-SITE STORM DRAINAGE FACILITIES, ARE PRIVATE AND WILL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER, AND WILL NOT BE THE RESPONSIBILITY OF COOLBAUGH TOWNSHIP.
6. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED APPROXIMATELY 1,400 FEET NORTHEAST OF THE SITE, NEAR THE INTERSECTION OF SR 940 AND SHOPPING CENTER DRIVE, ADJACENT TO LOWE'S.

PARKING CALCULATIONS
OFF-STREET PARKING REQUIREMENTS

MOTOR VEHICLE REPAIR, WITHOUT SALES:
(INCLUDING LUBE, TUNE-UP, TIRE, BRAKE AND MUFFLER SERVICE)

FOUR PER SERVICE BAY, STATION OR LIFT. THIS MAY INCLUDE STACKING LANE SPACES. HIGH TURNOVER USES, SUCH AS QUICK OIL-CHANGE SHOPS, SHALL HAVE A MINIMUM OF ONE STACKING SPACE LOCATED BEFORE AND ONE AFTER EACH WORK BAY/STATION. SHOPS WHERE CUSTOMERS LEAVE VEHICLES FOR LATER PICK-UP MAY PLACE PARKING ELSEWHERE ON THE PROPERTY.

6 SERVICES BAYS = 24 PARKING SPACES REQUIRED
24 PARKING SPACES ARE PROPOSED, NOT INCLUDING VEHICLE STACKING

STORMWATER MANAGEMENT
A REDUCTION IN IMPERVIOUS AREA OF 700 S.F. IS PROPOSED AS A RESULT OF THIS PROJECT. NO ADDITIONAL STORMWATER MANAGEMENT IS REQUIRED.

ALL ROOF DOWNSPOUTS SHALL BE DIRECTED TO SPLASH PADS TO PREVENT EROSION.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
MINOR CONTOUR	585	586
MAJOR CONTOUR	590	590
STORM SEWER		
SANITARY SEWER	SAN	S
PROPERTY LINE		
RIGHT-OF-WAY LINE		
WATER UTILITY SERVICE		W
ELECTRIC UTILITY SERVICE	OHE	UE
BITUMINOUS PAVEMENT		
OVERHEAD GARAGE DOOR	OHD	OHD
POLE MOUNTED LIGHT		
WATER WELL	W	

⚠ PLANTING SCHEDULE
(or approved equal per SALDO 355 Attachment 4)

Quantity	Scientific Name	Common Name	Symbol
Perennials			
43	Juniperus communis (24" min. height, 18" min. spread)	Common Juniper	
11	Prunus virginiana (Min. height of 4-6 ft. at the time of planting)	Common Chokecherry	
11	Myrica pensylvanica (36" min. height, 24" min. spread; and symmetrically branched to the ground)	Northern Bayberry	

STORMWATER STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LACKAWANNA

ON THIS ____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ OF _____ OF HAARETZ, LP AND THAT HE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, DISPOSES AND SAYS THAT ANY REVISION TO THIS DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP, AND THAT THE E&S PLAN MUST BE APPROVED BY THE MONROE COUNTY CONSERVATION DISTRICT.

SIGNATURE OF OFFICER _____ TITLE

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

SIGNATURE OF OFFICER: _____

SIGNATURE OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES ON: _____, 20____

CNA
Colwell-Naegele Associates, Inc.
CONSULTING ENGINEERS
P.O. BOX 8 - CLARKS SUMMIT
PENNSYLVANIA 18411
tele. 570.586.5091
fax. 570.586.5073

SEALS

PROJECT

FINISH LINE AUTO BODY BUILDING ADDITION

110 SUMMIT AVE.
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

DRAWING TITLE

SITE LAYOUT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
⚠	8/24/23	MCCD COMMENTS
⚠	8/28/23	MCPC COMMENTS
⚠	8/28/23	TWP ENGINEER COMMENTS
⚠	9/18/23	BLDG. ADDITION CORNER
⚠	1/3/24	TWP COMMENTS/BLDG. ADDITION
⚠	7/8/24	REVISED BUILDING ADDITION

JOB NO :	221014
SCALE :	1"=20'
DATE :	7-7-2023
PROJ ENG :	J. COLWELL
DRAWN BY :	J. COLWELL
CHECKED BY :	R. NAEGELE
DRAWING NO :	C2

6

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ⬧
DANIEL J. PACI ⬧ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER
LINDSAY R. NORTON

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
⬧ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
GRIM, BIEHN & THATCHER
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August 22, 2024

Coolbaugh Township Planning Commission
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Coolbaugh Township
Zoning Ordinance Amendment

Dear Planning Commission:

Enclosed please find a proposed amendment to the Coolbaugh Township Zoning Ordinance amending provisions governing the use of nonconforming lots of record. Please review the enclosed proposed ordinance and provide comments in accordance with the Pennsylvania Municipalities Planning Code.

Thank you for your attention to the foregoing. Please contact my office with any questions that you may have.

Very truly yours,

GRIM, BIEHN & THATCHER

By: _____
Patrick M. Armstrong, Esquire

Enclosure
cc: Board of Supervisors - via email
Meredith Thompson - via email
Erin Masker – via email
Greg Haas - via email

BOARD OF SUPERVISORS OF
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO._____

AN ORDINANCE OF THE TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA, AMENDING THE COOLBAUGH TOWNSHIP ZONING ORDINANCE AT CHAPTER 400 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP, BY AMENDING SECTION 400-102, USE OF NONCONFORMING LOTS OF RECORD.

WHEREAS, the Board of Supervisors desires to amend the provisions and requirements related to the use of nonconforming lots of record in Section 400-102 of the Coolbaugh Township Code of Ordinances; and,

WHEREAS, the Board of Supervisors finds that the proposed amendment will promote, protect and facilitate the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the *Pennsylvania Municipalities Planning Code*, that Chapter 400, Zoning, of the Code of Ordinances of Coolbaugh Township is amended as follows:

ARTICLE I.

The Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article XI, Nonconformities, Section 400-102, Use of nonconforming lots of record, is hereby amended in its entirety to read as follows:

§ 400-102 Use of nonconforming lots of record.

A. Uses allowed. In all districts, a lawful nonconforming lot of record which does not meet the required minimum lot size, width or depth requirements of the zoning district in which it is located may be used for any use allowed by the Schedule of Uses (*400 Attachment 1*) for that district, provided:

(1) Standards. All setback, height, lot coverage, open space and other standards of the zoning district and other chapter standards applicable to specific uses are satisfied. If allowed by conditional use or special exception, the applicable procedures shall apply.

(2) Lot size requirement. Other provisions of this chapter do not require a minimum lot size for the proposed use which is greater than that specified by the Schedule of Development Standards (*400 Attachment 2*) for the zoning district in which the proposed use is located. [For example, § 400-77A(1) requires a minimum parcel size of five acres for junkyards so a junkyard is not permitted on a nonconforming lot.]

B. Combination required. If a use spans adjoining nonconforming lots, the lots shall be combined into a single parcel in accord with the requirements of Chapter 355, Subdivision and Land Development, of the Code of Ordinances of the Township of Coolbaugh.

ARTICLE II. SEVERABILITY.

It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

ARTICLE III. REPEALER.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE IV. EFFECTIVE DATE.

This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED AND ORDAINED this ____ day of _____ 2024, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, in lawful session duly assembled.

Board of Supervisors of
Coolbaugh Township

By: _____
William Weimer, Chairman

By: _____
Joseph Rogan, Vice-Chair

By: _____
Clare Colgan, Supervisor

By: _____
Alma I. Ruiz-Smith, Supervisor

By: _____
Lynn Kelly, Supervisor

ATTEST:

_____
Township Secretary

[TOWNSHIP SEAL]