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

Coolbaugh Township Planning Commission
October 8, 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 September 10, 2024 Meeting Minutes

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

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

4. Acceptance and Review of Sewage Planning Module for Pocono Mountain Corporate Center South (1901 Corporate Center Drive)

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 Short-Term Rental Zoning Amendment

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	
Posh Hospitality Development, LLC.	2995 Route 940, Pocono Summit, PA	Land Development Plan	September 10, 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	Lot 24 Pocono Mountain Business Park	Land Development Plan	August 10, 2020	March 31, 2023	Withdrawn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, SEPTEMBER 10, 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 August 13, 2024 Meeting Minutes

Mr. Peterson made a motion second by Ms. Shincovich to approve the meeting minutes from the August 13, 2024 meeting as presented.

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

2. Acceptance and Review of Messer, LLC. Amended Drainage and Stormwater Management Plan-(1109 Corporate Center Drive East, Tobyhanna)

Nate Oiler, Engineer from RKR Hess and Mike Marrash from Messer, LLC. were in attendance to review the amended plan for permit renewal which will allow the use of the newly combined lot. The plan is to build another building and utilize the property that has recently been joined as a parking area for employees and trailers while they are constructing the new building. This permit will allow for an access from one lot to the other without having to utilize Corporate Center Drive. He stated that this connecting driveway will remain for use after construction is completed. Mr. Haas stated that he completed the review and the only item that needs to be submitted is the financial security in the amount of $115,075.40. N. Oiler stated that there is a security on file with the township for work that has already been completed so he anticipates that once the request for inspection is submitted, the release amount for that part of the project will exceed the amount required for this project, so it will just remain in the account. Mr. Kozen asked when the project would start, being advised by M. Marrash that they are anticipating this fall, weather permitting.

Ms. Shincovich made a motion second by Mr. Schlegel to recommend approval to the Board of Supervisors conditioned on the submission of the Financial Security as per the comment in Township Engineer, Greg Haas's review letter dated August 29, 2024.

- Discussion: Ms. Kelly stated that it is nice to see that they are expanding
- Vote: All in favor, motion passes.

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

Attorney Erich Schock was in attendance representing Posh Hospitality and stated that the previously proposed Arby's on the Aldi Supermarket site will now be a Chipotle. He stated that the building has shrunk slightly, there will be four additional parking spots and will not have a pickup window instead of a drive thru. He stated that customers will order in advance and be provided with a time for pickup of their order at the window. Ms. Shincovich asked where the employee parking would be, and was advised that they would park in the parking lot as there would not be any designated spots for employees. He stated that they are not asking for any relief as they anticipate that they will be able to meet the requirements set forth in the ordinance. The only thing that the owner is considering is carving out the lot to make it separate from Aldi's, but after reviewing it, a variance would have to be considered by the ZHB as it would increase the impervious coverage to 70%. They would need to request an increase from that already allowed 53% to 70% and would have shared access to the property. Attorney Schock is going to speak to his client and see how he anticipates proceeding. Mr. Haas stated that he reviewed the submission and has determined that it is a complete submission for review.

4. Mr. Peterson made a motion second by Ms. Shincovich to Accept the Amended Final Land Development Plan for Posh Hospitality Development, LLC.- Proposed Chipotle Development located at 2995 PA Route 940, Pocono Summit for review by the Township Engineer.

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

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

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

- Discussion: No one was in attendance to discuss the Finish Line Auto Body Land Development Plan.
- Vote: All in favor, motion passes.

6. 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)

Mr. Peterson made a motion second by Ms. Shincovich 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.

7. Public Input

The Planning Commission reviewed the memo from the Board of Supervisors regarding the request to require a jurisdictional determination from any properties that meet any of the requirements in ordinance §400-51.A and have Waterways on the Property. The commission discussed what would be considered a waterway with Greg stating that it would be his interpretation that it would be considered a watercourse as defined in the ordinance. Ms. Kelly stated that a watercourse would probably be the correct definition for the Commission and Township Engineer to use as a "waterway".

8. Adjournment

There being no further business, a motion was made by Ms. Shincovich second by Mr. Schlegel to adjourn the meeting. All in favor, motion passed. The meeting adjourned at 7:06pm.

Next Regular Commission Meeting: Tuesday, October 8, 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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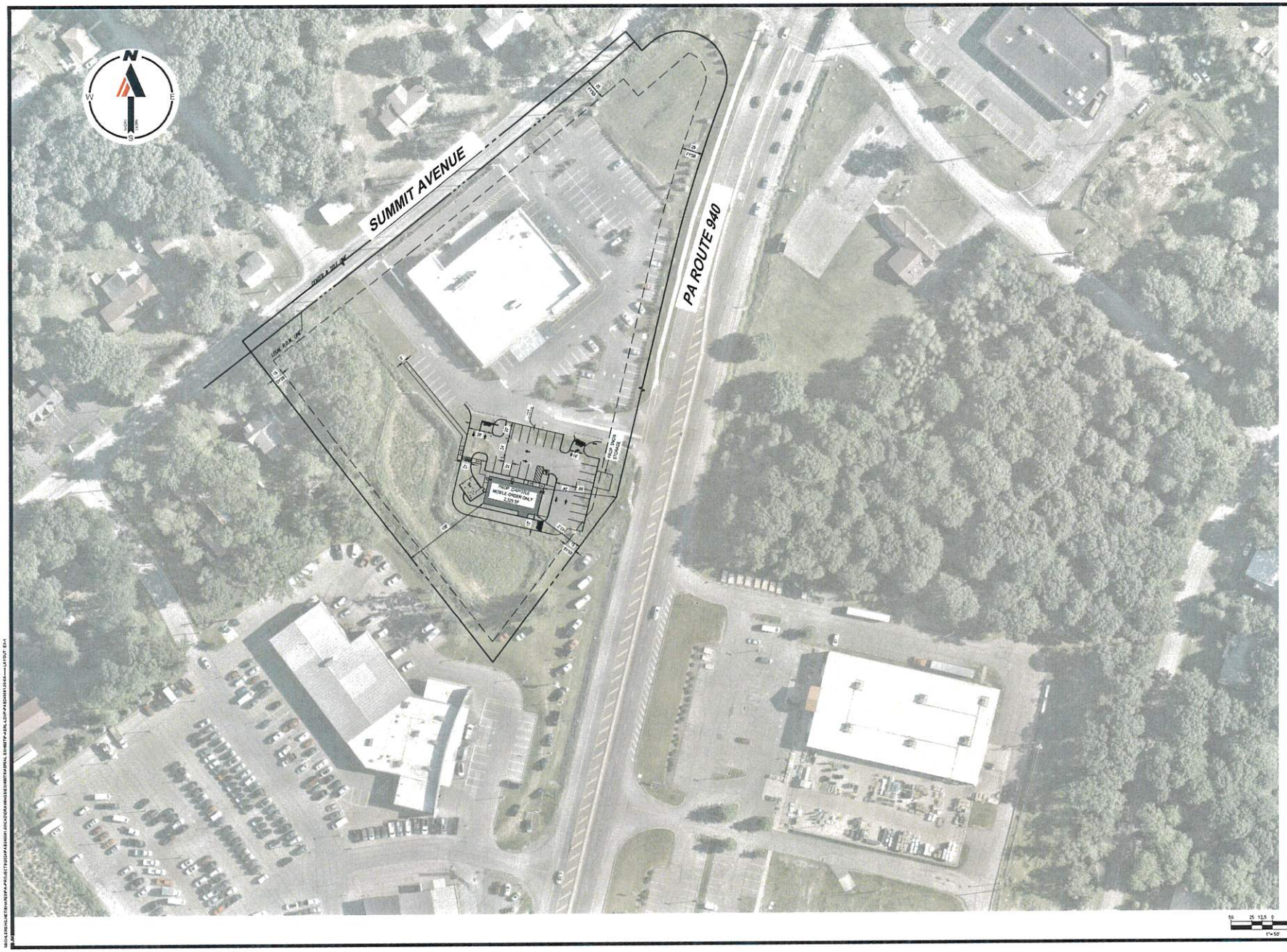


BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN COMPILED FROM AVAILABLE COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH AND LOCATION OF ANY UNDERGROUND FACILITIES OR STRUCTURES SHALL BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 181 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL
811 OR 1-800-242-1776

FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB2400091.00-0A
DRAWN BY:	JMV
CHECKED BY:	AMC
DATE:	09/10/2024
CAD I.D.:	P:\AERIL-LDVP

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

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE074231

SHEET TITLE:

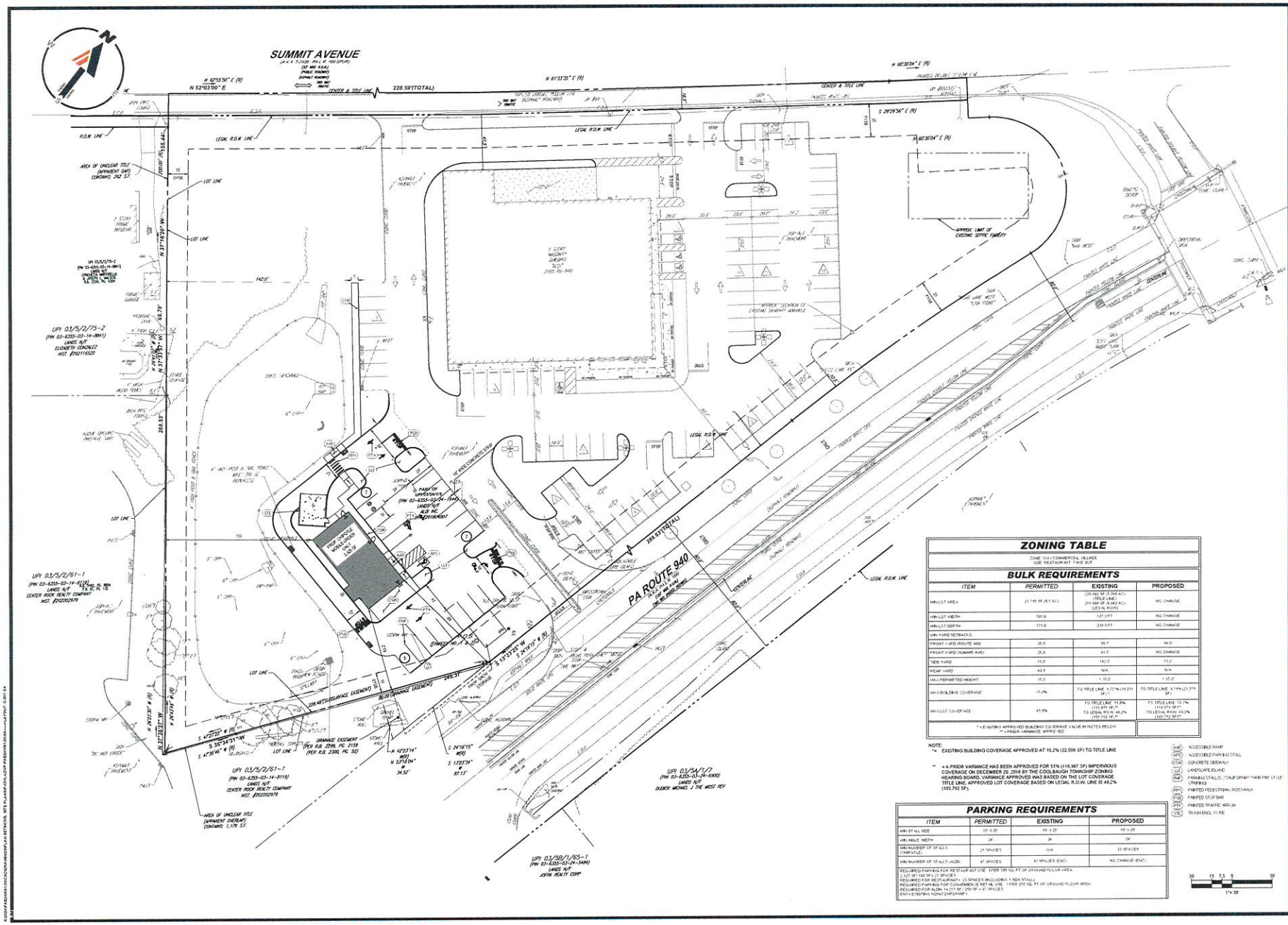
AERIAL EXHIBIT

SHEET NUMBER:

EX-1

ORG. DATE - 09/10/2024

M:\BOHLER\CHESTER\NJ\PA\PROJECTS\2024\PAB2400091.00-0A\DRAWINGS\EXHIBITS\AERIAL EXHIBIT\PA-AERIL-LDVP-PAB2400091.00-0A——LAYOUT: EX-1


SUMMIT AVENUE
(A.K.A. T-709) (RT. 191 SPUR)
(50' ARC R.O.W.)
(PUBLIC ROADWAY)
(ASPHALT ROADWAY)
N 62°35'30" E (R)
N 52°03'00" E
228.59'(TOTAL)
N 61°33'25" E (R)
N 60°30'04" E (R)
S 29°29'56" E (R)
CENTER & TITLE LINE
LEGAL R.O.W. LINE
R.O.W. LINE
AREA OF UNCLEAR TITLE (APPARENT GAP) CONTAINS: 263 S.F.
LOT LINE
UPI 03/5/2/75-2
(PIN 03-6355-03-14-9841)
LANDS N/F
ELIZABETH GONZALEZ
INST. [illegible]
UPI 03/5/2/61-1
(PIN 03-6355-03-14-4104)
LANDS N/F
CENTER ROCK REALTY COMPANY
INST. [illegible]
UPI 03/5/2/61-1
(PIN 03-6355-03-14-8118)
LANDS N/F
CENTER ROCK REALTY COMPANY
INST. [illegible]
AREA OF UNCLEAR TITLE (APPARENT OVERLAP) CONTAINS: 1,179 S.F.
PROP. CHIPOTLE MEXICAN GRILL 2,376 SF
PART OF UPI 03/5/2/61-1 (PIN 03-6355-03-24-1941) LANDS N/F ALD INC. [illegible]
PROP. DESIGN ENGINEER FENCE
PROP. DESIGN ENGINEER RETAINING WALL
PROP. DESIGN ENGINEER STORAGE
PROP. DESIGN ENGINEER TRASH ENCLOSURE
PROP. DESIGN ENGINEER CANOPY
PROP. DESIGN ENGINEER DUMPSTER
PROP. DESIGN ENGINEER CONCRETE PAD
PROP. DESIGN ENGINEER CONCRETE STEPS
PROP. DESIGN ENGINEER CONCRETE RAMP
PROP. DESIGN ENGINEER CONCRETE WALK
PROP. DESIGN ENGINEER ACCESSIBLE RAMP
PROP. DESIGN ENGINEER ACCESSIBLE PARKING SIGN
PROP. DESIGN ENGINEER PAINTED STOP BAR
PROP. DESIGN ENGINEER PAINTED TRAFFIC ARROW
PROP. DESIGN ENGINEER PAINTED CROSSWALK
PROP. DESIGN ENGINEER PAINTED PEDESTRIAN CROSSWALK
PROP. DESIGN ENGINEER PAINTED 12" DOUBLE YELLOW LINE
PROP. DESIGN ENGINEER PAINTED 4" SINGLE WHITE LINE
PROP. DESIGN ENGINEER PAINTED 4" SINGLE YELLOW LINE
PROP. DESIGN ENGINEER PAINTED DOUBLE WHITE LINE
PROP. DESIGN ENGINEER PAINTED DOUBLE YELLOW LINE
PROP. DESIGN ENGINEER PAINTED DIRECTIONAL ARROW
PROP. DESIGN ENGINEER PAINTED "ONLY" LEGEND
PROP. DESIGN ENGINEER PAINTED "STOP" LEGEND
PROP. DESIGN ENGINEER PAINTED "DO NOT ENTER" LEGEND
PROP. DESIGN ENGINEER PAINTED "RIGHT TURN ONLY" LEGEND
PROP. DESIGN ENGINEER PAINTED "LEFT TURN ONLY" LEGEND
PROP. DESIGN ENGINEER PAINTED "STRAIGHT ONLY" LEGEND
PROP. DESIGN ENGINEER PAINTED "STRAIGHT AND RIGHT TURN ONLY" LEGEND
PROP. DESIGN ENGINEER PAINTED "STRAIGHT AND LEFT TURN ONLY" LEGEND
PROP. DESIGN ENGINEER PAINTED "LEFT AND RIGHT TURN ONLY" LEGEND
PROP. DESIGN ENGINEER PAINTED "LEFT, STRAIGH

KEYSTONE CONSULTING ENGINEERS

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COOL-24-001

September 23, 2024

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

RE: AMENDED FINAL LAND DEVELOPMENT PLANS
POSH HOSPITALITY DEVELOPMENT, LLC - PROPOSED CHIPOTLE DEVELOPMENT
REVIEW #1

Dear Planners,

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

- Project Narrative, from Bohler Engineering PA, LLC, dated August 20, 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) ("Plan")

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 344-9., Section 344-10.B., Section 344-11.A.(5), Section 344-13.C., Section 344-14.B., Section 344-28., and Section 355-52. – The Erosion and Sediment Pollution Control (ESPC) Plan shall be deemed adequate by the Monroe County Conservation District (MCCD). Copies of the final ESPC Plan and adequacy letter shall be provided. [reference also SALDO - Section 355-27.C.(9), Section 355-30.A., Section 355-51., and Section 355-52., and ZO – Section 400-49.M.]

2. SWM – Section 344-11.B.(24) and Section 344-27.G. – Proposed easements and rights-of-way shall be provided on the Plan to and around all proposed drainage and stormwater management facilities. [reference also SALDO – Section 355-27.B.(2)(d) and Section 355-46.A.]

   Note: If these were provided as part of the original Aldi Land Development Plan, then they shall be shown and labeled and/or referenced on this Plan.

3. SWM – Section 344-11.B.(27) – The required Applicant Statement shall be provided on the Plan and shall be signed and dated by the Applicant (Owner).

4. SWM – Section 344-11.B.(28) – The required Designer Statement shall be provided on the Plan and shall be signed and dated.

5. SWM – Section 344-31., Section 344-32., Section 344-33., and Attachment 1 – A Stormwater Management Operations & Maintenance Agreement shall be executed between the Applicant and the Township. [reference also SALDO – Section 355-27.F.]

   Note: If this was executed as part of the original Aldi Land Development Plan, then it shall be noted on this Plan.

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. SALDO - Section 355-15.E. and Section 355-16.G. – The Monroe County Planning Commission comments shall be considered when they are obtained.

2. SALDO – Section 355-15.F., Section 355-27.C.(6)(b), Section 355-30.A., Section 355-53.H., Section 355-53.N., and Section 355-72.C.(5) - A Sewage Facilities Planning Module must be approved by the Pennsylvania Department of Environmental Protection (PA DEP) for the proposed connection to the existing sanitary sewer system. Copies of the approval letter and final supporting documentation shall be provided to the Township for review. [reference also ZO – Section 400-17.E. and ZO – Section 400-50.B.]

   Note: If this was completed and approval was obtained as part of the original Aldi Land Development Plan, then this may not be required if the proposed flows are consistent with those

that were approved. The Applicant should discuss this matter with the Township Sewage Enforcement Officer (S.E.O.).

3. SALDO – Section 355-16.K. – The plans to be recorded shall be indicated at the Sheet Index provided on sheet C-101.

4. SALDO – Section 355-23. – The 'Applicant's Professional Land Surveyor Certification' and 'Applicant's Engineer's Certification' statements provided on sheet C-101 shall be signed, sealed, and dated.

5. SALDO – Section 355-26.D. and Section 355-27.A. – An existing resource and site analysis report shall be provided.

   The Applicant's Engineer has requested a **waiver** from this requirement.

6. SALDO – Section 355-27.B.(1)(a) and Section 355-30.A. – Complete bearings and distances, and curve data, for the overall property boundary shall be labeled on the Plan.

7. SALDO – Section 355-27.B.(1)(m) and Section 355-27.B.(1)(n) – The Deed Book Volume and Page numbers and the Monroe County Tax Map number for the property shall be noted on the Plan.

8. SALDO – Section 355-27.B.(3)(a), (c), (h), and (j), and Section 355-30.A. – The applicable general notes form these sections shall be provided on the Plan.

9. SALDO – Section 355-27.C.(12) and Section 355-30.A. – The waiver request list provided on sheet C-101 shall be revised to a 'Waivers Granted' list if applicable. The date of action should be added to the list.

10. SALDO – Section 355-27.C.(14), Section 355-27.F., Section 355-30.A., Section 355-36., Section 355-37., Section 355-38., Section 355-39., and Section 355-42. – Improvement's documentation and a proposed plan of succession of ownership and continued operation and maintenance of all development site improvements will be required in accordance with Article V. A Development Agreement and financial security for all proposed site improvements will be necessary. A construction cost estimate shall be provided for review. [reference also SWM – Section 344-30.]

11. SALDO – Section 355-49.S. and Table 6-2 – A proposed Pavement Section Detail shall be provided on the Plan.

12. SALDO – Section 355-49.Z. – All proposed traffic signs shall be labeled on sheet C-302. A 'Do Not Enter' sign shall be proposed at the 'Do Not Enter' word painting just after the pick-up window.

13. SALDO – Section 355-53., Section 355-62., and Section 355-72.C.(5) – Evidence that the proposed project can connect to the existing water supply system for potable water and firefighting shall be presented. The design of the water system shall be in accordance with all requirements of the Township, the PA DEP, and the applicable water company. [see also ZO comment #1]

14. SALDO – Section 355-54.B.(1), Section 355-54.B.(2), Section 355-72.A.(5), Section 355-72.C.(2), and Section 355-72.C.(3) – A loading and unloading area shall be provided on the site. Turning templates showing vehicular movements through the site for the delivery vehicle shall be depicted on the Plan.

15. SALDO – Section 355-54.F.(1) and Attachment 3 – As per the parking computations provided on sheet C-301, one hundred twenty (120) parking spaces are required on the entire site (97 for Aldi and 23 for Chipotle). There are only 114 spaces provided.

16. SALDO – Section 355-54.F.(1), Section 355-54.F.(8), and Attachment 3 – For "Take-Out/Drive-Through/Beverage Stand", six (6) stacking spaces per lane are required to be provided. These spaces (areas shown as 10' x 20' rectangles) shall be delineated on the Plan prior to the pick-up window.

17. SALDO – Section 355-54.I.2. – All off-street parking shall be situated a minimum of ten feet (10') from buildings. The Plan proposes seven (7) spaces along the north side of the proposed building to be a distance of only five feet (5').

    The Applicant's Engineer has requested a **waiver** from this requirement.

18. SALDO – Section 355-55. – Letters of proposed service from all applicable utility companies shall be provided.

19. SALDO – Section 355-57.C. and Attachment 4 – The American Hornbeam tree and many of the proposed shrubs are not on the list of acceptable plants. The Landscaping Plan shall be revised accordingly.

20. SALDO – Section 355-57.D.(1) – Several of the proposed trees are to be planted only 4' or 5' from the property line. These shall be shifted away from the property line so that at maturity their branches will not encroach onto the adjacent property.

21. SALDO – Section 355-57.D.(2)(d) and Section 355-57.D.(2)(e) – Large shrubs shall have a minimum height of 4' to 6', small evergreen shrubs 24", and deciduous shrubs 30" at planting. The Plant Schedule provided on sheet L-101 shall be revised accordingly.

22. SALDO – Section 355-57.D.(3)(a) and Section 355-57.D.(4)(a) – The language within these sections regarding maintenance of landscaping shall be provided on the Plan.

23. SALDO – Section 355-59.C.(4)(a) – Underground electric lines to all proposed site lights shall be depicted on the Plan.

24. SALDO – Section 355-59.E.(7) – The required lighting notes shall be provided on sheet L-201.

25. SALDO – Section 355-72.A.(8) – Preliminary drawings for the proposed building shall be provided.

26. SALDO – Attachment 5 – The ownership statement provided on sheet C-101 shall be signed and notarized.

CHAPTER 400. ZONING COMMENTS

1. ZO - Section 400-16.C., Section 400-49.E.(1), and Section 400-50.A. – 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, or provide him with a paper copy. Adequate

safety devices against the hazard of fire and explosion, and adequate firefighting and fire-suppression equipment and devices standard in the industry shall also be shown and detailed on the Plan. Water supply for the proposed use and fire protection shall be demonstrated as being provided for the project. [see also SALDO comment #13]

2. ZO – Section 400-123.B. – Any review comments from the Township Zoning Officer shall be considered and adequately addressed.

3. ZO – Article XVI – Because the site lies within the conical surface zone of the Airport Overlay District, notice of the proposed development must be given by the appropriate forms to the PennDOT Bureau of Aviation, the Federal Aviation Administration, and the Pocono Mountains Municipal Airport Authority, with copies provided to the Township. Height/elevation limitations shall also be indicated on the Plan.

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)
H. Clark Connor, Esquire (via email: hcconnor@ptd.net)
Tomas Keane, Director of Codes & Zoning (via email: tkeane@coolbaughtwp.org)
Jake Schray, S.E.O., Hanover Engineering (via email only: jschray@hanovereng.com)
Russell R. Kresge, P.E. (via email: rkresge@kceinc.com)
Adam Citrullo, P.E., Bohler Engineering PA, LLC (via email: acitrullo@bohlereng.com)

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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.

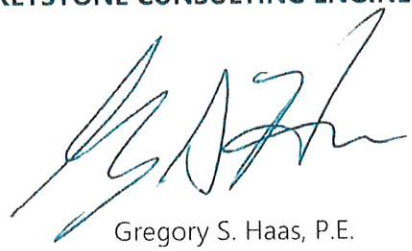
CHAPTER 400. ZONING COMMENTS

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)

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

FINISH LINE AUTO BODY
BUILDING ADDITION

COOLBAUGH TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

OWNER	MAMRETZ, LP 1816 MAIN ST. PECKVILLE, PA 18452
CONTACT:	ALLAN PISARZ
TELEPHONE:	(570) 361-3582
DEED REFERENCE:	DB 2823 PG 2371
INSTRUMENT NO.:	202237381
TAX ASSESSMENT NO.:	03/5A/1/16
LOT AREA:	3.401 AC. (DEED)
NUMBER OF LOTS:	1 EXISTING / 1 PROPOSED

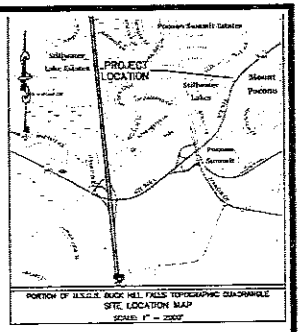
ZONE: C-3 COMMERCIAL VILLAGE DISTRICT
EXISTING USE: MOTOR VEHICLE REPAIR

DEVELOPMENT STANDARDS

FEATURES REGULATED	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA (ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL)	1.0 Ac.	148,749 SQ. FT. (3.4010 Ac.)
MINIMUM LOT WIDTH (ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL)	150 FT.	385 FT.
MINIMUM LOT DEPTH (ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL)	200 FT.	485 FT.
FRONT YARD SETBACK	25 FT.	150 FT.
SIDE YARD SETBACK	15 FT.	40 FT.
REAR YARD SETBACK	40 FT.	130 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	29 FT.
MAXIMUM LOT COVERAGE (BUILDING)	15%	10%
MAXIMUM LOT COVERAGE	35%	22%

PROJECT NOTES:

1. NO VARIANCES HAVE BEEN GRANTED BY THE COOLBAUGH TOWNSHIP ZONING HEARING BOARD FOR THE PROPOSED LAND DEVELOPMENT PLAN.
2. NO SALDO WAIVERS HAVE BEEN REQUESTED OF THE TOWNSHIP PLANNING COMMISSION.
3. ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATION CONTAINED IN THE COOLBAUGH TOWNSHIP ZONING ORDINANCE.
4. NO CERTIFICATE OF COMPLIANCE PURSUANT TO THE ZONING ORDINANCE SHALL BE ISSUED FOR ANY DWELLING OR BUILDING IN ANY SUBDIVISION OR LAND DEVELOPMENT, NOR SHALL ANY DWELLING OR BUILDING BE USED OR OCCUPIED, UNTIL SUCH TIME AS ALL IMPROVEMENTS REQUIRED TO SERVICE AND PROVIDE ACCESS TO SAID DWELLING OR BUILDING HAVE BEEN INSTALLED BY THE DEVELOPER AND APPROVED BY THE TOWNSHIP.
5. THE BUILDING IS SERVED BY ON-LOT SANITARY SEWER AND WATER
6. DEED RESTRICTIONS AND COVENANTS ARE AS FOLLOWS, AS PER THE DEED OF RECORD:
   - 6.1. RESTRICTIONS, COVENANTS, NOTES, EASEMENTS, ETC., AS SET FORTH ON THE SUBDIVISION PLAN TITLED "FINAL PLAN, RESUBDIVISION OF LOTS 14, 15 & 16 OF LANDS OF FIFTH ST CORP., FORMERLY R.C. CRAMER LUMBER CO., COOLBAUGH TOWNSHIP, MONROE COUNTY, PA", DATED 8 AUGUST 1988, AS PREPARED BY ACKERMAN ASSOCIATES, CONSULTING ENGINEERS, OF EAST STROUDSBURG, PENNSYLVANIA AND RECORDED IN THE MONROE COUNTY RECORDER'S OFFICE IN PLOT BOOK VOLUME 60, PAGE 336.
   - 6.2. LOT NO. 16, AS SHOWN ON THE AFORESAID MAP, WILL NOT BE USED FOR A LUMBER OR BUILDING SUPPLY (WHOLESALE OR RETAIL) BUSINESS OR A HARDWARE, HOME IMPROVEMENT OR HOME CENTER TYPE BUSINESS AND THE GRANTEE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES THAT THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE GRANTEE AND ITS SUCCESSORS AND ASSIGNS.
   - 6.3. UNDER AND SUBJECT TO AN EASEMENT FOR A JOINT DRIVEWAY TO BE USED AND MAINTAINED IN COMMON WITH LOT 16 AS SHOWN ON SAID MAP, THE SAID DRIVEWAY HAS A WIDTH OF FORTY FEET AND ADJOINS THE FIFTH COURSE OF THE ABOVE-DESCRIBED PARCEL ON THE SOUTHWESTERLY SIDE THEREOF AND EXTENDS A DISTANCE OF ONE HUNDRED FEET NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID PA L.R. NO. 1135, THE SIXTH COURSE OF THE ABOVE-DESCRIBED PARCEL, AND ALSO UNDER AND SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS IN THE CHAIN OF TITLE.
   - 6.4. THERE ARE NO KNOWN AGREEMENTS OF LEASE, EASEMENT, OR SALE OF ANY MINERAL, GAS, OR SIMILAR SUBSTANCE BASED ON REVIEW OF THE CURRENT DEED OF RECORD.
7. THE SITE HAS NOT BEEN EVALUATED FOR THE PRESENCE OF WETLANDS. THE PROPOSED IMPROVEMENT ARE STRICTLY LIMITED TO DISTURBANCE OF EXISTING IMPERVIOUS AREA.
8. HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, NO. 428, 8/4/37) AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF COOLBAUGH TOWNSHIP PURSUANT TO THE COOLBAUGH TOWNSHIP ROAD ENCROACHMENT ORDINANCE.
9. HIGHWAY OCCUPANCY PERMIT #545436 HAS BEEN PREVIOUSLY ISSUED BY PENNDOT FOR THE EXISTING SHARED DRIVEWAY.
10. THE PROPERTY IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MAP NO. 42089C 0132E, WITH AN EFFECTIVE DATE OF MAY 2, 2013.
11. NO PUBLIC STREETS OR OTHER FACILITIES ARE TO BE OFFERED FOR DEDICATION TO COOLBAUGH TOWNSHIP. NO PRIVATE STREETS ARE PROPOSED.
12. EXISTING CONDITIONS AND PROPERTY BOUNDARY ARE DEPICTED AS PER A BOUNDARY AND TOPOGRAPHIC PREPARED BY DONALD JULIAN, P.L.S. OF ESC DESIGN CONSULTANTS, DATED JUNE 28, 2023.
   - 12.1. THE RELATIVE POSITIONAL PRECISION OF THE PROPERTY CORNER MARKERS AS REPRESENTED ON THIS PLAN MEETS OR EXCEEDS 0.07 FEET PLUS 50 PPM, AS SPECIFIED IN THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYS IN THE COMMONWEALTH OF PENNSYLVANIA, DATED NOVEMBER 19, 2021 FOR COMMERCIAL PROPERTIES, PUBLISHED BY PENNSYLVANIA SOCIETY OF LAND SURVEYORS.
13. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IMPLEMENTED FOR ANY EARTH DISTURBANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA CODE, TITLE 25, CHAPTER 102 – EROSION AND SEDIMENTATION CONTROL.



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 # 20231800077

ACT 287
THE FOLLOWING IS A LIST OF AGENCIES AND UTILITIES WITH FACILITIES WITHIN THE PROJECT AREA.

THE CONTRACTOR SHALL CONFIRM THE SIZE, TYPE, AND LOCATION OF EACH EXISTING AND PROPOSED UTILITY SERVICE, MAIN, LATERAL, AND METER WITH THE OWNER AND EACH RESPECTIVE UTILITY COMPANY. COLWELL-NAEGELE ASSOCIATES CANNOT GUARANTEE ACCURACY OF EXISTING UNDERGROUND UTILITIES.

UTILITY COMPANIES

PENCOR SERVICES/
BLUE RIDGE COMMUNICATION
CONTACT: RUSTY KNAUB
EMAIL: daylinknaub@suddlc.com

PENNSYLVANIA AMERICAN WATER CO.
578 ROUTE 196
TOBYHANNA, PA 18466
CONTACT: DAVE ALTMILLER
EMAIL: dave.altmiller@amwater.com
PHONE: 570-894-4208

PPL ELECTRIC UTILITIES
303 MARKET STREET
WILKES-BARRE, PA 18702
CONTACT: DOUG HAUPT
EMAIL: dhaupt@pplweb.com

COOLBAUGH TOWNSHIP
5520 MUNICIPAL DR.
TOBYHANNA, PA 18466
CONTACT: KYLE KNECHT
EMAIL: kknecht@coolbaughtwp.org
PHONE: 570-894-8400

UGI UTILITIES, INC.
2121 CITY LINE RD
BETHLEHEM, PA. 18017
CONTACT: TIMOTHY STEWARD
EMAIL: tsteward@ugi.com

MOUNT POCONO MUNICIPAL AUTHORITY
1361 POCONO BLVD. SUITE 101
MT POCONO, PA 18344
CONTACT: RICH GANNON
EMAIL: rgannon@polarbearit.y2dgmail.com
PHONE: 570-839-8963

PLAN REVISIONS		
REV NO.	DATE	DESCRIPTION
1	9/26/23	MONROE COUNTY CONSERVATION DISTRICT COMMENTS
2	8/28/23	MONROE COUNTY PLANNING COMMISSION COMMENTS
3	9/29/23	COOLBAUGH TOWNSHIP ENGINEER COMMENTS
4	9/18/23	BUILDING ADDITION CORNER
5	1/3/24	COOLBAUGH TOWNSHIP ENGINEER COMMENTS / BUILDING ADDITION LOCATION
6	7/8/24	REVISED BUILDING ADDITION LOCATION

LIST OF DRAWINGS	
DWG. NUMBER	DESCRIPTION
C0	COVER SHEET
C1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2	SITE LAYOUT PLAN
D1 TO D4	NOTES AND DETAILS

⚠ RECORDATION OF PLANS: ALL SHEETS INCLUDED IN THIS PLAN SHALL BE RECORDED WITH THE MONROE COUNTY RECORDER OF DEEDS.

JULY 8, 2024

CNA
Colwell-Naegele Associates, Inc.
PO BOX 7 CLARKS SUMMIT PENNSYLVANIA 18411
Telp 570 586 1091
Fax 570 586 3075

MONROE COUNTY RECORDER OF DEEDS

A COPY OF THE SIGNED FINAL PLAN SHALL BE RECORDED IN THE OFFICE OF THE MONROE COUNTY RECORDER OF DEEDS WITHIN NINETY (90) DAYS AFTER APPROVAL OF THE FINAL PLAN OR THE APPROVAL OF THE PLANNING COMMISSION SHALL BE NULL AND VOID.

RECORDED IN MAP BOOK _____ PAGE _____

MONROE COUNTY PLANNING COMMISSION
PLAN REVIEW / RECOMMENDATION CERTIFICATE

THE MONROE COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, HAS RECEIVED A COPY OF THIS PLAN FOR REVIEW AND COMMENT ON _____. THIS DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE MONROE COUNTY PLANNING COMMISSION AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

_____
PLANNING DIRECTOR (OR STAFF DESIGNEE)

COOLBAUGH TOWNSHIP PLANNING COMMISSION
PLAN REVIEW / RECOMMENDATION CERTIFICATE

AT A MEETING HELD ON _____, 2023, THE COOLBAUGH TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND RECOMMENDED PRELIMINARY/FINAL PLAN APPROVAL TO THE BOARD OF SUPERVISORS.

_____ _____
_____ _____
_____ _____

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PLAN REVIEW / RECOMMENDATION CERTIFICATE

AT A MEETING HELD ON _____, 2023, THE COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS GRANTED PRELIMINARY/FINAL PLAN.

_____ _____
_____ _____
_____ _____

CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COOLBAUGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

AUGUST 21, 2023

_____
JOSEPH E. COLWELL, P.E.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COOLBAUGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____
DONALD JULIAN, P.L.S.

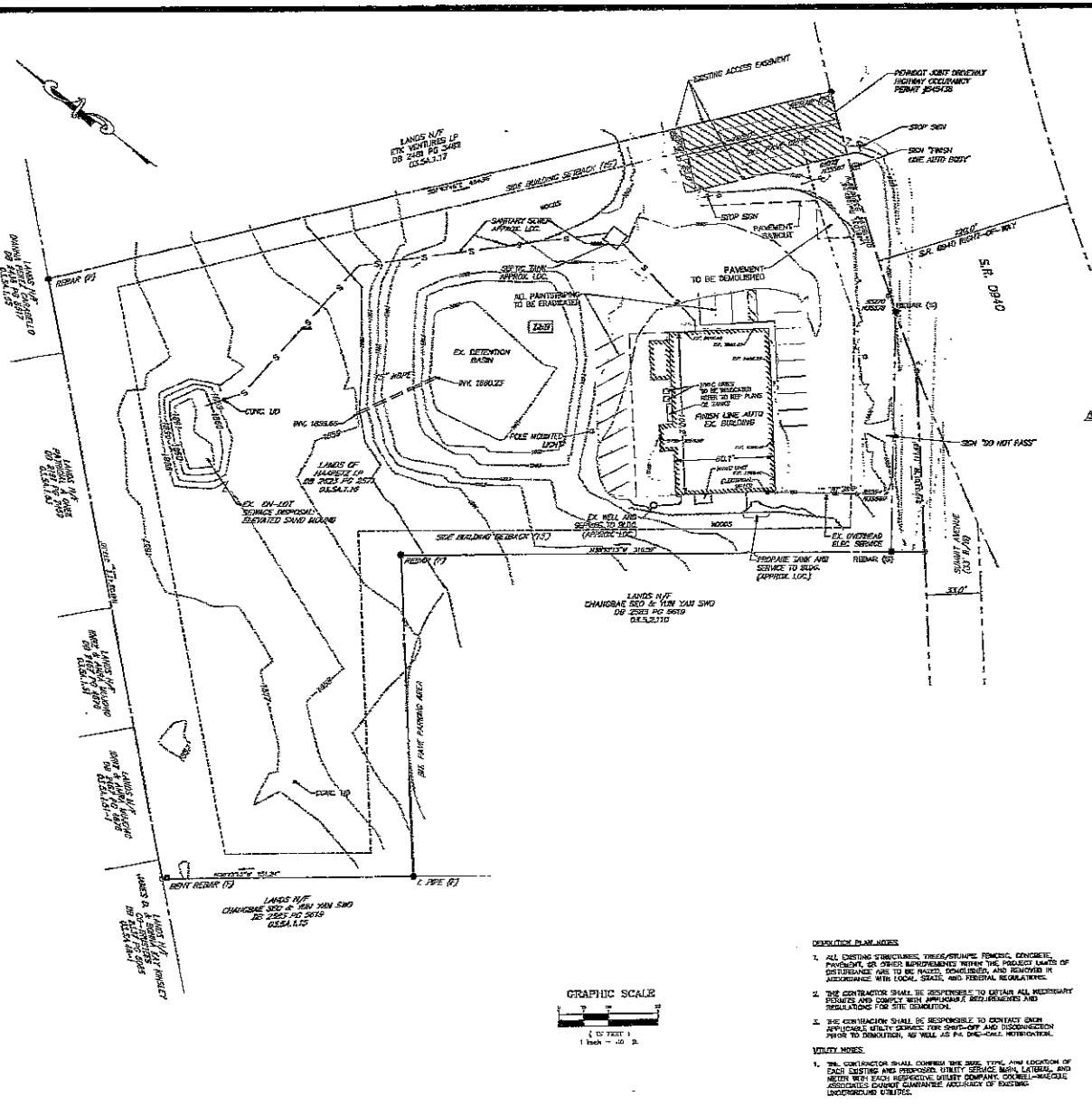
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE __ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, MANAGER OF _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT _____ ARE LANDOWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THIS SAME TO BE THEIR ACT AND PLAN, AND THEY DESIRE THE SAME TO BE RECORDED ACCORDING TO LAW.

_____

MY COMMISSION EXPIRES _____, 20____

_____
SIGNATURE OF NOTARY PUBLIC



PLAN PREPARER AND CONTACT INFORMATION:
JUDE P. COLWELL, P.E.
COLWELL-NAEGELE ASSOCIATES, INC.
P.O. BOX E, CLARKS SUMMIT, PA 18411
PHONE: (570) 586-5091 / FAX: (570) 586-5073

RECEIVING WATERSHED:
THE PROJECT SITE DRAINS TO POCONO SUMMIT LAKE AND IS WITHIN THE WATERSHED OF THE UPPER TUNKHANNOCK CREEK, PENNSYLVANIA CODE TITLE 25, CHAPTER 93 WATER QUALITY STANDARDS ESTABLISHES THE DESIGNATED USE OF THE POCONO SUMMIT LAKE WATERSHED AS A HIGH QUALITY COLD WATER FISHERY, MIGRATORY FISHES (HQ-CWF, MF).

EARTH DISTURBANCE:
TOTAL EARTH DISTURBANCE ASSOCIATED WITH THIS PROJECT WILL BE 8,170 S.F. (0.19 Ac.)

SOIL TYPES:
THE USDA/NRCS SOIL TYPES PRESENT WITHIN THE LIMITS OF DISTURBANCE ARE:
LmF --- Lackawanna channery loam, 0 to 9 percent slopes, extremely stony

GENERAL NOTES:
1. REFER TO SHEETS D-1 THROUGH D-2 FOR NOTES AND DETAILS PERTINENT TO EROSION AND SEDIMENT POLLUTION CONTROL.
2. STEEP SLOPES SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS (NORTH AMERICAN GREEN SC2, STAPLE PATTERN B OR APPROVED EQUAL), OR SPRAYED BONDED FIBER MATRIX APPLIED AT A RATE OF 3,000 - 4,000 lbs/ac. REFER TO NOTES AND DETAILS ON SHEET D-1.
3. THERE ARE NO RIPARIAN AREAS WITHIN THE MAPPING LIMITS OF THESE PLANS.
4. THE PROJECT IS ANTICIPATED TO BEGIN ON APRIL 1, 2024 WITH FINAL STABILIZATION ANTICIPATED BY JULY 1, 2024.

CONTRACTOR NOTES:
THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. IF UNFORESEEN CIRCUMSTANCES ARE DISCOVERED- I.E. SOIL EROSION, DISPLACED STONE, UNINTENDED LOSS OF VEGETATION; APPROPRIATE MEASURES SHALL BE TAKEN TO REMEDY THE SITUATION UNDER THE DIRECTION OF THE ENGINEER AND/OR THE MONROE COUNTY CONSERVATION DISTRICT.

⚠ ZONING NOTES:
PER ZONING SECT. 400-90.B.
VEHICLE OR EQUIPMENT REPAIR OPERATIONS AND VEHICLE OR EQUIPMENT SALES OR RENTAL OPERATIONS. IN ADDITION TO ALL OTHER APPLICABLE STANDARDS, ALL VEHICLE OR EQUIPMENT REPAIR OPERATIONS AND ALL VEHICLE OR EQUIPMENT SALES OR RENTAL OPERATIONS OF NEW AND USED AUTOMOBILES, TRUCKS, MOTORCYCLES, MOBILE HOMES, RECREATION VEHICLES, BOATS, AND TRAVEL TRAILERS AND OTHER VEHICLES AND EQUIPMENT SHALL BE SUBJECT TO THE FOLLOWING SPECIFIC REGULATIONS AND REQUIREMENTS:
(1) REPAIR AND SERVICE. ALL REPAIR, SERVICE OR SIMILAR ACTIVITIES SHALL BE CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING WHERE ADEQUATE MEASURES SHALL BE TAKEN TO MINIMIZE MOTOR NOISE, FUMES AND GLARE.
(2) EXTERIOR STORAGE.
(A) PARTS AND OTHER MATERIALS. EXTERIOR STORAGE OF DISMANTLED VEHICLES, TIRES, AUTO PARTS AND SIMILAR MATERIALS SHALL NOT BE PERMITTED EXCEPT IN A DESIGNATED STORAGE AREA IN ACCORD WITH SUBSECTION (B)(3)(C). USED TIRES AND PARTS SHALL NOT BE STORED ON THE PREMISES IN EXCESS OF WHAT WOULD NORMALLY ACCUMULATE IN A WEEK OF NORMAL OPERATION.
(B) VEHICLES.
[1] ONLY VEHICLES WITH CURRENT LICENSE AND CURRENT REGISTRATION WAITING TO BE REPAIRED OR SERVICED OR WAITING TO BE PICKED UP BY THE VEHICLE OWNER MAY BE STORED IN ANY UNSCREENED EXTERIOR AREA. ANY VEHICLE STORED FOR MORE THAN 30 DAYS SHALL BE STORED IN A DESIGNATED AREA IN ACCORD WITH SUBSECTION (B)(3)(C).
[2] NOT MORE THAN FOUR VEHICLES PER SERVICE STALL MAY BE STORED OUTSIDE A FULLY ENCLOSED BUILDING.
[3] PROOF OF CURRENT LICENSE AND CURRENT REGISTRATION OR OWNERSHIP OF ANY VEHICLE SHALL BE REQUIRED UPON DEMAND BY THE ZONING OFFICER.
(C) DESIGNATED STORAGE AREA.
[1] ALL OPERATIONS STORING PARTS, MATERIALS OR VEHICLES OUTDOORS SHALL ESTABLISH A DESIGNATED STORAGE AREA MEETING PRINCIPAL STRUCTURE SETBACK REQUIREMENTS.
[2] A SECURE AND SIGHTABLE FENCE, SIX FEET TO 10 FEET IN HEIGHT, SHALL BE ERECTED AROUND THE PERIMETER OF THE STORAGE AREA AND THE AREA SHALL BE SCREENED.
[3] THE AREA SHALL BE STABILIZED WITH PAVING OR OTHER SUITABLE MATERIAL TO PREVENT MUD AND MINIMIZE DUST.

LEGEND

DESCRIPTION	EXISTING
MINOR CONTOUR	000
MAJOR CONTOUR	000
STORM SEWER	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
OVERHEAD UTILITY LINES	OHU
BITUMINOUS PAVEMENT	
PAVEMENT DEMOLITION	
EASEMENT	
SOIL CLASSIFICATION	SmB
UTILITY POLE	
LIGHT POST	
OVERHEAD GARAGE DOOR	OHD
WATER WELL	W

DEMOLITION PLAN NOTES:
1. ALL EXISTING STRUCTURES, TREES/STUMPS, FENCES, CONCRETE, PAVEMENT, OR OTHER IMPROVEMENTS WITHIN THE PROJECT LIMITS OF DISTURBANCE ARE TO BE RAZED, DEMOLISHED, AND REMOVED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND COMPLY WITH APPLICABLE REQUIREMENTS AND REGULATIONS FOR SITE DEMOLITION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT EACH APPLICABLE UTILITY COMPANY FOR SHUT-OFF AND DISCONNECTION PRIOR TO DEMOLITION, AS WELL AS PA ONE-CALL NOTIFICATION.

UTILITY NOTES:
1. THE CONTRACTOR SHALL CONFIRM THE SIZE, TYPE, AND LOCATION OF EACH EXISTING AND PROPOSED UTILITY SERVICE MAIN, LATERAL, AND METER WITH EACH RESPECTIVE UTILITY COMPANY. COLWELL-NAEGELE ASSOCIATES CANNOT GUARANTEE ACCURACY OF EXISTING UNDERGROUND UTILITIES.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION. PHASELINE 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776
PA1 System Inc. SERIAL #: 20231900077

CNA
Colwell-Naegele Associates, inc.
CONSULTING ENGINEERS
P.O. BOX E - 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
EXISTING CONDITIONS AND DEMOLITION

REVISIONS

NO.	DATE	DESCRIPTION
⚠	8/24/23	MCCD COMMENTS
⚠	8/25/23	MCPC COMMENTS
⚠	9/26/23	TWP ENGINEER COMMENTS
⚠	9/18/23	BLDG. ADDITION CORNER
⚠	1/5/24	TWP COMMENTS/BLDG. ADDITION
⚠	7/8/24	REVISED BUILDING ADDITION

JOB NO :	221014
SCALE :	1"=30'
DATE :	7-7-2023
PROJ ENG :	J. COLWELL
DRAWN BY :	J. COLWELL
CHECKED BY :	R. NAEGELE
DRAWING NO :	C1

4

Erin Masker

From: Michael Hartman <mhartman@schlouch.com>
Sent: Friday, September 6, 2024 10:50 AM
To: Greg Haas; Erin Masker
Cc: Russ Kresge; Jake Schray; Michael Fitzgibbons
Subject: PMCC South Sewage Planning Module
Attachments: PMCC-PhA-Sec2-04c_Grade-Util with as-built inverts.pdf; PMCC-PhA-Sec2-17c_San-Wat Detwith as-built inverts.pdf; PMCC South Planning Module Packet 240906.pdf

Greg,

Following up on the sewer planning for PMCC South, attached please find the complete planning module packet, and referenced site plans, for the project site. As discussed, DEP has determined that a full module would be required, rather than an exception since the treatment plant is not owned by a municipal entity.

From the Township, I will need the following:

Completed Component 4A (pages 24-25)
Action from the Board on the Resolution of Adoption (page 8)
Signatures on various forms (Pages 1, 7 and 20)

If you have any questions, please let me know.

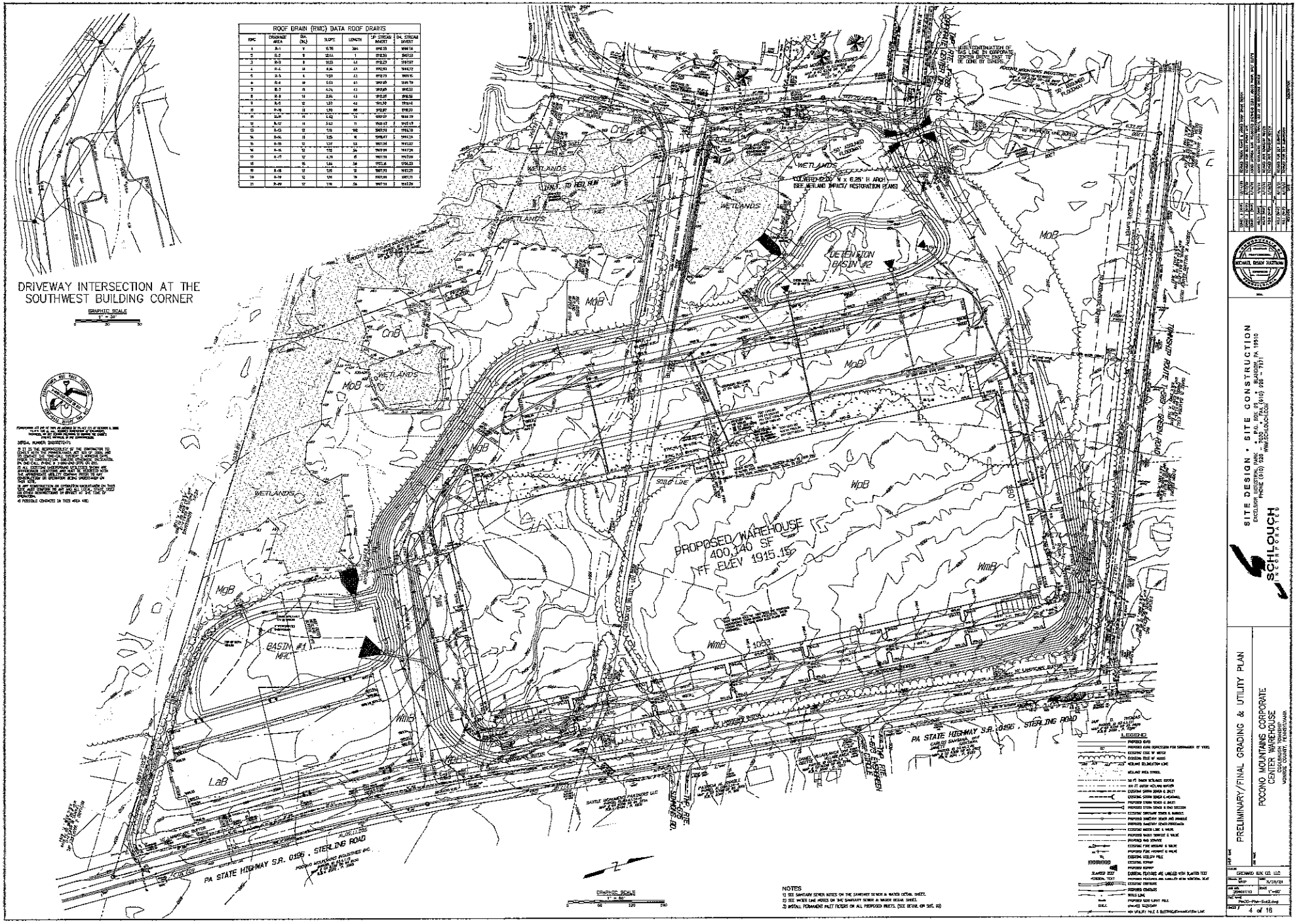
Thanks,

Michael Hartman, P.E.
Project Engineer / Design Build Project Coordinator
Schlouch Inc
PO Box 69
Blandon, PA 19510
mhartman@schlouch.com
610.926.7070, x135 - Office
484.663.3487 - Cell

From: Greg Haas <ghaas@kceinc.com>
Sent: Thursday, June 20, 2024 12:11 PM
To: Michael Hartman <mhartman@schlouch.com>; Erin Masker <emasker@coolbaughtwp.org>
Cc: Russ Kresge <rkresge@kceinc.com>; Jake Schray <jschray@hanovereng.com>
Subject: RE: PMCC South Sewage Planning Mailer

Michael,

A few things regarding this.


DRIVEWAY INTERSECTION AT THE SOUTHWEST BUILDING CORNER
GRAPHIC SCALE
1" = 30'
0 30 60
ROOF DRAIN (RWC) DATA ROOF DRAINS
RWC | DRAINAGE AREA | IDA (Ac.) | SLOPE | LENGTH | 12" STREAM INVERT | 24" STREAM INVERT
1 | A-1 | 9 | 6.78 | 384 | 1910.13 | 1898.58
2 | A-2 | 10 | 22.45 | 1 | 1918.80 | 1897.50
3 | A-3 | 8 | 9.03 | 44 | 1918.23 | 1918.87
4 | A-4 | 10 | 8.26 | 43 | 1912.94 | 1916.72
5 | A-5 | 6 | 7.07 | 43 | 1918.73 | 1911.15
6 | B-4 | 10 | 5.03 | 61 | 1919.89 | 1918.79
7 | B-7 | 15 | 4.24 | 43 | 1919.89 | 1916.33
8 | B-8 | 12 | 2.86 | 43 | 1918.87 | 1916.58
9 | B-9 | 12 | 1.87 | 42 | 1915.70 | 1916.45
10 | B-10 | 12 | 1.95 | 66 | 1918.87 | 1916.45
11 | 30-M | 12 | 5.42 | 21 | 1920.97 | 1914.29
12 | B-12 | 12 | 5.42 | 11 | 1920.17 | 1912.69
13 | B-13 | 12 | 7.10 | 102 | 1920.54 | 1916.79
14 | B-14 | 12 | 3.25 | 18 | 1918.87 | 1916.29
15 | B-15 | 12 | 1.27 | 53 | 1920.34 | 1913.27
16 | B-16 | 12 | 7.10 | 54 | 1920.54 | 1917.29
17 | B-17 | 12 | 4.24 | 18 | 1920.19 | 1917.29
18 | | 15 | 1.66 | 56 | 1922.16 | 1918.23
19 | B-18 | 12 | 5.25 | 12 | 1897.51 | 1912.29
20 | B-19 | 12 | 1.91 | 78 | 1920.54 | 1897.71
21 | B-20 | 12 | 7.10 | 56 | 1897.71 | 1913.29
PROPOSED WAREHOUSE
400,140 SF
FF ELEV 1915.15
DETENTION BASIN #2
BASIN #1
PA STATE HIGHWAY S.R. 0196 , STERLING ROAD
GRAPHIC SCALE
1" = 60'
0 60 120
NOTES
1) SEE SANITARY SEWER NOTES ON THE SANITARY SEWER & WATER DETAIL SHEET.
2) SEE WATER LINE NOTES ON THE SANITARY SEWER & WATER DETAIL SHEET.
3) INSTALL PERMANENT PAVT MARKERS ON ALL PROPOSED PAVTS. (SEE DETAIL ON SHT. 20)
LEGEND
SITE DESIGN • SITE CONSTRUCTION
SCHLOUCH INCORPORATED
EXCELSIOR INDUSTRIAL PARK • P.O. BOX 69 • BLAKESLEE, PA 18610
PHONE (570) 646-0220 • FAX (570) 646-0551 • WWW.SCHLOUCH.COM
PRELIMINARY/FINAL GRADING & UTILITY PLAN
POCONO MOUNTAINS CORPORATE CENTER WAREHOUSE
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
OWNER: CROSSROAD BLVD CO. LLC
SCALE: 1"=60'
DATE: 9/29/2021
JOB NO. 20060110
DWG. NO. C-102
FILE: Proj-Plan-Grading
SHEET 7 of 18

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
DAVID A. KEIGHTLY, JR.

* 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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SUCCESSOR TO
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ESTABLISHED 1895 AND 1956,
RESPECTIVELY

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RECEIVED
SEP 20 2024
COOLBAUGH TOWNSHIP

September 18, 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 adding provisions for a short-term rental use in the Township. 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
THE TOWNSHIP OF COOLBAUGH
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE COOLBAUGH TOWNSHIP ZONING ORDINANCE AT CHAPTER 400 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP, BY PROVIDING A DEFINITION, RESTRICTIONS AND ZONING PROVISIONS FOR SHORT-TERM RENTALS

WHEREAS, the Board of Supervisors desires to allow for the proper use of Short-Term Rentals within Coolbaugh Township and to establish proper criteria for the regulation and development of proper and reliable standards for these uses;

WHEREAS, the Board of Supervisors has enacted Chapter 324 of the Code of Ordinances of Coolbaugh Township to govern short-term rentals within the Township and such uses shall comply with the requirements, restrictions and provisions governing short-term rentals within Chapter 324;

WHEREAS, the Board of Supervisors finds that the proposed amendment to the Coolbaugh Township Zoning Ordinance will promote, protect and facilitate the public health, safety and welfare;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

ARTICLE I.

The Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article III, Section 400-10, Definitions, shall be amended by adding new definitions for "Short-Term Rental" and "Transient Use" to read as follows:

> **SHORT-TERM RENTAL** – A dwelling unit that is rented and/or leased, in whole or in part, for a transient use in exchange for rent, compensation or remuneration of any kind. This definition applies to all types of dwelling units rented and/or leased for a transient use under this Chapter, unless specifically excluded herein. A short-term rental may include (but not be limited to) single family, two family and multi-family dwelling units, whether or not primarily used as permanent residences or seasonal or vacation homes. A short-term rental shall not include a hotel, motel, bed-and-breakfast, boarding or lodging house or group home as defined in this Chapter, when the property owner or representative is present on-site at the property on a twenty-four-hour-per-day basis. A short-term rental shall comply with all the requirements, restrictions and provisions of Chapter 324 of the Code of Ordinances of Coolbaugh Township.

TRANSIENT USE - Occupancy, use or possession of a dwelling unit by a person or persons for a period of less than 30 consecutive days, other than the owner(s) of the dwelling unit or tenant(s) of the dwelling unit with a lease for 30 consecutive days or more, and/or the family of such owner(s) or tenant(s); and further excluding temporary stays by unrelated individuals that are guests of the owner or tenant of the dwelling unit without the payment of any type of rent, compensation or other remuneration.

ARTICLE II.

Chapter 400 of the Code of Ordinances of Coolbaugh Township, Zoning, Attachment 1, Schedule of Uses, is hereby amended by adding Short-Term Rental to the Principal Permitted Uses column in the R-1, R-2, R-3, W-C and C-3 Zoning Districts within Attachment I.

ARTICLE III.

Chapter 400 of the Code of Ordinances of Coolbaugh Township, Zoning, Attachment 3, Table of Required Parking and Stacking Spaces, is hereby amended by adding "Short-Term Rentals" to read as follows:

Short-Term Rentals	Minimum of one parking space per bedroom, plus additional parking spaces pursuant to the parking requirements of Chapter 324 of the Code of Ordinances of Coolbaugh Township.

ARTICLE IV. 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 V. REPEALER.

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

ARTICLE VI. 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]