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

Coolbaugh Township Planning Commission
January 9, 2024, 6:30 p.m.
Re-Organizational / Regular Meeting Agenda

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

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

1. Organization of the Planning Commission
   - Appointment of Chairman
   - Appointment of Vice-Chairman
   - Appointment of Secretary

2. Selection of Meeting Dates for Calendar Year 2024

3. Approval of December 12, 2023 Meeting Minutes

4. Review of PMI/Mount Pocono Municipal Authority Act 537 Plan (Corporate Center Drive)

5. Acceptance of Pocono Mountain Corporate Center North Final Land Development Plan for Review by the Township Engineer

6. Request to Table the Review of the Following:
   - Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)
   - Northampton Farms Subdivision Plan (394/396 Memorial Blvd, Tobyhanna)
   - Landston Equities, LLC. / Proposed 611 Industrial Center Land Development Plan (394/396 Memorial Blvd, Tobyhanna)

7. Discussion on Draft Proposed Ordinance Amendments Relating to Logistic Centers (Warehouses, Truck Terminals, and Distribution Centers)

8. Public Input

9. Adjournment

Current Land Development / Subdivision Plan Submission- Timelines

Project Name	Location	Plan Type	Acceptance Date	Expiration Date	BOS Approval Date
PMI/MP Municipal Authority Act 537 Plan	Corporate Center Drive, Tobyhanna	Act 537 Plan	December 12, 2023		
Haaretz, I.P.- Finish Line Auto Body	110 Summit Ave, Pocono Summit, PA	Land Development Plan	August 8, 2023	February 29, 2024	
Northampton Farms, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Major Subdivision Plan	May 9, 2022	March 31, 2024	
Landston Equities, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Land Development Plan	May 9, 2022	March 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	Lot 24 Pocono Mountain Business Park	Land Development Plan	August 10, 2020	March 31, 2023	Withdrawn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

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COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 12, 2023
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, and Michael Schlegel
Board Members absent:
Mike Peterson, and David Pope
Staff present:
Solicitor, H. Clark Connor, Township Engineer, Greg Haas and Acting Recording Secretary, Erin Masker.
Staff absent:
None

1. Approval of November 14, 2023 Meeting Minutes

Ms. Shincovich made a motion second by Mr. Schlegel to approve the meeting minutes from the November 14, 2023 meeting as presented.

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

2. Acceptance of Pocono Mountain Industrial Park Act 537 Plan Submission for Review by the Township Engineer

The Act 537 was presented to transfer ownership and operation of the PMI wastewater treatment plant to the Mount Pocono Municipal Authority. There is no proposed increases to rates or improvements required at this time. Andrea Martin, Barry Isett & Associates was in attendance to discuss the purpose of the plan and stated that the anticipated timeline would be for a public hearing to be held on March 5th for the Board of Supervisors to consider signing the plan for submission to DEP. The plan was determined to be a complete submission and Township Engineer, Mr. Haas advised the PC that it can be accepted for his review.

Ms. Shincovich made a motion second by Mr. Schlegel to Accept the Act 537 Plan Submission for Pocono Mountain Industries for Review by the Township Engineer.

- Discussion: Discussion took place about the status of a pending land development plan that intends to hook up to the system being advised that the process for proceeding will be dependent on where they are when the transfer of ownership occurs. They may be required to resubmit the plan to the PC for DEP permitting recommendation and then recommendation by the Board of Supervisors. Discussion continued about the service area and proposed expansion being advised that there is none proposed.
- Vote: All in favor, motion passes.

3. Requests to Table Review of:
    - Finish Line Auto Body Land Development Plan-(110 Summit Ln., Pocono Summit, PA)-Request to Table
    - Northampton Farms Subdivision Plan- Request to Table
    - Landston Equities, LLC. / Proposed 611 Industrial Center Land Development Plan- Request to Table (394/396 Memorial Blvd, Tobyhanna)

Mr. Schlegel made a motion second by Ms. Shincovich to Table the Review of the Finish Line Auto Body Land Development Plan, ABC Pocono Homes Major Subdivision Plan, Northampton Farms Subdivision Plan and Landston Equities, LLC./ Proposed 611 Industrial Center Land Development Plan as requested.

- Discussion: Nothing was heard.
- Vote: All in favor, motion passes.

4. Discussion on Proposed Ordinance Amendments Relating to Warehouses, Truck Terminals, and Distribution Centers

Greg Haas, Township Engineer made the changes discussed at the last meeting. The Commission reviewed the changes and discussed their concerns relating to changing the fence and security requirements, stating that it may not be necessary as many developers that have the need for security will install it to whatever level they need and not all development will require it.

- Discussion: I. Tulala asked where the trucks will go while they wait to unload and suggested that the developers be required to provide overnight parking for extended periods of time. He stated that loading and unloading can take anywhere from half an hour to six hours or more if there are any issues with the staffing, equipment, or merchandise. He stated that this can interfere with the truck driving time available as there are specific limitations put on drivers and the amount of time they are legally allowed to drive. Discussion took place on requiring overnight parking outside of the fenced in area. The calculation on the requirement was also discussed based on the truck trips. J. Miller stated that this is a big issue and impacts the community. He stated that the weather also impacts this situation. L. Kelly asked about requiring hazmat restrictions on what is allowed in the building to ensure the safety of the community. J. Miller asked if Penndot is taking a lot at this as a big picture and not just based on each project. He stated that the overall picture has a lot of impact on the community and is much bigger when it is looked at all encompassing. Discussions continued and this item will be on the next meeting agenda with revisions by the township engineer based on the conversations.

5. Public Input

J. Miller stated that there are now buildings that are being called server centers and stated that we should be looking at our ordinances to get ahead of them before we are approached by developers for these.

6. 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 8:23pm.

Next Re-Org/Regular Commission Meeting: Tuesday, January 9, 2024 at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

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

Compiled by: Erin M. Masker, Acting Recording Secretary

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

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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-23-024

December 30, 2023

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

RE: ACT 537 PLAN FOR POCONO MOUNTAIN INDUSTRIAL PARK AUTHORITY
SANITARY SEWAGE SYSTEM TRANSFER
REVIEW #1

Dear Planning Commission Members and Board of Supervisors,

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

- Report titled "Act 537 Plan for Pocono Mountain Industrial Park Authority Sanitary Sewage System Transfer", prepared by Barry Isett & Associates, Inc., dated November 2023 ("Report")

My review comments are as follows:

1. Plan Summary, Sections B & D, of the provided Report states that the existing Agreement in place between the Township and the Mount Pocono Municipal Authority (MPMA) will need to be amended prior to the transfer date. A copy of the draft amended Agreement shall be provided and circulated for review if not already begun.

2. Plan Summary, Section C, of the provided Report states that the transfer of the systems will have no effect on the current rate schedule. This section shall be expanded and/or clarified. When does the current rate schedule end and a new rate schedule begin? It shall be indicated that the rates needed to be paid by Users are/will be paid to the MPMA and that the Township will not be involved in any future collection of fees.

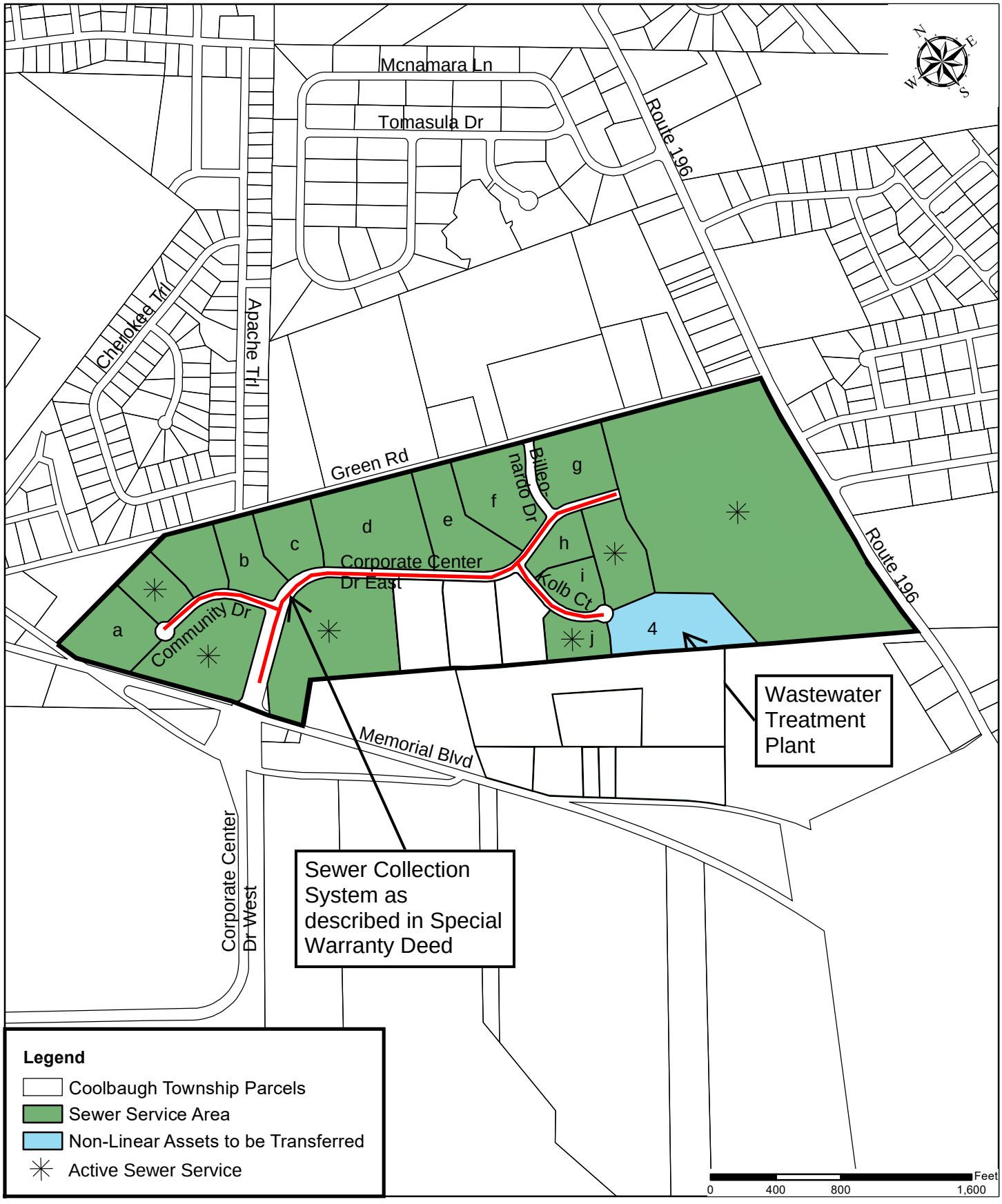
3. Corporate Center East Service Area plan exhibit – The lots containing the Land Development entitled "Corporate Center Warehouse" at the intersection of Corporate Center Drive East and Kolb Court has received sewage planning approval for onlot sewage disposal. Therefore, the service area boundary line should be shown to not include the lot (lots) involved with that 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 only: parmstrong@grimlaw.com)
H. Clark Connor, Esquire (via email only: hcconnor@ptd.net)
Russell R. Kresge, P.E., KCE (via email only: rkresge@kceinc.com)
Andreas J. Martin, EIT, BIA (via email only: amartin@barryisett.com)



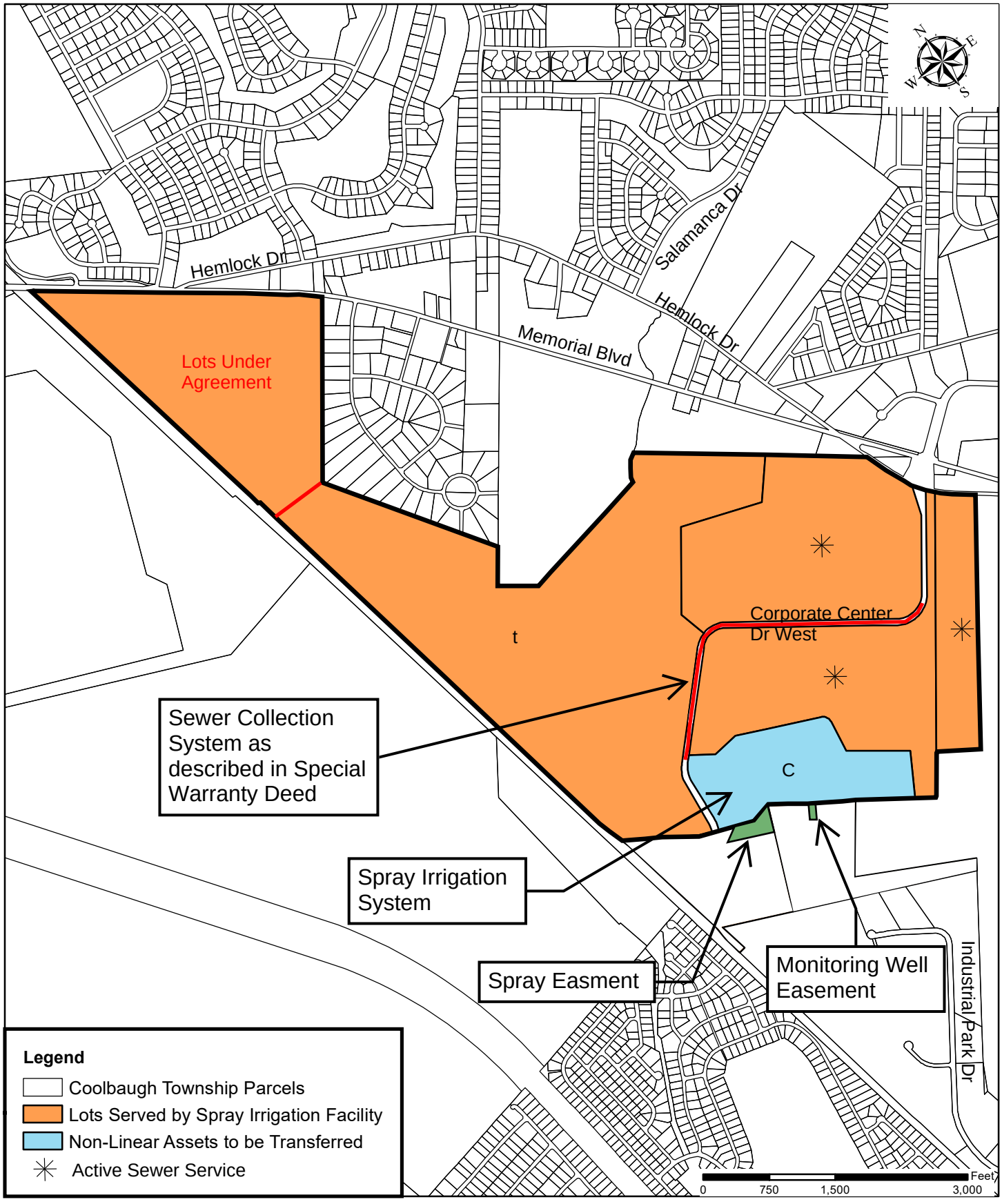
BARRY ISETT & associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

610.398.0904
barryisett.com

Corporate Center East Service Area

Coolbaugh Township, PA

JOB NUMBER:1069717.000
DATE: 08-31-2023
SCALE: 1" = 800'
DRAWN BY: EEL
SHEET: 1 of 3



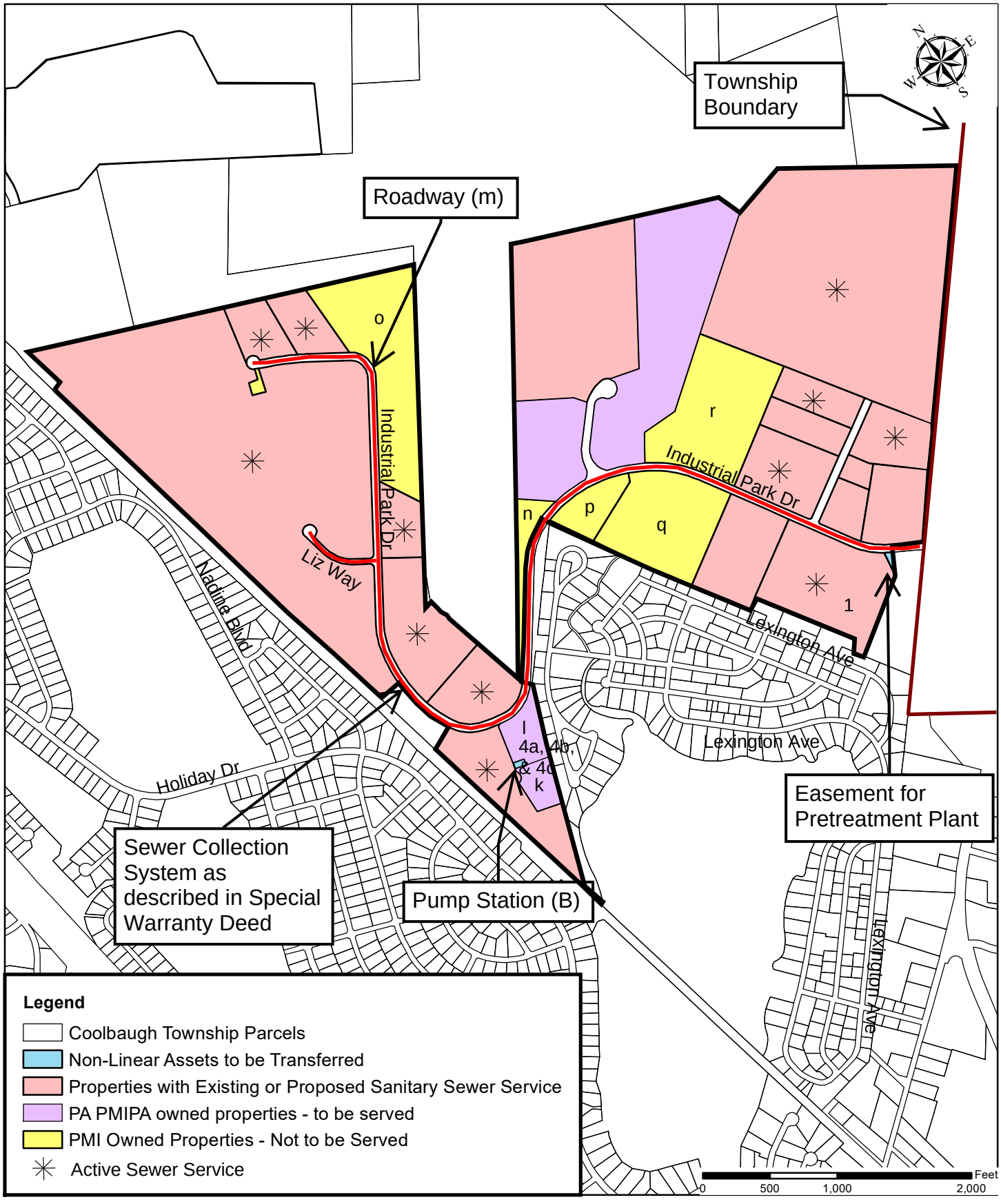
BARRY ISETT & associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

610.398.0904
barryisett.com

Corporate Center West Service Area

Coolbaugh Township, PA

JOB NUMBER: 1069717.000
DATE: 08-21-2023
SCALE: 1" = 1500'
DRAWN BY: EEL
SHEET: 2 of 3



BARRY ISETT & associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS
610.398.0904
barryisett.com

Corporate Center South Service Area

Coolbaugh Township, PA

JOB NUMBER: 1069717.000
DATE: 08-31-2023
SCALE: 1" = 2000'
DRAWN BY: EEL
SHEET: 3 of 3

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COOLBAUGH TOWNSHIP

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

RECEIVED
DEC 21 2023
COOLBAUGH TOWNSHIP

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.

__X__ Final Plan _____ Preliminary Plan _____ Sketch Plan

Name of Subdivision or Development final land development plan "Pocono Mountains Corporate Center North Warehouse - Lot 1"

Applicant Name Orchard BJK Co. LLC (atten: John Herman) Phone 610-779-2500
(If corporation, list corporate name and the names of two officers of the corporation)

Address Century 21, 925 Berkshire Blvd. Suite 100 Wyomissing, PA 19610

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

applicant is the equitable owner ; record owner: Pocono Mountains Industries Inc. 701 Main St. Suite 407 Stroudsburg, PA 18360 atten: Dennis Noonan

Engineer or Surveyor Name Schlouch Inc. (atten: Michael Hartman, PE) Phone 610-926-7070 ext. 135

Address Excelsior Industrial Park PO Box 69 Blandon, PA 19510

Type of Subdivision or development proposed:

_____ Single Family Lots _____ Townhouses _____ Commercial Multi Lot

_____ Two Family Lots _____ Garden Apartments _____ Commercial One Lot

_____ Multi Family Lots _____ Mobile Home Park _____ Industrial Multi Lot

_____ Cluster Type Lots _____ Campground __X__ Industrial One Lot (land development)

_____ Planned Residential Development _____ Other _____

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

Type of water supply proposed: __X__Central _____ Community _____ On Site

New Roads and/ or streets proposed:

Arterial _____ lineal ft.
Connector ____ lineal ft.
Collector _____ lineal ft.
Minor _____ lineal ft.

Local Access _____ lineal ft.
Marginal Access _____ lineal ft.
Alleys _____ lineal ft.
Private Access 250 lineal ft.

Total lineal feet if new roads and/ or streets proposed 250 lineal ft.

Does plan abut or contain a State Road? __X__ Yes _____No

Road number and name SR 0611 Memorial Blvd.

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

Road number and name N/A

COOLBAUGH TOWNSHIP

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Land Subdivision or Development Plan Review Application

Roads and/or streets proposed for dedication to the Township 0 lineal ft.

Zoning District of Subdivision or Development I (industrial district)

Tax Assessment number of subdivision or development 03.7.1.25-4

Deed of Record Book volume (being part of) 2073 Page# 6787 Date of Deed 12/28/99

Total acreage of subdivision or development 35.5013

Total acreage of adjoining lands in same ownership 320.4 +/-

Total number of lots or units proposed 1

Average Lot Size 35.5013 ac. Minimum Lot Size 35.5013 ac.

Average Lot Width 1460 ft Minimum Lot Width 1460 ft

Average Lot Depth 965 ft Minimum Lot Depth 965 ft

Average Lot Slope 4% Maximum Lot Slope 60% (steep slopes appear to be man- made ; steep slopes are uncharacteristic of the site)

Are there any steep slopes areas?	X Yes	___ No	Acreage	1.6
Are there any wooded areas?	X Yes	___ No	Acreage	31.7
Are there any rock outcrop areas?	___ Yes	X No	Acreage	
Are there any flood hazard areas?	X Yes	___ No	Acreage	4.5
Are there any wetland areas?	X Yes	___ No	Acreage	4.3657
Does a stream abut or traverse area?	X Yes	___ No	Name	Duckpuddle Run

General Comments about subdivision or development The site has frontage along the west side of rte. 611 beginning at the southeast corner of the intersection of rte. 611 and the N/F Lackawanna County Rail Authority railroad (appoximately 1.6 mi. east of the intersection of rte. 611 & interstate 380) to a point across from where Cayuga Dr intersects with rte. 611. The plan proposes a 309,420 sf single loaded warehouse for general warehousing purposes with public water and community sewer and associated parking.

Certificate of Ownership and Acknowledgement of Application:

Commonwealth of Pennsylvania, County of Monroe

On this 18th day of December, 2023, before me, the undersigned officer personally appeared John M. Herman who being duly sworn, according to law, deposes and says that Pocono Mountains Industries Inc. Are the owners of the property described in this application and that the application was made with the owners knowledge and /or direction and does hereby agree with said application and to the submission of the same.

Property Owner

Property Owner

My commission expires ___, 20

Commonwealth of Pennsylvania - Notary Seal
Gabrielle J Dietrich, Notary Public
Berks County
My commission expires March 20, 2024
Commission number 1039818
Member, Pennsylvania Association of Notaries

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

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

Compliance Report

__X__ Final Plan _____ Preliminary Plan _____ Sketch Plan

Name of Subdivision or Development final land development plan "Pocono Mountains Corporate Center North Warehouse - Lot 1"

Zoning District of Subdivision or Development I (industrial district)

Does the subdivision or development abut a different zone? __X__ Yes _____ No Zone R-2 & R-3

Is a zoning change involved? _____ Yes __X__ No New Zone _____

Tax Assessment number of subdivision or development 03.7.1.25-4

Type of Subdivision or development proposed:

_____ Single Family Lots
_____ Two Family Lots
_____ Multi Family Lots
_____ Cluster Type Lots
_____ Planned Residential Development
_____ Townhouses
_____ Garden Apartments
_____ Mobile Home Park
_____ Campground
_____ Other _____
_____ Commercial Multi Lot
_____ Commercial One Lot
_____ Industrial Multi Lot
__X__ Industrial One Lot (land development)

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

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

Total acreage of subdivision or development 35.5013

Total number of lots or units proposed 1

Minimum lot size in subdivision or development 35.5013

Minimum lot width in subdivision or development 1460 ft

Minimum lot depth in subdivision or development 2357 ft

Are there any steep slope areas? __X__ Yes _____ No Acreage 1.6

Are there any flood hazard areas? __X__ Yes _____ No Acreage 4.5

General Comments about subdivision or development The site has frontage along the west side of rte. 611 beginning at the southeast corner of the intersection of rte. 611 and the N/F Lackawanna County Rail Authority railroad (appoximately 1.6 mi. east of the intersection of rte. 611 & interstate 380) to a point across from where Cayuga Dr intersects with rte. 611. The plan proposes a 309,420 sf single loaded warehouse for general warehousing purposes with public water and community sewer and associated parking.

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

Date: 12-18-23 Signature of Engineer or Surveyor _____

NOTES

1) THIS PLAN SET HAS BEEN PREPARED FOR LAND DEVELOPMENT APPROVAL PURPOSES ONLY. ADDITIONAL INFORMATION MAY BE REQUIRED FOR BIDDING PURPOSES.

2) THIS PLAN IS A LAND DEVELOPMENT OF LOT 1 OF "POCONO MOUNTAINS CORPORATE CENTER NORTH" SUBDIVISION RECORDED IN RECORD BOOK MAP 705, PAGES 142 – 144 MONROE COUNTY RECORDS. THE APPROVED SUBDIVISION PLAN WAS PREPARED BY SCHLOUCH INC., DATED 5/23/22, LAST REVISED 7/7/22.

3) BOUNDARY, EASEMENTS AND UTILITIES ARE BASED ON FIELD SURVEY PERFORMED BY FRY SURVEYING.

4) CONTOURS SHOWN ON THIS PLAN ARE BASED ON CROSS SECTIONS OF SR 0611 (MEMORIAL BLVD) IN THE AREA OF HIGHWAY IMPROVEMENTS AND LIMITED FIELD SURVEY VERIFICATION OF GRADES PER LIGHT DETECTION AND RANGING (LIDAR) FROM PENNSYLVANIA SPATIAL DATA ACCESS MERIDIAN, DATED ON WHICH IS VERTICAL DATUM.

5) THE WETLANDS DELINEATION (LOT 1) WAS PERFORMED BY eDRTA ENVIRONMENTAL, INC. 2019 (+ WILLOW STREET PIKE NORTH WILLOW STREET, PA 17584 IN MAY 2021.

6) FLOODPLAIN SHOWN HEREON IS TAKEN FROM THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 42089C0035E, EFFECTIVE DATE MAY 2, 2013. FLOOD ZONE DESIGNATION = SPECIAL FLOOD HAZARD AREA ZONE A.

7) THE OWNERSHIP AND MAINTENANCE OF THE DETENTION BASINS AND RELATED DRAINAGE FACILITIES, LOCATED OUTSIDE THE DEDICATED ROAD RIGHTS OF WAY, SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE TOWNSHIP SHALL HAVE THE RIGHT BUT NOT THE DUTY TO INSPECT, MAINTAIN OR REPLACE ANY STORMWATER CONVEYANCE, INFILTRATION OR DETENTION AREAS AND ALL OTHER STORMWATER CONTROLS AND DRAFTS AT THE OWNERS EXPENSE. THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS AS A BLANKET EASEMENT.

8) SOLID WASTE STORAGE AND COLLECTION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

9) ALL PROPOSED HANDICAPPED ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED AS PER ADA REGULATIONS.

10) THE LAND DEVELOPMENT SHOWN HEREON IS SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE COOLBAUGH TOWNSHIP ZONING ORDINANCE.

11) NO CERTIFICATE OF COMPLIANCE PURSUANT TO THE COOLBAUGH TOWNSHIP ZONING ORDINANCE SHALL BE ISSUED FOR ANY BUILDING IN ANY LAND DEVELOPMENT, NOR SHALL ANY BUILDING BE USED OR OCCUPIED, UNTIL SUCH TIME AS ALL IMPROVEMENTS REQUIRED TO SERVICE AND PROVIDE ACCESS TO SAID BUILDING HAVE BEEN INSTALLED BY THE DEVELOPER AND APPROVED BY COOLBAUGH TOWNSHIP.

12) THE DEVELOPER ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY AND ALL NECESSARY PERMITS AND/OR APPROVALS RELATING TO THE EXISTENCE AND DESIGNATION OF ANY WETLANDS ON THIS PLAN, AS MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS, THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ANY OTHER STATE OR FEDERAL AGENCY HAVING APPROPRIATE JURISDICTION OVER WETLANDS. THE DEVELOPER REPRESENTS AND WARRANTS THAT IT HAS ACCURATELY AND PROPERLY DELINEATED ALL WETLANDS ON THIS PLAN AND THAT IT SHALL COMPLY WITH, OR HAS OBTAINED COMPLIANCE BY THE NAME TO ANY PROPOSED OR PURCHASERS OF LOTS THAT DEAL WITH THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER WETLANDS, AND THAT IT WILL ADVISE ANY PROSPECTIVE PURCHASER(S) OF THE EXISTENCE OF WETLANDS, IF ANY, ON SAID LANDS PROPOSED TO BE PURCHASED. AFTER CONVEYANCE OR SALE OF SAID LANDS TO ANY PURCHASER(S), THE PURCHASER(S) SHALL ASSUME AND BEAR CONTINUING RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL GOVERNMENTAL REGULATIONS REGARDING THE USE OF WETLANDS. ANY PURCHASER(S) OF ANY LANDS SET FORTH IN THIS LAND DEVELOPMENT PLAN SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS FROM GOVERNMENTAL AGENCY FOR COMPLIANCE WITH ANY WETLANDS REGULATIONS OR REQUIREMENTS. THE APPROVAL OF THIS PLAN BY COOLBAUGH TOWNSHIP SUPERVISORS SHALL NOT IN ANY MANNER BE CONSTRUED TO BE OR TO CONSTITUTE AN APPROVAL OF COMPLIANCE BY THE DEVELOPER WITH STATUTES OR REGULATIONS PROMULGATED BY ANY STATE OR FEDERAL AGENCIES RELATING TO WETLANDS EXISTING ON THE LAND DEVELOPMENT. COOLBAUGH TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY TO THE DEVELOPER OR ANY OTHER PERSON OR ENTITY WITH RESPECT TO THE LAND DEVELOPMENT OR ANY LANDS CONTAINED THEREIN.

13) HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (SR 0611 MEMORIAL BLVD.) PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, NO. 428, SECTION 420 AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF COOLBAUGH TOWNSHIP PURSUANT TO THE COOLBAUGH TOWNSHIP ROAD ENCROACHMENT ORDINANCE.

14) A PORTION OF THE SITE IS LOCATED IN THE CONICAL SURFACE ZONE AS SHOWN ON THE "HEIGHT LIMITATION AND ZONING DISTRICT MAP PREPARED FOR TOWNSHIP OF COOLBAUGH AFFECTED BY POCONO MOUNTAINS MUNICIPAL AIRPORT" PREPARED BY L. ROBERT KIMBALL & ASSOCIATES.

15) TEN FOOT WIDE DRAINAGE EASEMENTS ARE LOCATED ALONG ALL ROAD RIGHT OF WAY LINES AND EXTERIOR PROPERTY LINES UNLESS OTHERWISE NOTED IN THE PLAN SET. THESE EASEMENTS ARE RESERVED FOR STORMWATER PURPOSES BY THE LOT OWNER AND ARE INTENDED FOR TOWNSHIP USE OR AS DIRECTED BY THE TOWNSHIP.

16) TEN FOOT WIDE UTILITY EASEMENTS ARE LOCATED ALONG ALL ROAD RIGHT OF WAY LINES AND EXTERIOR PROPERTY LINES UNLESS OTHERWISE NOTED IN THE PLAN SET. THESE EASEMENTS ARE RESERVED BY THE LOT OWNER AND ARE INTENDED FOR APPROPRIATE UTILITY COMPANIES AND TOWNSHIP USE OR AS DIRECTED BY THE TOWNSHIP. IN ADDITION TO THESE EASEMENTS THERE SHALL BE TEN FOOT WIDE UTILITY EASEMENTS PROVIDED TO ACCOMMODATE UTILITY SERVICES.

17) LOT CORNERS AS NOTED ARE TO BE SET AT COMPLETION OF LOT GRADING. UPON PLACEMENT OF PROPOSED MONUMENTATION A LETTER OF CERTIFICATION WILL BE PROVIDED TO THE TOWNSHIP.

18) A TENTATIVE SNOW PLOWING STORAGE AND/OR REMOVAL PLAN IS SHOWN ON THE LANDSCAPE & LIGHTING PLAN. THE FACILITY OWNER AND/OR OPERATOR MAY SEPARATE FROM THIS PLAN BASED ON THEIR NEEDS.

19) THERE IS A POST CONSTRUCTION STORM WATER MANAGEMENT REPORT PREPARED BY SCHLOUCH INC. THAT ACCOMPANIES THIS PLAN. THE REPORT IS TITLED "FOR POCONO MOUNTAINS CORPORATE CENTER NORTH WAREHOUSE" PROJECT NO. 20402116, DATED OCTOBER 22, 2021, LAST REVISED 2/24/22.

20) ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN CHAPTER 400, ZONING.

NOTES (CONTINUED)

21) BASED ON THE TITLE REPORT THAT WAS PREPARED FOR THE PROPOSED DEVELOPER AND TO THE BEST OF THE RECORD OWNERS KNOWLEDGE THERE ARE NO MINERAL, OIL, GAS OR OTHER SIMILAR SUBSURFACE AGREEMENTS RECORDED IN THE COUNTY RECORDER OF DEEDS.

22) ALL OPERATIONS ON THE LOT MUST COMPLY WITH THE REGULATIONS AND PROHIBITIONS OF CHAPTER 262, CHARACTER TOWNSHIP'S NOISE ORDINANCE.

23) NO OUTSIDE TRASH STORAGE IS PROPOSED AT THIS TIME. IF A BUILDING OCCUPANT IN THE FUTURE PLANS ON UTILIZING OUTSIDE TRASH STORAGE THEY MUST BE SCREENED. DEMONSTRATE TO THE SATISFACTION OF THE TOWNSHIP ZONING OFFICER THAT THEY COMPLY WITH SECTION 400-414(6) "WASTE MATERIALS, TRASH STORAGE OF THE TOWNSHIP ZONING ORDINANCE.

24) PRIOR TO BUILDING OCCUPANCY THE LOT OWNER MUST REVIEW AND ADDRESS SECURITY NEEDS PER SECTION 400-419 OF THE TOWNSHIP ZONING ORDINANCE TO THE SATISFACTION OF THE TOWNSHIP ZONING OFFICER.

25) THERE IS AN EXISTING ELECTRIC DISTRIBUTION FACILITIES AGREEMENT RECORDED IN DEED BOOK 1321, PG. 73 (NOT PLOTTABLE).

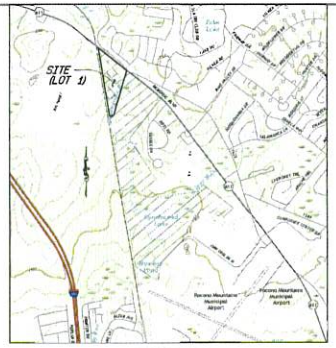
26) A 25 FT WIDE SANITARY SEWER EASEMENT SHALL BE PROVIDED ON THE PROPOSED SANITARY SEWER FORCEMAIN AS IT PASSES THROUGH LOT 2 AND THE "REMAINING LANDS" OF THE SUBDIVISION PLAN "POCONO MOUNTAINS CORPORATE CENTER NORTH" RECORDED IN RECORD BOOK MAP 705, PAGES 142 – 144 MONROE COUNTY RECORDS.

27) PROVIDE TAMPER-RESISTANT STORM CONNECTIONS ON THE MAIN "SITEWIDE" DISCHARGE OF ALL FIRE HYDRANTS ON SITE.

WAIVERS GRANTED

AT THE COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS MEETING HELD ON NOVEMBER 15, 2021 THE FOLLOWING WAIVERS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE GRANTED:

1) SECTIONS 355-44 – FOUR STEP DESIGN PROCESS
2) SECTION 355-54.I – PROHIBITING PARKING SPACES BETWEEN THE ROAD RIGHT OF WAY AND A PROPOSED NON-RESIDENTIAL PRINCIPAL BUILDING.
3) SECTION 355-54.I.5.c – MAXIMUM NUMBER OF PARKING SPACES TO BE CONSTRUCTED SHALL CONFORM TO THE AVERAGE PEAK PERIOD DEMAND AS NOTED IN THE PARKING DEMAND TABLE.



LOCATION MAP

PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 50 OF DECEMBER 9, 2008 (73 P.S. § 176 ET SEQ.) REQUIRES PENNSYLVANIA ONE CALL SYSTEM, INC. TO BE NOTIFIED BEFORE YOU DIG, DRILL OR BLAST. CALL 811 OR 1-800-242-1776 OR VISIT WWW.PAONECALL.COM

SERIAL NUMBER 20213930731

1) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE PENNSYLVANIA ACT 121 OF 2008, AND TO CONTACT THE ONE-CALL SYSTEM'S MEMBER FACILITIES THAT HAVE BEEN DESIGNATED AS BEING LOCATED IN THE CALL AREA, AT 1-800-242-1776 OF 811.

2) ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS AND MUST BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION OR ON OPERATION BEING UNDERTAKEN ON THIS SITE.

3) ANY CONSTRUCTION OR OPERATION UNDERTAKEN ON THIS SITE MUST CONFORM TO ANY AND ALL LOCAL, STATE, AND OR OTHER RESTRICTIONS IN EFFECT AT THE TIME OF OPERATION.

ZONING DISTRICT

I (INDUSTRIAL)

MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	1.5 ACRES	35.3813 ACRES
LOT WIDTH	150 FT.	1460 FT.
LOT DEPTH	200 FT.	865 FT.
FRONT YARD	40 FT.	110 FT.
SIDE YARD	20 FT.	282 FT.
REAR YARD	20 FT.	66 FT.
MAXIMUM REGULATIONS		
BUILDING HEIGHT	40 FT.	+/-40 FT.
FLOOR AREA RATIO	50%	10%
LOT COVERAGE	60%	42%

RECORD OWNER

POCONO MOUNTAINS INDUSTRIES INC.
220 MAIN STREET, SUITE 407
STROUDSBURG, PA 18360

SOURCE OF TITLE

DEVELOPMENT BOUNDARY SHOWN HEREON IS BASED ON THE "POCONO MOUNTAINS CORPORATE CENTER NORTH" SUBDIVISION PLAN:
"POCONO MOUNTAINS CORPORATE CENTER NORTH" SUBDIVISION RECORDED IN RECORD BOOK MAP 705, PAGES 142 – 144, MONROE COUNTY RECORDS.
TAX PARCEL NUMBER: 17/3/1/1-LOT 1
COUNTY TAX MAP # & PART OF 03S1S5D0035/PART
BEING PART OF RECORD BOOK 2073, PG. 8787

EQUITABLE OWNERS

ORCHARD BJK COMPANY, LLC
CENTURY 21
925 BERKSHIRE BLVD., STATE 100
WYOMISSING, PA 19610

AND

COOLBAUGH NORTH OWNER, LLC
7919 FORSYTH BLVD., SUITE 200
ST. LOUIS, MO 63105

INTENDED USE

PROPOSED WAREHOUSE BUILDING (WAREHOUSE AS DEFINED BY SECTION 400-10 OF THE COOLBAUGH TOWNSHIP ZONING ORDINANCE ADOPTED FEBRUARY 5, 2015) WITH COMMUNITY SPRAY IRRIGATION SANITARY SEWER (PWTPA) AND PUBLIC WATER (PA AMERICAN WATER).

SITE AREA = 35.5013 ACRES (GROSS)
35.3813 ACRES (NET)

PARKING SPACES

TRAILERS:
PROPOSED DOORS = 52 ±
PROPOSED SPACES = 74 (REMOTE)

CARS:
REQUIRED SPACES = 158 (PEAK PERIOD DEMAND – AVERAGE)
250 (PEAK PERIOD DEMAND – 85 PERCENTILE)
PROPOSED SPACES = 291 (10 OF 267 ARE ACCESSIBLE SPACES)
100 NORTH LOT (4 OF 100 ARE ACCESSIBLE)
191 SOUTH LOT (6 OF 191 ARE ACCESSIBLE)

100 FT. OUTER WETLAND BUFFER DISTURBANCE

CHAPTER 344 STORMWATER MANAGEMENT AND EARTH DISTURBANCE, SECTION 21.F.(2) – A MAXIMUM OF 20% OF THE 100 FT. OUTER BUFFER ON THE SITE MAY BE ALTERED BY STORMWATER MANAGEMENT FACILITIES.
PROPOSED DISTURBANCE AS SHOWN ON THE GRADING & UTILITY PLAN (SHEETS 1 & 2) = 43,042 SF
TOTAL AREA OF THE 100 FT. OUTER BUFFER = 210,662 SF
ALLOWABLE 100 FT. OUTER BUFFER DISTURBANCE = 42,132 SF
PROPOSED NOT FT. OUTER BUFFER DISTURBANCE = 41,700 SF

PLAN INDEX

* PRELIMINARY/FINAL – COVER SHEET	1 of 22
* PRELIMINARY/FINAL – LAND DEVELOPMENT PLAN SHT. 1 of 2	2 of 22
* PRELIMINARY/FINAL – LAND DEVELOPMENT PLAN SHT. 2 of 2	3 of 22
EXISTING RESOURCES & SITE ANALYSIS PLAN	4 of 22
GRADING & UTILITY PLAN SHT. 1 of 2	5 of 22
GRADING & UTILITY PLAN SHT. 2 of 2	6 of 22
EASC PLAN / OVERALL SHT. 1 of 4	7 of 22
EASC PLAN SHT. 2 of 4	8 of 22
EASC PLAN SHT. 3 of 4	9 of 22
EASC PLAN SHT. 4 of 4	10 of 22
EASC DETAIL SHEET	11 of 22
EASC DETAIL & NOTES SHEET	12 of 22
PCSM PLAN SHT. 1 of 2	13 of 22
PCSM PLAN SHT. 2 of 2	14 of 22
PCSM DETAIL SHEET	15 of 22
PCSM DETAIL & NOTES SHEET	16 of 22
* LANDSCAPE & LIGHTING PLAN SHT. 1 of 2	17 of 22
* LANDSCAPE & LIGHTING PLAN SHT. 2 of 2	18 of 22
PROFILE SHEET SHT. 1 of 2	19 of 22
PROFILE SHEET SHT. 2 of 2	20 of 22
CONSTRUCTION DETAIL SHEET	21 of 22
SANITARY SEWER & WATER DETAIL SHEET	22 of 22

* REPRESENTS PLAN SHEETS TO BE RECORDED

SUPPLEMENTARY PLAN INDEX

HIGHWAY OCCUPANCY PERMIT PLANS		
(HOP-C)	COVER SHEET	1 of 12
(TSD-1)	TYPICAL SECTIONS AND DETAILS	2 of 12
(CON-1)	CONSTRUCTION PLAN	3 of 12
(CON-2)	CONSTRUCTION PLAN	4 of 12
(PMS-1)	PAVEMENT MARKING & SIGNING PLAN	5 of 12
(PRO-1)	PROFILES	6 of 12
(PRO-2)	PROFILES	7 of 12
(PRO-3)	PROFILES	8 of 12
(CRS-1)	CROSS-SECTIONS	9 of 12
(CRS-2)	CROSS-SECTIONS	10 of 12
(CRS-3)	CROSS-SECTIONS	11 of 12
(HOP-S)	SITE PLAN	12 of 12
(ROW-C)	TITLE SHEET	1 of 5
(ROW-INDEX)	INDEX SHEET	2 of 5
(ROW-SECTION)	TYPICAL SECTIONS & GENERAL NOTES	3 of 5
(ROW-PLAN)	PLAN SHEET	4 of 5
(ROW-PROPERTY)	PROPERTY PLOT PLAN	5 of 5
SUBDIVISION PLANS		
FINAL – COVER SHEET		1 of 5
FINAL – OVERALL SUBDIVISION PLAN		2 of 5
FINAL – SUBDIVISION PLAN		3 of 5
EXISTING RESOURCES & SITE ANALYSIS PLAN SHT. 1 of 2		4 of 5
EXISTING RESOURCES & SITE ANALYSIS PLAN SHT. 1 of 2		5 of 5
SITE LIGHTING PHOTOMETRICS PLAN		
NLS LIGHTING – PWCC LOT 1 COOLBAUGH, PA (NLS-13840)		1 of 2
NLS LIGHTING – PWCC LOT 1 COOLBAUGH, PA (NLS-13845)		2 of 2

NOTE: THE SUBDIVISION PLAN WAS PREVIOUSLY RECORDED AS NOTED IN NOTE #2 HEREON.

FINAL LAND DEVELOPMENT PLAN

POCONO MOUNTAINS CORPORATE CENTER NORTH WAREHOUSE – LOT 1

COOLBAUGH TOWNSHIP, MONROE COUNTY, PA

CERTIFICATE OF ACCURACY (SURVEY)

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

SIGNATURE

DATE

SEAL

CERTIFICATE OF ACCURACY (PLAN)

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 AND WAS PREPARED BY ME OR UNDER MY DIRECTION.

SIGNATURE

DATE

SEAL

STORMWATER MANAGEMENT DESIGN ENGINEERS CERTIFICATION

I, MICHAEL HARTMAN, ON THIS DATE, _____ HEREBY CERTIFY THAT THE DRAINAGE AREA PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SCHUYLKILL/TOBYHANNA WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE

LANDOWNERS STATEMENT

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY COOLBAUGH TOWNSHIP AND THAT A REVISED ESC PLAN MUST BE SUBMITTED TO THE MONROE COUNTY CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

JAMES G. ROMAN, ALTHOF AND ELSENBERG
COOLBAUGH NORTH OWNER, LLC

DATE

REVIEWED BY MONROE COUNTY PLANNING COMMISSION

DATE

CERTIFICATE OF OWNERSHIP (EQUITABLE) ACKNOWLEDGEMENT OF PLAN

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JAMES G. ROMAN, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES, AFFIRMS, CONFIRMS AND SAYS THAT HE IS THE AUTHORIZED SIGNATORY OF COOLBAUGH NORTH OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH IS THE EQUITABLE OWNER OF THE PROPERTY DEPICTED ON THIS PLAN, AND THAT THERE ARE NO LAWSUITS, CLAIMS AND/OR LEGAL ACTIONS PENDING THAT WOULD AFFECT THE TITLE OF THE PROPERTY, AND FURTHER THAT THIS LAND DEVELOPMENT PLAN WAS MADE AND SUBMITTED AT THE DIRECTION OF THE ABOVE-REFERENCED OWNER OF THE PROPERTY AND THAT HE ACKNOWLEDGES THAT THE SAME IS BY HIS OWN ACT AND HIS OWN ACT, AND THAT SAID OWNER DESIRES THE SAME TO BE APPROVED AND RECORDED IN ACCORDANCE WITH THE LAW.

_____ _____
NOTARY PUBLIC JAMES G. ROMAN

CERTIFICATE OF OWNERSHIP (EQUITABLE) ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONROE

ON THIS THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN HERMAN, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES, AFFIRMS, CONFIRMS AND SAYS THAT HE IS THE AUTHORIZED SIGNATORY OF POCONO MOUNTAINS INDUSTRIES INC. WHICH IS THE EQUITABLE OWNER OF THE PROPERTY DEPICTED ON THIS PLAN, AND THAT THERE ARE NO LAWSUITS, CLAIMS AND/OR LEGAL ACTIONS PENDING THAT WOULD AFFECT THE TITLE OF THE PROPERTY, AND FURTHER THAT THIS LAND DEVELOPMENT PLAN WAS MADE AND SUBMITTED AT THE DIRECTION OF THE ABOVE-REFERENCED OWNER OF THE PROPERTY AND THAT HE ACKNOWLEDGES THAT THE SAME IS BY HIS OWN ACT AND HIS OWN ACT, AND THAT SAID OWNER DESIRES THE SAME TO BE APPROVED AND RECORDED IN ACCORDANCE WITH THE LAW.

_____ _____
NOTARY PUBLIC JOHN HERMAN, PRESIDENT

CERTIFICATE OF OWNERSHIP (RECORD) ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONROE

ON THIS THE _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DENNIS HOFMAN, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES, AFFIRMS, CONFIRMS AND SAYS THAT HE IS AN AUTHORIZED REPRESENTATIVE OF POCONO MOUNTAINS INDUSTRIES INC. WHICH IS THE LEGAL OWNER OF THE PROPERTY DEPICTED ON THIS PLAN, AND THAT THERE ARE NO LAWSUITS, CLAIMS AND/OR LEGAL ACTIONS PENDING THAT WOULD AFFECT THE TITLE OF THE PROPERTY, AND FURTHER THAT THIS LAND DEVELOPMENT PLAN WAS MADE AND SUBMITTED AT THE DIRECTION OF THE OWNER OF THE PROPERTY AND THAT HE ACKNOWLEDGES THAT THE SAME IS BY HIS OWN ACT AND THAT SAID OWNER DESIRES THE SAME TO BE APPROVED AND RECORDED IN ACCORDANCE WITH THE LAW.

_____ _____
NOTARY PUBLIC DENNIS HOFMAN

RECOMMENDED FOR APPROVAL BY THE COOLBAUGH TOWNSHIP PLANNING COMMISSION

DATE

APPROVED BY THE COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

DATE

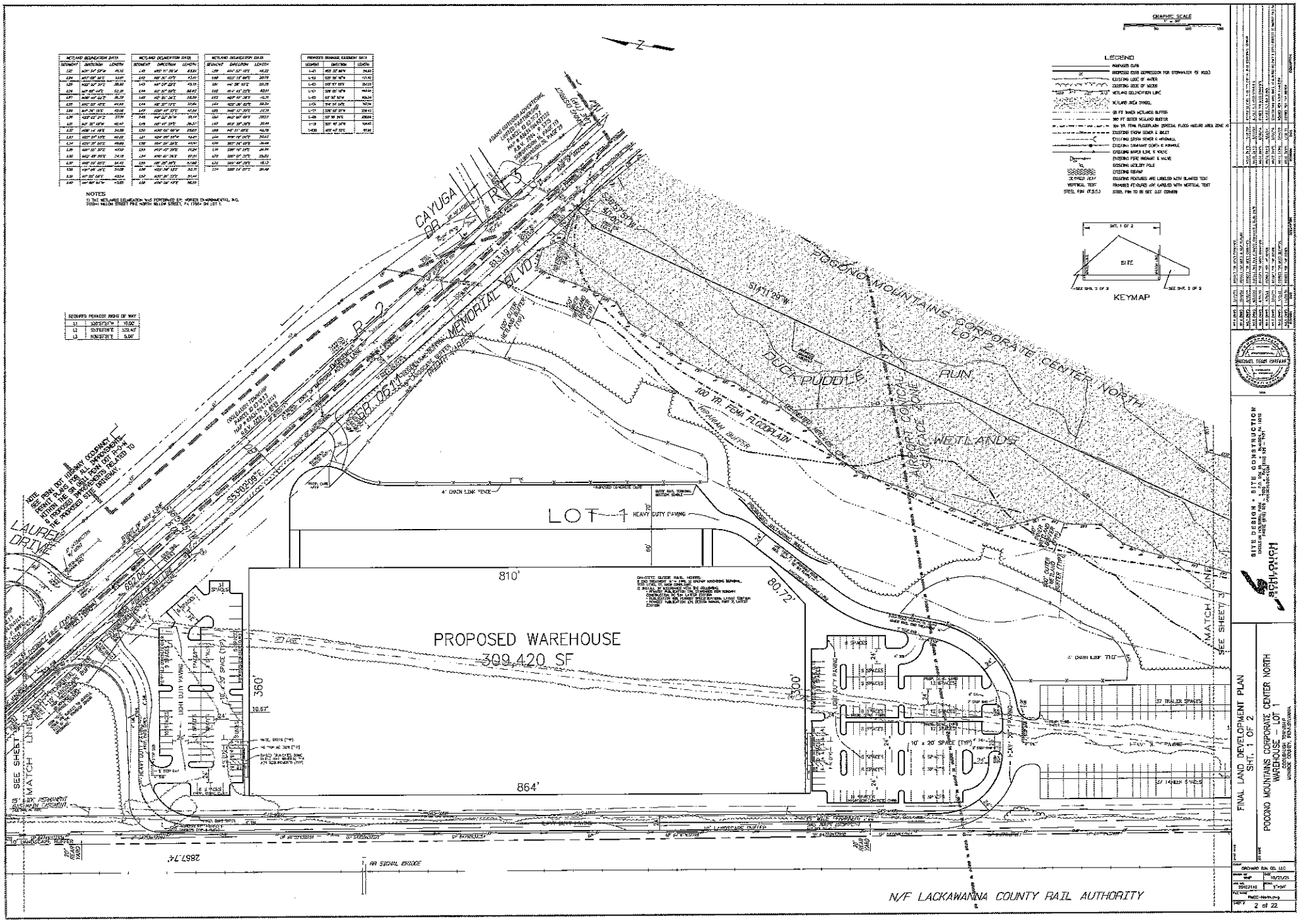
SCHLOUCH, INC.
SITE DESIGN + SITE CONSTRUCTION
ENGINEERS | SURVEYORS | PLANNERS
PHONE (610) 559-8150 | FAX (610) 559-8157
P.O. BOX 24 | 2 BERLAMAN RD. | TREXLERTOWN, PA 18087
WWW.SCHLOUCH.COM

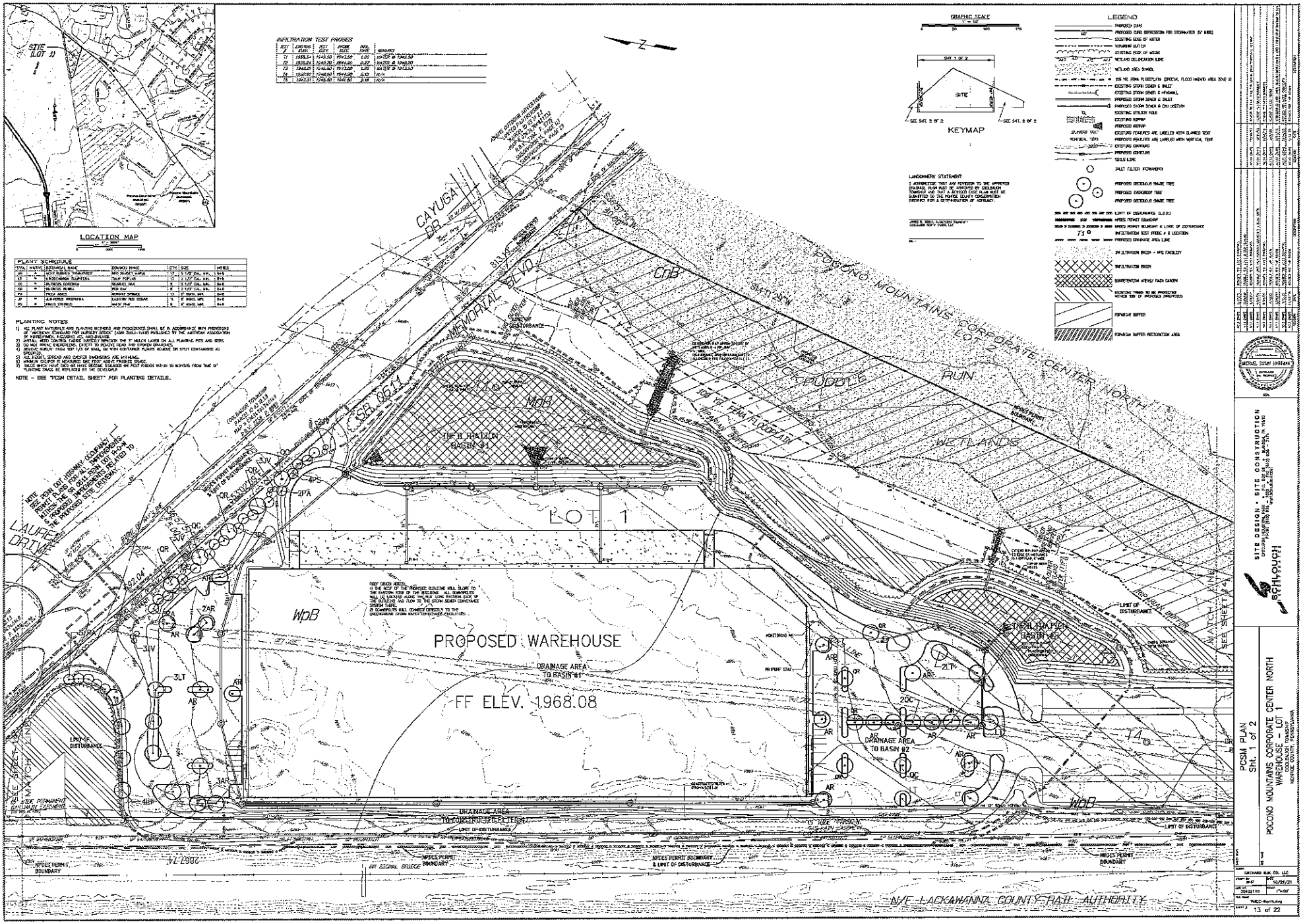
MICHAEL DUAN HARTMAN
ENGINEER
No. PE084442
COMMONWEALTH OF PENNSYLVANIA

NO.	DESCRIPTION	DATE
1	PRELIMINARY/FINAL – LAND DEVELOPMENT PLAN	10/21/21
2	PRELIMINARY/FINAL – LAND DEVELOPMENT PLAN	12/23/21
3	PRELIMINARY/FINAL – LAND DEVELOPMENT PLAN	2/24/22
4	PRELIMINARY/FINAL – LAND DEVELOPMENT PLAN	5/23/22
5	PRELIMINARY/FINAL – LAND DEVELOPMENT PLAN	7/7/22

FINAL COVER SHEET
POCONO MOUNTAINS CORPORATE CENTER NORTH
WAREHOUSE – LOT 1
COOLBAUGH TOWNSHIP
MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA

CLIENT: ORCHARD BJK CO., LLC
PROJECT MGR: MHP
DATE: 10/21/21
JOB NO.: 20402116
SCALE: NONE
FILE NAME: PWCC-North.dwg
SHEET #: 1 of 22


LEGEND
PROPOSED CURB
DEPRESSED CURB EXPRESSION FOR STORMWATER (5" MIN)
EXISTING EDGE OF WATER
EXISTING EDGE OF WOODS
WETLAND DELINEATION LINE
W-1, W-2 & W-3 WETLANDS
50 FT MIN WETLAND BUFFER
100 FT RIDGE WETLAND BUFFER
100 YR ITEMA FLOODPLAIN (SPECIAL FLOOD HAZARD AREA ZONE A)
EXISTING STORM SEWER & INLET
EXISTING SANITARY SEWER & MANHOLE
EXISTING STORMWATER SEWER & MANHOLE
EXISTING WATER LINE & VALVE
EXISTING FIRE HYDRANT & VALVE
EXISTING UTILITY POLE
EXISTING RIP-RAP
EXISTING FEATURES ARE LABELED WITH SLANTED TEXT
PROPOSED FEATURES ARE LABELED WITH VERTICAL TEXT
STEEL PIN (T.S.S.) STEEL PIN TO BE SET (LOT CORNER)
GRAPHIC SCALE
KEYMAP
SHT. 1 OF 2
SITE
SEE SHT. 2 OF 2
PROPOSED WAREHOUSE
309,420 SF
LOT 1
HEAVY DUTY PAVING
LIGHT DUTY PAVING
CAYUGA DR
LAUREL DR
MEMORIAL BLVD
DUCK PUDDLE RUN
POCONO MOUNTAINS CORPORATE CENTER NORTH
LOT 2
N/F LACKAWANNA COUNTY RAIL AUTHORITY
SEE SHEET 3
MATCH LINE
FINAL LAND DEVELOPMENT PLAN
SHT. 1 OF 2
POCONO MOUNTAINS CORPORATE CENTER NORTH
WAREHOUSE – LOT 1
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
SITE DESIGN • SITE CONSTRUCTION
ORCHARD BLVD. CO. LLC
PMC-Nesbitt
2 of 22


SITE (LOT 1)
LOCATION MAP
INFILTRATION TEST PROBES
PROBE | LOCATION | TEST ELEV. | PROBE DEPTH | INFIL. RATE | REMARKS
T1 | 1955.50 | 1948.50 | 1944.50 | 1.80 | 10.45"/HR @ 1946.50
T2 | 1955.24 | 1948.20 | 1944.20 | 0.27 | 19.70"/HR @ 1948.20
T3 | 1948.29 | 1946.50 | 1943.06 | 1.70 | 10.70"/HR @ 1943.50
T4 | 1969.90 | 1946.00 | 1942.00 | 0.63 | 1in/hr
T5 | 1942.31 | 1945.00 | 1941.50 | 3.18 | 1in/hr
PLANT SCHEDULE
PLANTING NOTES
NOTE - SEE "PCSM DETAIL SHEET" FOR PLANTING DETAILS.
GRAPHIC SCALE
KEYMAP
LANDOWNERS STATEMENT
LEGEND
PROPOSED WAREHOUSE
FF ELEV. 1968.08
DRAINAGE AREA TO BASIN #1
DRAINAGE AREA TO BASIN #2
DRAINAGE AREA TO CONSTRUCTED WETLAND
INFILTRATION BASIN #1
INFILTRATION BASIN #2
CONSTRUCTED WETLAND
LIMIT OF DISTURBANCE
NPDES PERMIT BOUNDARY
N/F LACKAWANNA COUNTY RAIL AUTHORITY
CAYUGA DR
LAUREL DRIVE
MEMORIAL BLVD.
POCONO MOUNTAINS CORPORATE CENTER NORTH LOT 2
DUCK PUDDLE RUN
WETLANDS
100 YR FEMA FLOODPLAIN
RIPARIAN BUFFER
MATCH LINE - SEE SHEET 4
MATCH LINE - SEE SHEET 5
PCSM PLAN
Sht. 1 of 2
POCONO MOUNTAINS CORPORATE CENTER NORTH
WAREHOUSE - LOT 1
MONROE COUNTY, PENNSYLVANIA
13 of 22

SCHLOUCH INCORPORATED

December 18, 2023

Coolbaugh Township Board Of Supervisors
5520 Municipal Drive
Tobyhanna, PA 18466

RE: POCONO MOUNTAINS CORPORATE CENTER (PMCC)
NORTH WAREHOUSE – LOT 1
FINAL LAND DEVELOPMENT PLAN
MONROE COUNTY TAX PARCEL NO. 03.7.1.25

Board Members,

Enclosed please find our responses to the Conditions listed in the Preliminary Land Development Plan Conditional Approval Letter for the above-mentioned project, dated April 27, 2023.

1. *The Applicant shall comply with all the comments and requirements set forth in the Township Engineer's review letter dated April 13, 2023, a copy of which is attached hereto and specifically incorporated herein by reference;*

   A response to the comments provided by the Township Engineer have been provided separately.

2. *The Applicant shall complete all the improvements depicted on the Plan in a manner and form acceptable to the Township and consistent with this approval following final plan approval and plan recordation. SALDO §355-42;*

   The Applicant's Attorney shall coordinate with the Township's Solicitor to provide the required Financial Performance Guarantee.

3. *The Applicant shall agree to, execute and record with the Monroe County Recorder of Deeds a Development and Financial Security Agreement in a manner and form acceptable to the Township prior to Plan recordation. SALDO §355-42;*

   The Applicant's Attorney shall coordinate with the Township's Solicitor to provide the required Financial Performance Guarantee.

4. *The Applicant shall apply for and secure any and all requisite outside agency approvals relating to and required for the proposed Plan, including but not limited to PA DEP, PA DOT and the Monroe County Conservation District, prior to Plan recordation and construction. SALDO §§355- 15.B(6) and G, 355-16.D(6), 355-26.F and 355-27.C;*

   Related to the issuance of the required NPDES permit, the Monroe County Conservation District has completed their review and has been forwarded to DEP for final review. A copy of the approved ESPC Plans and adequacy letter, along with the NPDES and General Permits, shall be submitted to the Township upon receipt.

Related to the issuance of the required HOP permit, the Applicant's Traffic Consultant is working with PennDOT to finalize the permit documents. Copies of the approved plans and permits shall be forwarded to the Township upon receipt.

5. *The Applicant shall comply with all applicable Township, County, State, and Federal statutes, ordinances, rules, and regulations, not otherwise discussed in this conditional approval.*

Comment noted.

6. *The Applicant shall post the requisite financial security in a manner and form acceptable to the Township for all improvements depicted on the Plan in an amount to be determined by the Township Engineer prior to Plan recordation in accordance with §355-42 of the SALDO and §509 of the MPC;*

The Applicant's Attorney shall coordinate with the Township's Solicitor to provide the required Financial Performance Guarantee.

7. *The applicant shall execute the applicable Stormwater Maintenance Agreement in accordance with the Township's SALDO and Stormwater Management and Earth Disturbance Ordinance prior to Plan recordation. Stormwater Management and Earth Disturbance Ordinance §§344-30, 31 and 32;*

All necessary agreements shall be coordinated between the Applicant's Attorney and the Township's Solicitor.

8. *The Applicant shall execute all applicable deeds of dedication, declarations, agreements and easements as set forth herein and/or as otherwise deemed necessary by the Township, all in a form established and approved by the Township Solicitor, prior to Plan recordation. SALDO §355-46;*

Comment noted.

9. *The Applicant shall comply with all the stormwater management requirements set forth in the Coolbaugh Township Stormwater Management and Earth Disturbance Ordinance;*

Comment noted.

10. *The Applicant shall dedicate easements to the Township deemed necessary by the Township for the stormwater management improvements and/or other easement(s) deemed necessary by the Township, in a manner and form acceptable to the Township. SALDO §355-46;*

The proposed easements provided on within the plans are referred to in Plan Notes 7, 15, 16 and 26 on Sheet 1.

11. *As the Applicant agreed to at the April 18, 2023 public meeting, the Applicant shall revise the title of the Plan to read "Preliminary Land Development Plan for Pocono Mountains Corporate Center North Warehouse — Lot 1". SALDO §§355-13.A and 355-15;*

Comment noted.

12. *The Applicant shall secure all required final approval(s) for any and all PA DEP and/or MCCD permits and/or approvals, including the NPDES permit and PA DEP general permit, which shall include the expiration of any and all appellate time period, prior to Plan recordation and construction;*

    Related to the issuance of the required NPDES permit, the Monroe County Conservation District has completed their review and has been forwarded to DEP for final review. A copy of the approved ESPC Plans and adequacy letter, along with the NPDES and General Permits, shall be submitted to the Township upon receipt.

    Related to the issuance of the required HOP permit, the Applicant's Traffic Consultant is working with PennDOT to finalize the permit documents. Copies of the approved plans and permits shall be forwarded to the Township upon receipt.

13. *The Applicant shall secure final approval from the MCCD for the Erosion and Sedimentation Control Plan prior to final Plan approval and Plan recordation;*

    Related to the issuance of the required NPDES permit, the Monroe County Conservation District has completed their review and has been forwarded to DEP for final review. A copy of the approved ESPC Plans and adequacy letter, along with the NPDES and General Permits, shall be submitted to the Township upon receipt.

14. *The Applicant shall apply for and secure final land development approval from the Board of Supervisors prior to recording the Plan. SALDO §§355-13.A and 355-16;*

    The application for Final Land Development Plan has been included with this letter.

15. *The Applicant shall add a note to the Plan specifically identifying the proposed use on the Property as a Warehouse as defined in the Zoning Ordinance; and,*

    The intended use provided on Sheet 1 has been revised as requested.

16. *The Applicant shall satisfy and pay all outstanding Township Professional Consultant bills in relation to the Plan in accordance with § 355-42.A(14) of the SALDO and §503 of the MPC.*

    Comment noted.

Should you have any questions or comments please feel free to contact our office.

Sincerely,

Michael Hartman, P.E.
mhartman@schlouch.com

SCHLOUCH INCORPORATED

December 18, 2023

Keystone Consulting Engineers Inc.
PO Box 639, 863 Interchange Road, Suite 101
Kresgeville, PA 18333
Atten: Gregory Haas, P.E.

RE: POCONO MOUNTAINS CORPORATE CENTER (PMCC)
NORTH WAREHOUSE – LOT 1
FINAL LAND DEVELOPMENT PLAN
REVIEW #6

Greg,

Enclosed please find our responses to the Keystone Consulting Engineers Inc. review of the above-mentioned project, dated April 13, 2023.

Chapter 344. Stormwater Management and Earth Disturbance Comments

1. *SWM - Section 344-9., Section 344-10.B., Section 344-1 1.A.(5), Section 344-1 1.B.(20), Section 344-1 1.B.(21), Section 344-1 2.B., Section 344-13.C., Section 344-14.B., and Section 344-28. - 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. A* ***National Pollutant Discharge Elimination System (NPDES) Permit*** *for Stormwater Discharges is required to be obtained by the MCCD and/or the Pennsylvania Department of Environmental Protection (PA DEP) for this project. Copies of the Permit and final supporting documentation shall be provided. Also, copies of any required* ***General Permits*** *obtained from the PA DEP for stream crossings and/or wetlands encroachments associated with the proposed sanitary forcemain installation from the site to Corporate Center Drive West shall be provided. (same as SALDO comment #3)*

   The review of the NPDES permit & E&SC Plans has been completed by MCCD and has been forwarded to DEP for final review. A copy of the approved ESPC Plans and adequacy letter, along with the NPDES and General Permits, shall be submitted to the Township upon receipt.

2. *SWM - Section 344-30. - A financial performance guarantee is required for all proposed erosion control, drainage, and stormwater management facilities. (see also SALDO comment #4)*

   A construction cost estimate, prepared by Schlouch Inc., having a "Bid Date" of 2/27/2023, and also a date of 4/11/2023 in the lower left corner of each page, has been provided and is acceptable. The amount of financial security required for this project is ***$6,504,937.24****. A copy of that estimate is included herein.*

   All necessary agreements shall be coordinated between the Applicant's Attorney and the Township's Solicitor.

3. *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.*

   All necessary agreements shall be coordinated between the Applicant's Attorney and the Township's Solicitor.

Chapter 355. Subdivision and Land Development Comments

1. *SALDO - Section 355-15.G., Section 355-18.K., Section 355-27.C.(8), Section 355-30.A., and Section 355- 54.H.(3) -* ***Highway Occupancy Permits (HOPs)*** *are required to be obtained from PennDOT for the proposed main access drive and proposed emergency access lane intersections with SR 0611 and any other improvements within the street right-of-way. Copies of the HOPs and final supporting documentation shall be provided.*

   The Applicant's Traffic Consultant is working with PennDOT to finalize the permit documents. Copies of the approved plans and permits shall be forwarded to the Township upon receipt.

2. *SALDO - Section 355-27.B.(1)(m), Section 355-27.B.(1)(n), Section 355-27.C.(5), and Section 355-30.A. - The Deed Book Volume and Page Number as entered in the Monroe County Recorder of Deeds and the Monroe County Tax Map Number will need to be provided at the 'Source of Title' listing provided on sheet 1 following the approval and recording of the Subdivision Plan. Note 2 provided on sheet 1 will also need to be completed.*

   The Source of Title and Note #2 on Sheet 1 have been updated accordingly. The Applicant is working with the current property owner to record a deed for the newly created Lot. Once the deed has ben recorded, the plan source of title shall be finalized.

3. *SALDO - Section 355-27.C.(7), Section 355-27.C.(9), Section 355-30.A., Section 355-51., and Section 355-52. - The* ***ESPC Plan*** *shall be deemed adequate by the MCCD. Copies of the final ESPC Plan and adequacy letter shall be provided. A* ***NPDES Permit*** *for Stormwater Discharges is required to be obtained by the MCCD and/or the PA DEP for this project. Copies of the Permit and final supporting documentation shall be provided. Also, copies of any required* ***General Permits*** *obtained from the PA DEP for stream crossings and/or wetlands encroachments associated with the proposed sanitary forcemain installation from the site to Corporate Center Drive West shall be provided. (same as SWM comment #1)*

   The review of the NPDES permit & E&SC Plans has been completed by MCCD and has been forwarded to DEP for final review. A copy of the approved ESPC Plans and adequacy letter, along with the NPDES and General Permits, shall be submitted to the Township upon receipt.

4. *SALDO — Section 355-27.C.(14), Section 355-27.F., and Section 355-30.A. — Improvement's 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. (see also SWM comment #2)*

   A construction cost estimate, prepared by Schlouch Inc., having a "Bid Date" of 2/27/2023, and also a date of 4/11/2023 in the lower left corner of each page, has been provided and is acceptable. The amount of financial security required for this project is ***$6,504,937.24****. A copy of that estimate is included herein.*

   All necessary agreements shall be coordinated between the Applicant's Attorney and the Township's Solicitor.

Should you have any questions or comments please feel free to contact our office.

Sincerely,

Michael Hartman, P.E.
mhartman@schlouch.com

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DRAFT by GSH @ KCE

2023,12-18

[Yellow highlighted items have been added or revised since last ordinance draft.]

BOARD OF SUPERVISORS OF
THE TOWNSHIP OF COOLBAUGH
MONROE COUNTY, PENNYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY COMMONWEALTH OF PENNSYLVANIA, AMENDING THE COOLBAUGH TOWNSHIP ZONING ORDINANCE TO PROVIDE REGULATIONS FOR LOGISTICS CENTERS

WHEREAS, the Board of Supervisors desires to allow for the proper use of Logistics Centers 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 desires to plan for and accommodate the managed use and regulation of Logistics Centers for the needs of Coolbaugh Township residents and businesses;

WHEREAS, the Board of Supervisors has identified certain provisions of the Coolbaugh Township Zoning Ordinance which are in need of defining and/or amending;

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 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 Article III, Section 400-10, Definitions, shall be amended as follows:

(1) The **definitions** of "Warehouse", "Distribution Center/Truck Terminal", and "Truck Terminal" shall be deleted.

(2) The **definition** of "Logistics Center" shall be added as follows.

"LOGISTICS CENTER – A building or group of buildings on the same lot used for:

(1) the receipt and unloading of goods, products, and materials;
(2) the temporary indoor storage of those items; and
(3) the loading and transporting of those items to another location or end-user customer.

This definition shall also include the following terms as well as similarly implied terms.

DISTRIBUTION/FULFILLMENT/SHIPPING/PROCESSSING CENTER,

HANDLING/STOREHOUSE/WAREHOUSE FACILITY,

FREIGHT/LOGISTICS/SUPPLY CHAIN/LAST-MILE TRANSPORT HUB,

ON-DEMAND WAREHOUSES,

DARK STORES (MICRO-FULFILLMENT CENTERS)

and

FREIGHT/TRUCK TERMINAL."

Logistics Centers shall be classified as:

Small Logistics Centers: A Logistics Center use that contains less than or equal to 25,000 square feet of gross building floor area per lot.

Large Logistics Centers: A Logistics Center use that contains more than 25,000 square feet of gross building floor area per lot.

ARTICLE II.

Coolbaugh Township Zoning Ordinance Article X, Standards for Specific Uses, Section 400-71. Distribution centers and truck terminals. shall be deleted and replaced with the following.

Section 400-71. Logistics Centers.

A. **Site Improvement Setbacks**. All site improvements associated with Small or Large Logistics Centers shall be setback from property lines and street right-of-way lines in accordance with the following equation, rounded up to the nearest foot. For the purposes of this section, the limits of site improvements shall be considered the limits of proposed earth disturbance activities. Access drives and their associated earth disturbance activities shall be allowed within/through the site improvement setback area. This requirement shall supersede any other site improvement setback requirement within Coolbaugh Township Zoning Ordinance.

Minimum Required Site Improvement Setback (feet)

= (0.0002 x Sum of Building Sizes (in square feet)) + 50

Some Examples: (this table will be removed – just providing for info purposes now)

Sum of Building Sizes (sf)	Req'd Site Improvement Setback (feet)
5,000	51
50,000	60
100,000	70
250,000	100
500,000	150
750,000	200
1,000,000	250

1,500,000	350
2,000,000	450

B. **Woodland Removal**. For Small and Large Logistics Centers, no more than 50% of the existing woodlands or tree masses on the lot shall be removed.

C. **Site Access**.

(1) All Large Logistics Centers shall have access to and from one of the following streets:

Memorial Boulevard (SR 0611)

Church Street (SR 0423) (Note: portions of this street contain weight and/or vehicle length limits as determined and designated with signs by PennDOT.)

Corporate Center Drive (T-785)

Industrial Park Drive (T-676)

Market Way (T-730)

Liz Way (T-678)

Bensinger Court (private street)

Veterans Way (private street)

Hap Arnold Boulevard (private street)

(2) The centerline of all proposed access drives shall be located a minimum of seventy-five feet (75') from any property line for Small Logistics Centers, and one hundred fifty feet (150') from any property line for Large Logistics Centers.

D. **Queuing.**

(1) For Small and Large Logistics Centers, adequate queuing space shall be provided within the property boundaries to prevent the stacking of vehicles on or along public streets.

(2) For Small and Large Logistics Centers, queuing, or circling of vehicles, on public streets immediately pre- or post-entry to the site is strictly prohibited.

E. **Parking**. For Small and Large Logistics Centers, off-street parking spaces ("stalls") shall be provided in accordance with the applicable table within the Coolbaugh Township Zoning Ordinance. The number of proposed tractor-trailer loading docks/bays shall be clearly indicated and summarized on the Plan. Computations shall be provided on the Plan for the required and proposed number of 'regular' parking spaces, tractor-trailer spaces, trailer spaces, and stacking/storage spaces. The type of parking spaces shall be clearly labeled on the Plan. For parking calculations, the "employee on the largest shift" shall be considered the "maximum number of individuals on the site" as noted herein.

F. **Outdoor Storage**. For Small and Large Logistics Centers, no outdoor storage of goods, products, materials, trash, garbage, refuse, explosive or flammable materials, hazardous substances, animals, animal carcasses or skins, or similar items shall be permitted.

G. **Anti-Idling Signs**. For Large Logistics Centers, No Idling signs (PennDOT R7-100) indicating a three-minute diesel truck engine idling restriction shall be installed along tractor-trailer access drives and loading/unloading docks at minimum one-hundred foot (100') intervals.

H. **Disposal of Pollutants**. For Large Logistics Centers, the use shall include an appropriate system to contain and properly dispose of any fuel, grease, oils or similar pollutants that may spill or leak where such substances are stored or where vehicles are fueled, repaired, or maintained.

I. **Berms.** For Large Logistic Centers, earthen berms shall be provided around the exterior of all parking spaces for tractor-trailers and loading/unloading areas. If these areas are in a cut greater than eight feet (8') below the adjacent grades, then berms are not required. The berms shall meet the following criteria:

(1) minimum height shall be eight feet (8') above the adjacent grade of the edge of bituminous paving

(2) minimum top width shall be five feet (5')

(3) maximum side slopes shall be two horizontal to one vertical (2:1)

J. **Trips.** The maximum number of proposed trips for the Small and Large Logistics Centers, broken down for each type of vehicle to use the facility and then combined, shall be clearly specified on the Plan. These figures shall be the maximum number of allowed trips for the property for the life of the development.

K. **Routing Plan.** For Large Logistics Centers where tractor-trailers will be the largest anticipated vehicle to access the site, a Routing Plan shall be presented that depicts the

proposed routes along streets from the site to the boundary of the Township, any existing signs relating to tractor-trailer traffic, and proposed signs restricting access to Township streets. The Applicant shall be responsible to purchase and install proposed signs at intersections of Township streets along the routes. Signs shall also be installed at all applicable exit access drives directing drivers to the route(s). Any deviation from the Routing Plan by drivers during the operations of the site shall be considered a VIOLATION in accordance with the Coolbaugh Township Zoning Ordinance, Section 400-134. and Section 400-135.

L. **Turning Templates**. For Small and Large Logistics Centers, to verify vehicle turning movements at the entrance and exit access drive and street intersections and throughout the site, turning template exhibits shall be provided for the largest anticipated vehicle to access the site.

M. **Individuals on Site.** For Small and Large Logistics Centers, the maximum number of proposed individuals on the site to be present at any given time (on the largest shift) shall be clearly specified on the Plan. This includes all employees, office workers, managers, staff, operators, laborers, contractors, drivers, etc ...

N. **Colors.** For Large Logistics Centers, building and retaining wall colors shall be low-reflective, subtle, or earth tone. Fluorescent and metallic colors are not permitted.

ARTICLE III.

The **terms** "Warehouses and trucking terminals." in Section 400-51.A.(8) shall be deleted and replaced with "Large Logistics Centers".

ARTICLE IV.

The Coolbaugh Township Zoning Ordinance Article X, **Section 400-91.3 Warehouse**. shall be deleted. **Ordinance No. 154-2023** shall be deleted in its entirety.

ARTICLE V.

The Coolbaugh Township Zoning Ordinance Attachment 1 **Schedule of Uses** shall be revised as follows:

(1) Warehouses and Distribution Centers/Truck Terminals shall be deleted from all columns.

(2) Small Logistic Centers shall be added to the Principal Permitted Uses column in the C-1 Convenience Commercial District and the C-2 Office Park District.

(3) Large Logistics Centers shall be added to the Conditional Uses column in the I Industrial District.

ARTICLE VI.

The Coolbaugh Township Zoning Ordinance Attachment 3 Table of **Required Parking and Stacking Spaces** (as within Ordinance No. 150-2023) shall be revised as follows:

(1) The heading "Warehouses (not including self-service storage facilities), Distribution Centers, Fulfillment Centers, Truck Terminals, and Similar Uses" shall be revised to "Small and Large Logistics Centers".

ARTICLE VII.

The notation of the **"1"** District (at two locations) in existing ZO – Section 400-49.B.(1) shall be revised to **"I"**.