Coolbaugh Township Planning Commission
February 10, 2026, 6:30 p.m.
Regular Meeting Minutes

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

Board Members present:
Bernard Kozen, Ann Shincovich, and Mike Peterson
Board Members absent:
David Pope and Michael Schlegel
Staff present:
Solicitor Michael Tuosto, Esquire, Township Engineer, Greg Haas (via Zoom), Township Secretary, Erin Masker and Tomas Keane, Director of Codes and Zoning
Staff absent:
None

1. **Approval of January 13, 2026 Meeting Minutes**

Mr. Peterson made a motion second by Mr. Kozen to approve the January 13, 2026 meeting minutes as presented.

- **Discussion:** Ms. Shincovich asked about a letter from an attorney that had been included in the packet; Ms. Masker stated that the letter was not part of the official minutes but was provided for information as a recap from the last meeting.
- **Vote:** All in favor, motion passes.

2. Review of Land Development Plan – 1545 Prospect Street (Proposed Wawa Convenience Store)

Township Engineer, Greg Haas stated that there are some outstanding issues that may affect the final plan. He summarized follow-up stormwater reviews since the prior meeting, noting that the applicant's engineer modified the stormwater model and outlet structure so that the design now complies with the Township's stormwater management ordinance, resolving stormwater comment number two from his prior review letter. Attorney Erich Schock stated that this item has been satisfied and that the waiver is no longer necessary and will be withdrawn by the applicant. Further discussion reviewed the remaining waiver requests, covering the emergency spillway, driveway proximity to the adjoining property line, and landscaping requirements, with consensus that items #2 & #3 could be considered with the condition of added fencing and/or supplemental shrubbery/trees along the property line and frontage as previously discussed. The Commission and Attorney Schock also discussed that the plan was submitted as a preliminary/final plan, but that it may be more appropriate for the applicant to resubmit revised plans and return for preliminary/final consideration at a future meeting once outstanding items are addressed, and the engineer can issue a cleaner review letter.

- **Discussion:** L. Kelly asked about the plan for sewage disposal for the project, which was discussed at length, including potential connection to the public sanitary sewer system versus on-lot sewage disposal, and the need for a sewage planning module and Act 537 plan amendment or exemption through DEP as required. Mr. Peterson emphasized the importance of resolving sewage capacity and confirming the selected sewage disposal method before the plan can be treated as final, and L. Kelly clarified that any change in sewage approach would require plan revision and resubmission and appropriate Act 537 procedures with the Board of Supervisors. Mr. Kozen asked about the status of the Community Environmental Impact Assessment submission, being advised that the applicant is working on it and Attorney Schock will follow up on it. J. Smith- Hughes comment included concerns from a resident regarding the applicant's past projects and the quality and type of landscaping materials to be used, with the resident requesting that the Township ensure plantings are of sufficient quality and appropriate species to provide effective screening. Attorney Schock and Commission members confirmed that planting types and varieties will be specified on the plans and that vegetation must meet Township requirements, with the Commission expressing appreciation for public input.

Mr. Peterson made a motion second by Mr. Kozen to table the land development plan for 1545 Prospect Street (proposed Wawa).

- **Discussion:** Solicitor Tuosto and Ms. Masker discussed submission dates, extensions of the review period (noting an existing extension through March 31, 2026 and the applicant's willingness to provide an additional extension if needed), and the goal of returning with a revised preliminary/final plan at the next or a subsequent meeting.
- **Vote:** All in favor, motion passes.

3. Review of Mount Pocono Hotel Sketch Plan- 3137 & 3189 Route 940

Dylan Casey of KSE attended the meeting representing the applicant. He explained that the site plan had been submitted and reviewed by Township Engineer Greg Haas and Zoning Director Tomas Keane. The plan proposes two hotels—one existing four-story building currently on site and a second proposed five-story building to replace the previously demolished hotel. The development spans both Mount Pocono Borough and Coolbaugh Township. According to the plan, a corner of the building and the stormwater facilities are located within Coolbaugh Township, with the remainder of the project situated in Mount Pocono Borough. Due to the property's location across two municipalities, differences in ordinances and zoning requirements were identified. Mr. Peterson noted that one of the primary challenges will involve the proposed subdivision, which could impact parking and site access. Mr. Haas provided a review of the overall site, while Mr. Keane focused his review on the portion within Coolbaugh Township. Following discussion, it was agreed that D. Casey would remove the subdivision from the plan and resubmit the sketch plan for a coordinated review of the entire site. He will also ask Mount Pocono Borough to conduct a similar review to allow for an "apples-to-apples" comparison between the Township Engineer and Zoning Department evaluations. Coordination of the review process and related matters will take place between the Planning Commission Solicitor and the Township Solicitor.

- **Discussion:** J. Smith-Hughes thanked the Commission for their thorough review. She asked D. Casey to consider that the area already contains numerous hotels and expressed concerns regarding the proposed building heights, potential stormwater runoff, and salt impacts from snow removal. She suggested that the applicant review a cost-benefit analysis for the project in this location. D. Casey responded that the stormwater will be managed through an underground system connected to the stormwater basins and stated that, since one hotel already exists, there will be no significant increase in impervious coverage.

4. Request to Table Review of the Following:

- Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan
- Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan

Mr. Kozen made a motion second by Mr. Peterson to table review of the Pocono 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.

5. Public Input

The Commission briefly discussed the existing Township data center ordinance and the Board of Supervisors' request that the Commission review the ordinance to identify any missing provisions or needed improvements, with emphasis on protecting water resources and addressing electrical demand associated with data centers.[Ms. Masker stated that the Board is generally satisfied that a data center ordinance is in place but seeks refinement to "tighten up" the regulations, and noted that a separate ordinance related to nuclear power is being developed at the Board level and has not yet been referred to the Planning Commission. Commission members discussed whether data centers should be treated as a separate use or as a change of use for existing approved projects (such as distribution centers) and the role of permitted use categories and accessory uses in managing such future changes. Ms. Shincovich asked if joint meetings with the Board of Supervisors would be beneficial for the ordinance revisions; staff indicated that the Board has not requested a joint meeting at this time and prefers that the Planning Commission review the ordinance and forward recommendations, while Commission members may attend Board meetings when the ordinance is on the Board's agenda. This ordinance will be on the next meeting agenda for discussion. Solicitor Tuosto will also have his suggestions for the meeting. The nuclear

ordinance will be at a future meeting once the Board of Supervisors have had a chance to review the revised draft from the Township Solicitor.

6. Adjournment

There being no further business, Mr. Peterson made a motion second by Mr. Kozen to adjourn at 7:28pm.

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

Next Regular Commission Meeting: Tuesday, March 10, 2026 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:** _____
Ann Shincovich, Planning Commission Chair