Coolbaugh Township Planning Commission
April 14, 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:
Ann Shincovich, Mike Peterson, Dave Pope, Bernard Kozen, and Mike Schlegel
Board Members absent:
None
Staff present:
Solicitor Michael Tuosto, Esquire, Township Engineer, Greg Haas, Township Secretary, Erin Masker, Tomas Keane, Director of Codes and Zoning and Lourdes Aponte, Zoning Officer
Staff absent:
None

1. **Approval of March 10, 2026 Meeting Minutes**

Mr. Schlegel made a motion second by Mr. Kozen to approve the March 10, 2026 meeting minutes as presented.

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

2. Review of Mount Pocono Hotel – Subdivision Sketch Plan

Dylan Casey of KSG presented a sketch plan for a proposed hotel project located off State Route 940 on property split between Coolbaugh Township and Mount Pocono Borough. He explained that, following prior Planning Commission direction, the plan was re-evaluated as if the entire lot were within Coolbaugh to simplify zoning review and identify variances needed. Under the Coolbaugh zoning ordinance, the project as currently sketched would require variances for lot coverage: 56% proposed where 40% is permitted, building height: 70 feet proposed where 35 feet is permitted and parking: 156 spaces proposed where 190 spaces are required based on room count. D. Casey reported that similar variances had been filed with Mount Pocono Borough based on its standards and that those hearings had not yet been scheduled. Discussion took place on the complexity created by the municipal boundary running through the site and whether it should be reviewed comprehensively or strictly by each jurisdiction's portion, as well as the need to comply with both municipalities' zoning ordinances, with each zoning hearing board acting independently. Fire-protection concerns arising from a five-story, 70-foot building, including ladder-truck reach, turning radii, and emergency access between existing and proposed structure is a concern and the applicant has requested a review from the Coolbaugh Township Fire Chief. Mr. Keane stated that Mount Pocono Fire Company should also be asked to complete a review since it is also in their municipality. Ms. Shincovich asked if reducing the project to four stories could lessen both parking and height variance requests.; asking why the parking is being under designed. Discussion took place on the calculation for parking between the uses in Mount Pocono and Coolbaugh Township. Mr. Peterson stated that he is not in favor of the height increase as he has fire safety concerns. J. Miller stated that this has the potential of setting a precedent and policy implications of granting large variances. D. Casey acknowledged that additional coordination is needed with the fire chief and that a formal wetland delineation report will be obtained, although he does not expect wetlands within the primary impervious area.

Ms. Shincovich made a motion second by Mr. Pope to table the Mount Pocono Hotel subdivision sketch plan to allow the applicant to obtain additional technical information.

- **Discussion:** Commission members stated that they were not comfortable recommending approval or denial of the requested variances based on the sketch-level information and unresolved questions, particularly regarding height and fire access. The applicant agreed that the discussion was helpful and indicated that he would confer with the owners, continue coordinating with Mount Pocono, and refine the plan before resubmitting.
- **Vote:** All in favor, motion passes.

3. Review of Sarinelli Subdivision Plan- T 591/Pocono Heights Road

The applicant's surveyor, Tomasz Suwala, presented a subdivision plan involving a tract currently shown in Monroe County GIS as a separate parcel (proposed Lot 2) but lacking a recorded deed. The purpose of the subdivision is to create a legal lot so that the easement area can be conveyed to the hunting club that currently holds easement rights, while the remainder (Lot 1) continues under the existing ownership. The plan also proposes a 50-foot access easement to avoid landlocking a portion of Lot 1 in the northeast corner.

- **Discussion**: The Commission discussed the question regarding who currently pays taxes on the easement parcel, the separate parcel ID, and whether the subdivision effectively creates a deed and conveyable lot. Whether it would be prudent, if a new lot is being formally created, to configure it to fully meet zoning rather than simply follow the existing easement alignment. The Commission requested that the applicant provide additional documentation, including tax information and all easement agreements, for review by the engineer and solicitor before further action is considered.

Mr. Peterson made a motion second by Mr. Kozen to table the proposed subdivision creating Lot 2 from the easement tract, pending submission and review of tax records, easement instruments, and any additional survey and zoning-compliance information requested by the Township engineer and solicitor.

- **Discussion:** Members emphasized that clarifying ownership, tax responsibility, and easement rights is essential before recommending subdivision approval. The solicitor noted that, although there must be a legally correct answer as to ownership, the available record is complex and requires further analysis.
- **Vote:** All in favor, motion passes.

4. Stephen Ou – Minor Subdivision Plan

The Commission reviewed the Stephen Ou minor subdivision plan (Review No. 2), involving an existing dwelling lot and a second lot intended as a non-building lot due to extensive wetlands. The Township engineer reported that the plan is largely in order and that remaining comments are limited to sewage-planning documentation, non-building declarations, and certain plan notes. T. Suwala stated that the proposed new lot is to remain non-buildable and consists largely of wetlands which have been superimposed from federal wetland inventory mapping; a separate delineation would be obtained only if required. He stated that the USGS contour data shows only approximately 8 feet of elevation change across the 28-acre tract, resulting in no USGS contour lines crossing the property. Township Engineer, Greg Haas recommended including clear notes on the plan that the new lot is a non-building lot and that wetlands are based on inventory mapping, to protect the Township. He stated that coordination with the Sewage Enforcement Officer to complete the non-building sewage planning module language, including required declarations on both the recorded plan and deed. He also discussed addressing comments related to any oil and gas rights notes and recreation/open-space requirements. Recreation-fee and open-space discussion clarified that the Township recreation fee is $1,500 dollars per new residential dwelling lot. The ordinance distinguishes between "common open space" and "prime open space," with

wetlands excluded from the prime-open-space definition; greater percentages of wetlands generally require more total open-space area when land dedication is used.

Mr. Peterson made a motion second by Mr. Pope to recommend conditional approval of the Stephen Ou minor subdivision plan to the Board of Supervisors, subject to the Township engineer's review letter, with Comment 4 noted as satisfied and Comments 1, 2, 3, 5, and 6 to be addressed to the engineer's satisfaction prior to final Board action.

- **Discussion:** The Commission confirmed that recreation fees would apply only if a new buildable dwelling lot were created, which is not the case here, and agreed that adding the recommended notes and completing the Sewage Enforcement Officer's non-building documentation would adequately protect the Township.
- **Vote:** All in favor, motion passes.

5. Red Rock Capital / "Shop- Shop" – Sketch Plan

The next item was the Red Rock Capital sketch plan for a project informally referred to as "Shop Shop." No applicant or representative was present. The Commission noted that the sketch submitted was very rudimentary and that the applicant would need to hire a surveyor and provide a more complete plan before meaningful review could occur.

Mr. Pope made a motion second by Mr. Schlaegel to table the Red Rock Capital ("Shop Shop") sketch plan.

- **Discussion:** Members briefly remarked that the plan was insufficient for review, and that professional surveying and proper subdivision/land-development documentation will be required if the applicant chooses to proceed.
- **Vote:** All in favor, motion passes.

8. Pocono Mountain Corporate Center – Lot 1 Land Development and Lot 2 Preliminary Land Development (Request to Table)

Mr. Kozen made a motion second by Ms. Shincovich to table review of the Pocono Mountain Corporate Center Lot 1 Land Development Plan and Lot 2 Preliminary Land Development Plan, consistent with the applicants' request.

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

9. Proposed Zoning Map Amendment – Woodland Conservation (Portion of Pocono Mountain Corporate Center North)

The Commission reviewed and discussed a proposed zoning map amendment to rezone a portion of the Pocono Mountain Corporate Center North tract from its current industrial designation back to Woodland Conservation. Mr. Pope expressed his support for the rezoning, noting that the land is predominantly wetlands, had previously been zoned Woodland Conservation, and that restoring that designation would better align zoning with actual on-the-ground conditions and long-term conservation goals.

- **Discussion:** J. Miller reviewed written statements and analyses from PennFuture, Tobyhanna Conservation Association, and Pocono Heritage Land Trust supporting the rezoning based on environmental sensitivity and limited developability. He also provided prior Monroe County Planning Commission review noting that remaining lands are largely undevelopable due to natural constraints and suggesting possible acquisition by a conservation entity, a historical article and County desktop analysis indicating that a relatively small fraction of the tract is actually

developable. Mr. Peterson expressed concern that, if the Township believes its existing zoning and wetland-protection provisions adequately protect sensitive resources, downzoning might be unnecessary; but cautioned about potential property-value impacts and legal challenges stating personal opposition to the rezoning as not required if the ordinances are already sufficient.

Mr. Pope made a motion second by Mr. Schlegel to recommend that the Board of Supervisors approve the Proposed zoning map amendment to rezone the identified portion of Pocono Mountain Corporate Center North to Woodland Conservation, as set forth in the draft ordinance and supporting materials.

- **Discussion:** Mr. Peterson discussed the interplay between existing environmental-protection provisions and zoning, potential effects on property value and development options, and the extent to which the rezoning serves as a corrective measure for earlier industrial zoning that did not fully account for environmental constraints. J. Miller urged the Township to take a proactive stance in protecting wetlands and exceptional value waterways by supporting the rezoning.
- **Vote:** 4-1-0, motion passes.

10. Data Center Zoning Ordinance – Discussion and Motion to Table

The Commission then considered further work on amendments to the Township's data center zoning ordinance. Because of the late hour, the Chair suggested tabling formal action to the next meeting, while still accepting public comment at this meeting.

- **Discussion:** A resident expressed concerns about multiple proposed data centers in nearby townships (Clifton, Covington, Penn Forest, Tobyhanna), including water use, wastewater disposal, noise, and low-frequency "infrasound" impacts on humans and wildlife. There was a suggestion to consider requirements for independent water-supply monitoring and reporting, limits on generator operation and testing, and, if data centers are ultimately permitted, potential conditions requiring on-site power generation and protections for residential electric rates. Township Engineer. Greg Haas described an updated Penn Future model ordinance for data centers and highlighted provisions related to Water-supply monitoring and reporting, Post-construction performance monitoring; and Integration of language from the Penn Forest data-center ordinance, which some advocacy groups consider a strong model. Mr. Peterson stated that the first item we should focus on is clarifying the definition of "data center," including distinctions between large campus-style facilities and small "closet-sized" installations (e.g., on cell-tower sites). The commission also discussed addressing the possibility of retrofitting existing buildings as data centers and whether that should be explicitly regulated, considering how to address potential future use of small modular reactors in relation to local zoning and federal regulation, including proximity to the Army Depot and airport overlay, and the need to systematically compare Coolbaugh's existing ordinance with the Penn Future model and related examples section by section. The Commission agreed to work through the ordinance in stages, starting with Article 1 (definitions) at the next meeting, then Article 2, and then reconciling remaining provisions, with the engineer assisting in drafting and tracking revisions.

Mr. Peterson made a motion second by Ms. Shincovich to table further action on the proposed data center zoning ordinance amendments to a future meeting, with the Planning Commission to review Article 1 (definitions) at the next meeting and Article 2 at the following meeting using the PennFuture model and related examples as references.

- **Discussion:** J. Miiller emphasized the importance of moving deliberately but not slowly, recognizing that data-center proposals and legal challenges are evolving across the state. He

stated that he will continue to provide research and information to the commission as it becomes available.

- **Vote:** All in favor, motion passes.

11. Public Input
None.

12. Adjournment
There being no further business, the meeting was adjourned at 8:34 pm.

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

Next Regular Commission Meeting: Tuesday, May 12, 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