Coolbaugh Township Planning Commission
June 9, 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, Bernard Kozen, and Mike Schlegel
Board Members absent:
Mike Peterson, and Dave Pope
Staff present:
Solicitor Michael Tuosto, Esquire, Township Engineer, Greg Haas, Township Secretary, Erin Masker, and Lourdes Aponte, Zoning Officer
Staff absent:
None

1. Approval of April 14, 2026 Meeting Minutes
Mr. Schlegel made a motion second by Mr. Kozen to approve the April 14, 2026 meeting minutes as presented.

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

2. Pocono Mountain Corporate Center – Lot 1 Land Development and Lot 2 Preliminary Land Development (Request to Table)
Mr. Kozen made a motion second by Mr. Schlegel 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:** Ms. Masker stated that she received an email from the applicant's counsel and advised that they will be planning to attend the next PC meeting and Board of Supervisors Meeting.
- **Vote:** All in favor, motion passes.

3. Data Center Zoning Ordinance – Discussion and Motion to Table
The Planning Commission continued its review and discussion of a proposed township ordinance addressing data centers. Township Engineer, Greg Haas discussed the provided review of hydrogeological evaluation standards provided by his college and the possible use of PennFuture model ordinance language, Delaware River Basin Commission approval requirements for water withdrawal, closed-loop cooling systems, noise and vibration controls, generator screening and testing, preference for natural gas over diesel where available for the operation of backup generators, and post-construction monitoring of nearby wells. Additional discussion addressed whether data centers should remain limited to the Industrial zoning district, concerns about future retrofits of existing buildings in other districts, possible accessory nuclear power systems, setbacks from residential areas, berms and other sound-reduction measures, road impacts, environmental monitoring, inspection escrows, first responder training and equipment/ impact fees, insurance considerations, decommissioning obligations, and reclamation or restoration requirements for large-scale facilities.

• **Discussion** : E. Arolovich raised concerns regarding deforestation, slope stability, road damage, groundwater contamination, infrasound, inspection costs, emergency response costs, and possible negative economic impacts on surrounding residential and resort-related properties. She referenced concerns of 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. 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 discussed having Mr. Haas prepare a revised working draft by blending the Township’s current ordinance language with the PennFuture model ordinance and incorporating other relevant provisions for further review.

****No action was taken on this agenda item****

11. Public Input
None.

12. Adjournment
There being no further business, the meeting was adjourned at 7:28 pm.

Next Regular Commission Meeting: Tuesday, July 14, 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