# COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
## Work Session Minutes
## June 16, 2026, 6:00pm

**Board Members present:**
William Weimer , Alma I. Ruiz-Smith, Clare Colgan, and Lynn Kelly
**Board Members absent:**
Cara Rogan
**Staff present:**
Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Meredith Eilber, Business Manager, Darren Dixon, Township Controller, and Lourdes Aponte, Zoning Officer
**Staff absent:**
None

**1. Landston Equities Update- Rocco Caracciolo**

R. Caracciolo discussed the designated left turning lane at the entrance of Veterans Drive and advised that it does not meet the requirements set by PennDot. He also discussed the meetings that were on site for the testing of areas for suitability for an on-lot septic system. He stated that the Township SEO and Brianna from DEP were on site in April and that the findings were favorable. Conductivity testing took place on May 18 and beginning tomorrow until the end of July there will be perc testing on the site. R. Caracciolo stated that they will not be able to put the beds at the top of the hill as it would be considered hydrogeologic stacking and DEP will not allow that. They reviewed locations for the primary and secondary locations to ensure that there is always a backup if needed; site will use approximately 10 gpd but will be building the system for the full 35 gpd. There will be a geotechnical engineer on site to test beds for wells and to sample the water. Ms. Ruiz-Smith asked if there would be any showers on site, being advised that there would be. Discussion took place on the trees on site and whether the spray irrigation will affect them. Ms. Kelly asked where they stand on the Sewage Planning Module, being advised that they are working on it. She also asked if the water studies will be provided from the hydrogeologist, being advised that it will. R. Caracciolo advised that they withdrew their NPDES application as there are revisions that need to be made and he is waiting until Drew Wagner from MCCD is back in the office prior to resubmitting. They are continuing to do the work in the background and will provide updates as they move through the process to keep everyone up to speed. He will also make a presentation to the Planning Commission so that they are in the loop as well.

**2. Discussion on Proposed Text Amendment – Requested by Evergreen Farms**

Solicitor Armstrong stated that the Board previously reviewed the request from Evergreen Farms to increase the number of units per dwelling; per their request that would like 24 units per dwelling. Andrew Miklos, Property owner was in attendance. The board's packet includes a proposed draft of the ordinance which would increase the number of units. Discussion took place on the type of housing that is being proposed, Ms. Ruiz-Smith stated that the area needs senior housing. The board discussed the aesthetics of the design and how the buildings are connected. Mr. Weimer asked A. Miklos to provide a sketch showing what it would look like with 18 units per dwelling as opposed to the 24 requested. Ms. Ruiz-Smith asked how big each apartment will be, being advised two bedrooms/ 1000 square feet. Discussion took place on the current ordinance and the zoning districts that this use is permitted in, R2, R3, and C3. It is anticipated that this will be on a future work session agenda when the sketch plan is provided to the Board for further consideration.

**3. Public Input**

- No public comment was heard.

Work Session ended at 6:44pm.