Coolbaugh Township Planning Commission
July 14, 6:30 pm
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, David Pope, Bernard Kozen, and Michael Schlegel
Board Members absent:
None
Staff present:
Solicitor Michael Tuosto, Esquire, Township Engineer, Greg Haas, Township Engineer, Daren Martocci, Township Secretary, Erin Masker and Lourdes Aponte, Zoning Officer
Staff absent:
None

Opening Statement and Resignation
Commissioner Dave Pope stated the following: "*I think most of you know me. I've been a resident of Coolbaugh Township probably for the better part of my life. On the June meeting, the Chairman of the Board of Supervisors threatened to incarcerate me. For that reason, I can no longer serve on this Commission. There's a lot of things going on with that Board that I don't agree with, and one of them is it's not very transparent. So, with that, I won't say any more. I'll just leave. I'm not going to be intimidated by anybody. Especially not after what I've been through. So, if he wants to intimidate somebody and put me in jail;, my lawyer said let him, we'll see what happens*." Mr. Pope left the meeting at 6:04pm.

1. Approval of Minutes and Notes – June 9, 2026 Meeting
Mr. Schlegel made a motion second by Mr. Kozen to approve the June 9, 2026 Planning Commission meeting minutes.
- Discussion: None
- Vote: 3-0-1, motion passes. (Mr. Peterson abstained)

2. PA American Water Company – Act 537 Sewage Facilities Planning, Module 1 (Component 4A)
Township Engineer, Greg Haas summarized that the underlying land development plan was approved in 2024 with DEP approval for holding tanks as the sewage-disposal method, which satisfied the Township ordinance at the time. He explained that PA American Water now proposes to install a sanitary sewer line and connect to the Mount Pocono sanitary sewer system, and that Component 4A represents the municipal planning agency review for this extension. He stated that he had reviewed the information, had no comments, and recommended that the Commission approve Component 4A and authorize him to sign the form to submit to Riley Associates so the DEP planning process could begin.

Mr. Peterson made a motion second by Mr. Schlegel to Approve the PA American Water Company Component 4A of the Sewage Facilities Planning Module and Authorizing Township Engineer, Greg Haas to sign the form..
- **Discussion:** Ms. Shincovich stated that connecting to public sanitary sewer would have less environmental impact than holding tanks and that holding tanks are typically treated as temporary.
  Ms. Kelly asked about the Land Development Plan improvements with Township Engineer, Greg Haas stating the 2024 land development plan had been approved but he did not believe the sanitary-line improvements had yet been constructed.
- **Vote:** All in favor, motion passes.

1. 3. 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:** Mr. Peterson asked when the plans were last before the Planning Commission or Board of Supervisors and whether more than six months had elapsed since the last appearance.
- **Vote:** All in favor, motion passes.

4. Review of Proposed Township Ordinance – Data Center Standards (Discussion Only)
Ms. Shincovich stated she had begun reading the ordinance but had stopped at page 10 and asked the Township Engineer to summarize the key provisions he had added based on the Allegheny County example previously referenced by the Commission. The Commissioners had a discussion along with the township Solicitor and Township Engineers about multiple sections of the ordinance and will continue working through this document to be sure that there a no loopholes. No formal motion or vote on the ordinance was taken during this portion of the meeting.

5. Adjournment
There being no further business, Mr. Peterson made a motion second by Mr. Kozen to adjourn at 7:26pm.

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

Next Regular Commission Meeting: Tuesday, August 11, 2026 at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

Submitted by: _____ **Date:** _____
Mike Peterson, Vice-Chair

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____ **Date:** _____
Ann Shincovich, Planning Commission Chair