Coolbaugh Township Board of Supervisors
Work Session Minutes
October 6, 2026

The meeting was called to order at 6:00pm by Chairman Weimer at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members Present:
William Weimer, Alma I. Ruiz-Smith, Clare Colgan, Lynn Kelly and Cara Rogan

Board Members Absent:
None

Staff Present:
Patrick Armstrong- Solicitor, Erin Masker- Township Secretary, Meredith Eilber- Business Manager, Darren Dixon-Controller, Tomas Keane- Director of Codes and Zoning

Staff Absent:
None

1. Discussion on Proposed Data Center Ordinance Amendment

Township Engineer- Daren Martocci reviewed proposed amendments to the Township's existing data center regulations developed through several months of Planning Commission discussion. Data centers would remain a conditional use in the Industrial Zoning District. The proposed amendment establishes classifications for different facility sizes and configurations, including edge, small, large and hyperscale operations, while addressing the possible conversion of existing warehouse or office buildings to data center use. The proposed standards address increased setbacks and buffers from residential areas, schools, places of worship and other sensitive receptors; reforestation and screening; and site layout. He presented an Industrial District map and property acreage information to illustrate how available lot sizes, irregular configurations and setbacks may limit feasible locations. Ms. Ruiz-Smith asked if the buffers are additional to setbacks and the potential for smaller facilities or adaptive reuse of existing buildings.

Water and energy demands were discussed at length. Mr. Martocci explained that cooling systems should use closed-loop technology, avoid groundwater wells for process cooling and demonstrate an adequate water source and energy supply capacity. Alternatives involving public-water storage tanks or towers were discussed where direct service is unavailable. The draft also addresses electrical supply, discourages routine on-site generation, restricts emergency generators to defined emergencies and necessary testing, and limits simultaneous generator exercises. Discussion included air-quality permits and proposed Tier 4 generator standards.

Noise control was identified as a principal concern. The draft requires preconstruction acoustic modeling, postconstruction sound testing before issuance of a certificate of occupancy, and third-party testing in response to valid complaints at the operator's expense. Standards address low-frequency and tonal noise as well as ordinary sound levels. Solicitor Armstrong explained that violations would be subject to zoning enforcement, including notices of violation, appeals and potential court action. Mr. Martocci also discussed battery storage, hazardous materials, coolant spills, decommissioning, and compliance with state and federal permitting requirements.

The Board considered the process for further review. Solicitor Armstrong advised that additional substantive and formatting revisions were necessary before referral to the Township and Monroe County Planning Commissions. A revised draft would return to the Board, followed by planning commission review and a later public hearing advertisement. Members recognized that the ordinance may need to evolve as technology changes.

- **Discussion:** J. Miller discussed items regarding water capacity, regular ordinance review, sound enforcement and the potential conversion of buildings at Pocono Mountain Corporate Center North. D. Miller from the Tobyhanna Conservation Association asked about required disclosure of water use, wastewater discharge, energy sources, coolant handling and air emissions. The discussion also included a reported property acquisition near Billy Roy Road and Pocono Heights Road, and the importance of public transparency. J. Miller complemented Mr. Martocci and the Board for getting this ordinance in the works as the technology changes every day, asking Mr. Martocci how often he recommends that ordinances be reviewed. He was advised at least annually. J. Miller asked if an applicant is near a public water source, would they be required to hook up to that source, being advised that they would if the facility had available service. J. Miller asked if the Board was approached by a developer and asked to sign a nondisclosure agreement (NDA) if they would. Solicitor Armstrong emphasized the Township's public-body obligations and the Pennsylvania Right-to-Know Law, stating that none of his clients have ever been approached and would not be signing them if asked.

2. **Discussion on 2027 Liquid Fuel Funding**

Daren Martocci- Township Engineer, presented an assessment of Township Road conditions and the use of Liquid Fuels funding. The proposed approach would reallocate existing road maintenance funding rather than increase the overall budget, with the objective of extending pavement life and developing a predictable multiyear roadway maintenance program. He discussed the comparison of the cost and application of full mill-and-overlay paving with preventive treatments such as crack sealing, fog sealing, slurry sealing, micro surfacing and single- or double-coat surface treatments. He recommended selecting treatments based on road condition, traffic volumes and expected service life, initially emphasizing collector roads and major thoroughfares. Tree trimming was identified as a priority because overhanging canopies inhibit road drying and snowmelt and contribute to pavement deterioration. Joint bidding with neighboring municipalities was suggested as a possible source of savings. He stated that the existing Department of Public Works roadway records and segment inventories were described as a foundation for a longer-term maintenance schedule. Mr. Martocci offered to prepare a proposal outlining the cost of developing the program. The Board expressed support for further development of the concept. The discussion also identified potential Local Share Account grant opportunities for snowplows and maintenance trucks, which could free Liquid Fuels dollars for roadway work.

Mr. Martocci also provided an update to the requested Brake Retarder Restriction Ordinance relating to the lower part of Main Street reporting that a roughly 600-foot segment between Red Barn Road and Mill Street exceeds the PennDOT slope threshold of four percent over at least 200 feet, making a continuous brake-retarder restriction unlikely. He stated it would be impractical to

have an interrupted restriction zone just for that part of the road. Ms. Kelly asked about potential speed-management measures as well as signs for the prohibition and where they will be placed along the route. Mr. Martocci stated that we could request a speed limit change connection with the Main Street revitalization project and stated that the sign placement and installation of any signs are subject to PennDOT direction.

- **Discussion:** The Board indicated that they had no objection to further development of a roadway maintenance program and review of funding opportunities, giving Mr. Martocci the green light to move ahead. They all thanked him for his work on both the Ordinance amendment for the data centers and the Road Maintenance plan associated with the liquid fuel funding

3. Public Comment

No further comments were heard.

The work session concluded at 6:47 p.m.

Respectfully submitted,

Submitted by _____ Date _____

Erin Masker, Township Secretary

Witnessed by _____ Date _____

William Weimer, Chairman