

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

(570) 894-8490 * FAX (570) 894-8413

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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING AGENDA
June 17, 2025, 6:00PM**

1. Call to Order
2. Public Comments on Proposed Ordinance #160-2025: An Ordinance of Coolbaugh Township, Monroe County, Pennsylvania Amending Chapter 400, Zoning, of Coolbaugh Township Code of Ordinances by Creating a New Use for Data Centers and Data Center Campuses, Adding New Definitions and Regulations for Said Uses, and Amending the Schedule of Uses to Allow Said Uses as Conditional Uses in the Industrial District
3. Adjournment

**COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2025-__**

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA AMENDING CHAPTER 400, ZONING, OF THE COOLBAUGH TOWNSHIP CODE OF ORDINANCES BY CREATING A NEW USE FOR DATA CENTERS AND DATA CENTER CAMPUSES, ADDING NEW DEFINITIONS AND REGULATIONS FOR SAID USES, AND AMENDING THE SCHEDULE OF USES TO ALLOW SAID USES AS CONDITIONAL USES IN THE INDUSTRIAL DISTRICT.

WHEREAS, Coolbaugh Township has previously ordained and enacted an ordinance entitled the Coolbaugh Township Zoning Ordinance found at Chapter 400 of the Coolbaugh Township Code of Ordinances; and

WHEREAS, the Board of Supervisors of Coolbaugh Township believes that it is in the best interest of the Township and the residents of the Township to amend the Coolbaugh Township Zoning Ordinance by adding requirements for Data Center and Data Center Campus uses at new Section 400-91.4.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended as follows:

ARTICLE I.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended at Article III, Terminology, Section 400-10, Definitions, by adding new definitions for the “Data Center,” “Data Center Accessory Uses/Structures,” “Data Center Campus,” “Data Center Equipment,” and “Data Center Campus Master Plan” as follows:

Data Center

A use which is occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored; this shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A data center may include data center equipment.

Data Center Accessory Uses/Structures

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings

or structures; electrical substations; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development for a data center campus.

Data Center Campus

An integrated development of multiple data centers that may include data center accessory uses/structures and data center equipment.

Data Center Equipment

Outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center.

Data Center Campus Master Plan

A plan for land development for a data center campus as set forth in Sections 400-91.4. N., O, and P of this Chapter.

ARTICLE II. DATA CENTER USE REGULATIONS

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended at Article X, Standards for Specific Uses, by adding a new Section 400-91.4, Data Center, to read as follows:

- A. **Data Center Development.** A Data Center and/or Data Center Campus use shall be permitted as a conditional use in the I – Industrial District subject to compliance with this section and all applicable Coolbaugh Township ordinances and federal and state statutes.
- B. **Accessory Uses/Structures.** Data Center Equipment shall be permitted by right in support of a Data Center or Data Center Campus. Data Center Accessory Uses/Structures shall be permitted by right in support of a Data Center Campus. For purposes of the minimum distance between buildings, Data Center Equipment and unoccupied Data Center Accessory Structures shall not be subject to the 20-foot setback requirement for unattached structures accessory to nonresidential buildings in Section 400-18 of this Chapter.

C. **Sound.** Sound from a Data Center or Data Center Campus shall comply with the restrictions and regulations of Chapter 262, Noise, of the Coolbaugh Township Code of Ordinances or shall not exceed the following, whichever is more restrictive:

- (1) 62 dB(A) at a receiving forest, agricultural, or residential land use
- (2) 70 dB(A) at any other receiving land use.

Sound shall be measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard – Measurement of Sound Pressure Levels in Air). The applicant shall provide a sound assessment with its land development plan application for a Data Center or Data Center Campus Master Plan establishing how it will comply with the above sound standards. The sound assessment will be performed by a professional acoustic engineer that can demonstrate qualifications by delivery of a resume to the Township. Notwithstanding the foregoing provisions of this Section, all sound produced by the required periodic testing of data center equipment and emergency use of data center equipment is exempt from the requirements of this Section.

D. **Parking.** No parking for a Data Center and/or Data Center Campus shall be located within fifty (50) feet of a property line abutting a residential district or having a residential use.

E. **Off Street Loading.** A minimum of one (1) off-street loading space/dock shall be provided for a Data Center and/or Data Center Campus.

F. **Utility Review.** The proposed use shall be serviced by public utilities. The applicant shall provide to the Township written verification from the appropriate public utility companies that:

- (1) A written assessment by a certified professional in the field of engineering and utility design has been made of the potential electrical, water, and/or sewer consumption of the Data Center and/or Data Center Campus which ensures that there is sufficient capacity available to serve the Data Center and/or Data Center Campus as well as the projected service needs for future growth.
- (2) If the above-referenced assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the Data Center and/or Data Center Campus. The necessary system improvements shall conform to all specifications, procedures, and timelines required by the public utility.

G. **Utility Lines.** To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a Data Center and/or Data Center Campus shall be placed underground. This requirement shall not

apply if the utility company requires above-ground lines, or the placement of underground lines is not feasible.

- H. **Emergency Access.** It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Coolbaugh Township Volunteer Fire Company Chief shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, and fire hydrant availability on the site.
- I. **Height.** A Data Center and/or Data Center Campus shall comply with the minimum and maximum dimensional requirements of the Schedule of Development Standards in Section 400, Attachment 2. For purposes of determining the height of a Data Center or Data Center Accessory Use/Structure, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall not be counted.
- J. **Outdoor Lighting.** Section 400-49.I of this Chapter shall apply to a Data Center and/or Data Center Campus development. Outdoor lighting structures shall not be mounted above a height of 20 feet above finished grade, or 25 feet above finished grade if the development has more than 100 parking spaces, unless a variance is obtained from the Coolbaugh Township Zoning Hearing Board.
- K. **Environmental Impacts.** Environmental impacts associated with a Data Center and/or Data Center Campus shall be mitigated by demonstrating compliance with the following standards:
 - (1) **Air pollution controls.** All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following additional standards:
 - (a) **Visible emissions.** Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
 - (b) **Hazardous air emission.** All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
 - (c) **Dust, dirt, smoke, vapor, gas and odor control.** The use and applicant shall comply with Sections 400-49.J and 400-49.K. of this Chapter.

- (2) **Vibration control.** The use and applicant shall comply with Section 400-49.H. of this Chapter.
 - (3) **Glare or heat control.** Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceptible from any point beyond the lot lines.
 - (4) **Electrical power.** Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the use or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements contained herein.
- L. **Construction Hours.** Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work associated with or for a Data Center and/or Data Center Campus may only occur between the hours of 7:00 a.m. and 6:00 p.m. and shall comply with the provisions of Chapter 262 of the Coolbaugh Township Code of Ordinances, pertaining to noise. The Township may permit additional construction hours by administrative modification upon request by an applicant.
- M. **On-Site Energy Generation.** Any form of on-site energy generation, including substations and fuel cell power stations, shall be subject to the review and approval by the Coolbaugh Township Volunteer Fire Company Chief. The applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the Coolbaugh Township Volunteer Fire Company Chief. The property owner shall annually recertify the safety plan and allow for a site inspection by the Coolbaugh Township Volunteer Fire Company Chief or his designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.
- N. **Data Center Campus Master Plan.** Data Center Campus development shall be subject to a Data Center Campus Master Plan which covers the full site. The submission of this Data Center Campus Master Plan shall be in addition to and not in place of the requirements of the Subdivision and Land Development provisions in Chapter 355 of the Coolbaugh Township Code of Ordinances and all provisions therein must be complied with unless specifically exempted by this ordinance.
- O. **Individual Site Plan or Phase.** An individual site plan for each Data Center identified on the Data Center Campus Master Plan or each phase of the development of the Data Center Campus demonstrating compliance with the Data Center Campus Master Plan shall be submitted to the Township prior to the issuance of a building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of a building permit. Applicable third-party permits may include, but are not

limited to, highway occupancy permits, NPDES permits and any additional Penn DOT and/or DEP permits deemed necessary.

- P. An individual site plan for each Data Center or each phase of the development of the Data Center Campus shall be consistent with the approved Data Center Campus Master Plan. The procedure for a modification to an approved Data Center Campus Master Plan shall be the same as a new Data Center Campus Master Plan under this section.

- (1) A minor modification to an approved Data Center Campus Master Plan may be approved by the Board of Supervisors at the time of land development and consists of development that results in any of the following:

- (a) A rate of stormwater discharge and runoff from the site equal to or less than rates identified in the stormwater management plan approved in connection with the Data Center Campus Master Plan.
- (b) Minor shifts in building locations that do not substantially deviate from the originally approved plans.
- (c) Addition or relocation of Data Center Accessory Uses/Structures or Data Center Equipment within the approved development area.
- (d) Adjustments to internal road layouts that do not modify overall traffic patterns or alter ingress and egress access points.
- (e) Adjustments to utility line routes within the approved development area.
- (f) Building adjustments that increase the square footage of a Data Center or Accessory Uses/Structures by up to 2% or any adjustment that decreases or eliminates the square footage of a planned Data Center or Data Center Campus.
- (g) Any de minimis adjustment to the approved plan required by a third-party governmental agency, including but not limited to PennDOT or DEP necessary for approval under their permitting process, subject to the limitations provided for in this Section 400-91.4.P(1). The Board of Supervisors will determine whether such adjustments are de minimis or not at the time of land development. If deemed more than de minimis, the applicant will be required to proceed with a new conditional use application unless otherwise approved by the Board of Supervisors.

- (2) A major modification to an approved Data Center Campus Master Plan is any modification to an approved Data Center Campus other than those minor modifications listed above in Section 400-91.4.P(1). All major modifications shall be subject to and require a new conditional use application and hearing before the Board of Supervisors.

ARTICLE III. ZONING DISTRICTS

The Coolbaugh Township Code of Ordinances is hereby amended at Chapter 400, Zoning, Attachment 1, Schedule of Uses, by adding the Data Center use and Data Center Campus use as conditional uses within the I-Industrial District.

ARTICLE IV. REPEALER

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

ARTICLE V. SEVERABILITY

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Coolbaugh Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause or section or part thereof not been included therein.

ARTICLE VI. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment.

**ENACTED AND ORDAINED BY COOLBAUGH TOWNSHIP, MONROE COUNTY,
PENNSYLVANIA, THIS _____ DAY OF _____, 2025**

William Weimer, Chair

Alma I. Ruiz-Smith, Vice-Chair

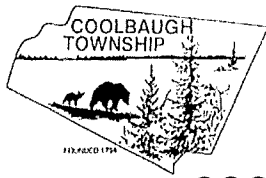
Clare Colgan, Member

Attest:

Lynn Kelly, Member

Meredith Thompson
Business Manager

Cara Rogan, Member



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

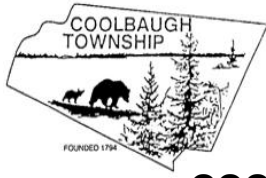
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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION AGENDA
June 17, 2025**

1. Discussion on Act 537- Eric Trembly, ATLAS
2. Public Input
3. Adjournment



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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING AGENDA**

June 17, 2025

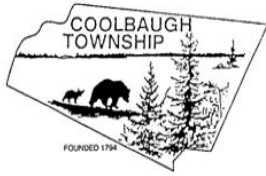
Roll Call

BOARD OF SUPERVISORS

____ **B. Weimer** ____ **A. Ruiz-Smith** ____ **C. Colgan** ____ **L. Kelly** ____ **C. Rogan**
____ **Solicitor Armstrong** ____ **E. Masker**

Public input will be considered at the beginning of the meeting agenda. The public will be given an opportunity to speak on each agenda item. When speaking please state your name and the city or community that you reside in.

1. Public input
2. Approval of minutes / notes:
 - June 3, 2025- Public Hearing Minutes (2 Hearings)
 - June 3, 2025- Regular Meeting Minutes
3. Monthly Reports
 - Pocono Mountain Regional Police Report
 - Pocono Mountain Regional EMS Report
4. Authorization to Execute the Imperial Realty Land Development Plan and Development Agreements
5. Adoption of Proposed Ordinance #160-2025: An Ordinance of Coolbaugh Township, Monroe County, Pennsylvania Amending Chapter 400, Zoning, of Coolbaugh Township Code of Ordinances by Creating a New Use for Data Centers and Data Center Campuses, Adding New Definitions and Regulations for Said Uses, and Amending the Schedule of Uses to Allow Said Uses as Conditional Uses in the Industrial District
6. Coolbaugh township Historical Association Request to Hold the Annual Yard Sale at the Municipal Complex on August 9, 2025 from 9am-3pm and Request for One DPW Worker for the Event, Trash Cans and Orange Cones
7. Controller Report



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8. Current Obligations

• General Fund	\$ 169,380.19
• Sewer Fund	\$ 1,910.60
• Escrow Fund	<u>\$ 31,054.47</u>
Total Disbursements	\$ 202,345.26

9. Business Manager Comments/Updates

10. Solicitor Armstrong Comments/Updates

11. Board of Supervisors Executive Sessions

12. Adjournment

National Night Out - Saturday, July 26, 2025 from 5-8pm (1764 Church Street, Tobyhanna).
Come out and Celebrate our First Responders and Military Personnel with us!!

2

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
June 3, 2025, 6:00pm

The public hearing was called to order by Chairman William Weimer at 6:00pm

Board Members present:

William Weimer, Cara Rogan, Alma Ruiz-Smith, Clare Colgan and Lynn Kelly

Board Members absent:

None

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Meredith Thompson, Business Manager and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

Mr. Weimer stated this public hearing is being held at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, PA 18466, to receive public comment and to consider and possibly adopt a Proposed Coolbaugh Township Zoning Ordinance Amendment: An Ordinance of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, Amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by Providing a Definition, Restrictions and Zoning Provisions for Short-Term Rentals. The public will be given an opportunity to comment and are asked to please state your name and city or community that you reside in. This public hearing is being recorded to aid in the preparation of the minutes.

Comments on: Proposed Ordinance #158-2025: Coolbaugh Township Zoning Ordinance Amendment: An Ordinance of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, Amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by Providing a Definition, Restrictions and Zoning Provisions for Short-Term Rentals

Solicitor Armstrong stated that the Board has reviewed this proposed ordinance which would amend the Coolbaugh Township Zoning Ordinance providing a definition, restrictions and zoning provisions for Short-Term Rentals.

Solicitor Armstrong called for comments from the Board of Supervisors with Ms. Ruiz-Smith stating that on page two it lists that there is a minimum of one parking space per bedroom, asking what is the maximum number? Solicitor Armstrong stated that the minimum requirement is one parking space per bedroom there is no maximum, only provisions in the ordinance of allowed lot coverage, pervious /impervious surface requirements and other provisions relating to authorized parking areas on the property (not on the grass, side of the street, etc.). Ms. Ruiz-Smith also asked for clarification on the term transient, does it relate to a person or a use? Solicitor Armstrong stated that it is specific to the use in this ordinance. Solicitor Armstrong reminded the Board that if there are any changes made to the ordinance it must be reviewed by the MCPC again and readvertised for a hearing.

Solicitor Armstrong called for comments from the public: with none being heard.

Solicitor Armstrong stated that with no further comments, the hearing has been closed. He stated that the Proposed Ordinance is on this evening's regular meeting agenda for consideration by the Board.

The hearing ended at 6:12pm.

Submitted by: _____ Date: _____
Erin Masker, Township Secretary

Witnessed by: _____ Date: _____
William Weimer, Chairman

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
June 3, 2025, 6:00pm

The public hearing was called to order by Chairman William Weimer at 6:12pm

Board Members present:

William Weimer, Cara Rogan, Alma Ruiz-Smith, Clare Colgan and Lynn Kelly

Board Members absent:

None

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Meredith Thompson, Business Manager and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

Mr. Weimer stated this public hearing is being held at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, PA 18466, to receive public comment and to consider and possibly adopt a Proposed Coolbaugh Township Ordinance Amendment: An Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short Term Rentals, by Restricting Short -Term Rentals to the R-1, R-2, R-3, W-C and C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, Limiting the Occupancy of Short-Term Rentals and Revising the Requirements Associated with Short-Term Rental Licenses. The public will be given an opportunity to comment and are asked to please state your name and the city or community that you reside in. This public hearing is being recorded to aid in the preparation of the minutes.

Solicitor Armstrong stated that the Board has reviewed this proposed ordinance which would amend the Coolbaugh Township Ordinance Amendment: An Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short Term Rentals, by Restricting Short -Term Rentals to the R-1, R-2, R-3, W-C and C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, Limiting the Occupancy of Short-Term Rentals and Revising the Requirements Associated with Short-Term Rental Licenses.

Solicitor Armstrong called for comments from the Board of Supervisors with none being heard.

Solicitor Armstrong called for comments from the public: with none being heard.

Solicitor Armstrong stated that with no further comments, the hearing has been closed. He stated that the Proposed Ordinance is on this evening's regular meeting agenda for consideration by the Board.
The hearing ended at 6:12pm.

Submitted by: _____ Date: _____
Erin Masker, Township Secretary

Witnessed by: _____ Date: _____
William Weimer, Chairman

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS WORK SESSION MINUTES

June 3, 2025

The work session was called to order by Chairman Weimer at 6:14pm 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 Thompson, Business Manager, and Tomas Keane, Director of Codes and Zoning

Staff Absent:

None

1. Presentation on International Fire Code- Mike Italia

Mike Italia of Barry Isett & Associates was in attendance discussing the area growth and commercial occupancy encouraging the Board to Adopt the International Fire Code with amendments stating this would get you off and running. He reviewed his background stating he is a trainer with Bucks County Community College and trains across the country. He reviewed the importance of fire inspection, having a trained fire inspector and adoption of the fire code; stating that the IFC is structured and easier to amend when necessary. He stated that those that take his class look at their surroundings much differently stating that life safety and observing the means of egress become first and foremost when they are anywhere. He provided scenarios of things that he sees when he is at different restaurants and businesses that others may not even think of. Ms. Ruiz-Smith asked which you would recommend an in-house fire inspector or a third-party inspector, being advised that he would recommend in-house in which case you would charge for the inspections. He stated the Township already has an employee that passed their fire inspector two certification. Mr. Weimer asked what the biggest backlash is. He stated that from the Board's perspective, it is seen as an unnecessary tax on businesses and from the public perspective, they state that they haven't had any problems up until now. He stated that the ISO rating in many areas is higher than it should be and stated that adopting and following the International Fire Code will help lower this rating. He stated that the lower the number the better. Mr. Wemer asked if there is a sample fee schedule or ordinance that can be shared, with Mr. Italia stating that he will share that information and can assist with the ordinance preparation. Ms. Ruiz-Smith appreciated the information provided. Mr. Weimer asked how quickly this can be implemented, being advised as quick as you want. Mr. Weimer stated that a proposal would be perfect.

- **Discussion:** J. Miller asked if there is a class that M. Italia provides across the state, being advised that it is nationwide and he trains over 1500 hours per year.

2. Public Comment

Ms. Kelly thanked DPW on behalf of the EAC for the Tannery Open Space parking lot work that they did and stated that they would be starting to clear the trail. Mr. Weimer stated that he asked DPW Foreman, Mr. Knecht to look into solar lighting for the parking area.

Work Session ended at 6:40pm.

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MINUTES

June 3, 2025

The meeting was called to order by Chairman Weimer at 7:15pm 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 Thompson, Business Manager and Tomas Keane Director of Codes and Zoning

Staff Absent:

None

Announcements

Mr. Weimer announced the following:

- Public input will be considered at the beginning of the meeting for non-agenda items. The public will be given an opportunity to speak on each agenda matter.
- The meeting is being recorded to aid in the preparation of the minutes. Please remember to state your name and community or city you reside in before speaking.

1. Public input

- D. Pope advised Ms. Ruiz-Smith and Ms. Masker that he reached out to Scranton Engraving regarding the cost to engrave the monument pavers so that the form can be updated for those wishing to purchase them.
- He stated that there are still tractor trailers on Pope Road as well as an ongoing trash issue. He stated that there is a resident that put a drain in and graded it and asked the status on the resident that was filling in wetlands. Mr. Keane stated that the MCCD was out to the site and issued a violation to the resident that filled in the wetlands and they will now need to remediate the issue to come into compliance.
- D. Pope asked about 1593 Church Street stating that there is a lot of trash at the rear of the house being advised that there are multiple violations issued through the township and citations from the MCCD. Mr. Weimer asked Solicitor Armstrong if we could go onto the property and clean it up and bill the owners, being advised that he could look into doing an injunctive action to force clean up. Mr. Weimer stated that he would like this added to the meeting agenda to authorize this to be done.
- D. Pope asked what the flags are on people's properties, being advised that they are for the tax sale.

2. Approval of minutes / notes:

- May 19, 2025- Regular Meeting Minutes

Ms. Kelly made a motion second by Ms. Colgan to approve the May 19, 2025 Regular Meeting Minutes as presented.

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

3. Planning Commission Recommendation of Conditional Approval of the PA American Water Company- Summit Point PFAS Treatment Improvements Preliminary/ Final Land Development Plan (234 Pocono Road, Pocono Summit, PA)

Ms. Ruiz-Smith made a motion second by Mr. Weimer to Grant Conditional Approval of the PA American Water Company-Summit Point PFAS Treatment Improvements Preliminary/Final Land Development Plan for the project located at 234 Pocono Road, Pocono Summit, PA conditioned on satisfying all comments in Township Engineer, Greg Haas's review letter dated May 9, 2025.

- **Discussion:** Attorney Catuzzi was in attendance along with Engineer D. Potts and PA American Water Representative J. Rowe. D. Potts reviewed the project explaining the building specifics along with a spill containment system on site for delivery area, landscaping and lighting measures that will be implemented on site relating to the neighboring residential properties. He stated that the site is being upgraded to comply with the new EPA standards that are going to be in place requiring PFAS removal through more updated filtration systems. There will be no interruption of service as there are other systems online that will continue to provide service while transitioning. There are also two other sites in Pocono Farms East that will be upgraded in the near future. They anticipate starting construction on this project in November/December 2025. Mr. Weimer asked that they help him with changing the pipe size for the lines in Pocono Farms East as they have 2" lines and he is unable to hook the hydrants up due to this. J. Rowe will provide his card as he stated he can try to assist with this.
- **Vote:** All in favor, motion passes.

4. Authorize Municibid Advertisement for the Sale of the 2011 International Workstar 7400 SFA 4x2

Ms. Rogan made a motion second by Mr. Weimer to Authorize the Municibid Advertisement for the Sale of the 2011 International Workstar 7400 SFA 4x2.

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

5. Rotary Foundation of the Greater Poconos (RFGP) Request for Letter of Support for Grant Funding for Tax Preparation for Senior Citizens

Ms. Ruiz Smith made a motion second by Ms. Colgan to Authorize a Letter of Support for Funding of Tax Preparation for Senior Citizens to the Rotary Foundation of the Greater Poconos (RFGP).

- **Discussion:** Ms. Ruiz-Smtih asked where this service is being provided at, with Ms. Kelly stated that in the past they have used the library to offer the service.
- **Vote:** All in favor, motion passes

6. Conditional Approval of the Minor Subdivision Plan Joining Lots 3 & 4, Block 2109, Section 21, Arrowhead North, Property Owner(s): Kenneth Lee and Carrie Ferguson

Ms. Ruiz-Smith made a motion second by Mr. Weimer to Grant Conditional Approval of the Minor Subdivision Plan Joining Lots 3 & 4, Block 2109, Section 21, Arrowhead North, Property Owner(s): Kenneth Lee and Carrie Ferguson conditioned on addressing all comments in Township Engineer, Greg Haas's review letter dated May 29, 2025.

- **Discussion:** None
- **Vote:** 4-1-0, motion passes

7. Adoption of Ordinance # 158-2025: An Ordinance of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, Amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by Providing a Definition, Restrictions and Zoning Provisions for Short-Term Rentals

Ms. Colgan made a motion second by Ms. Ruiz-Smith to Adopt Ordinance #158-2025: An Ordinance of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, Amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by Providing a Definition, Restrictions and Zoning Provisions for Short-Term Rentals.

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

8. Adoption of Ordinance #159-2025: An Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short Term Rentals, by Restricting Short -Term Rentals to the R-1, R-2, R-3, W-C and C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, Limiting the Occupancy of Short-Term Rentals and Revising the Requirements Associated with Short-Term Rental Licenses

Ms. Colgan made a motion second by Ms. Kelly to Adopt Ordinance #159-2025: An Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short Term Rentals, by Restricting Short -Term Rentals to the R-1, R-2, R-3, W-C and C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, Limiting the Occupancy of Short-Term Rentals and Revising the Requirements Associated with Short-Term Rental Licenses

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

9. Current Obligations

• General Fund	\$ 480,600.08
• Escrow Fund	\$ 1,852.52
• Sewer Fund	<u>\$ 66,135.15</u>
Total Disbursements	\$ 548,587.75

Ms. Colgan made a motion second by Ms. Kelly authorizing payment of the current obligations in the amount of \$548,587.75.

- **Discussion:** H. Smith asked for clarification on check #12156.
- **Vote:** All in favor, motion passes

10. Business Manager Comments/Updates

- Ms. Thompson stated that we will be starting safety training with our safety committee, DPW and Township Admin on June 17th at the recommendation of Paul Pugielli from our insurance company Brown and Brown. We will hold the training on “*Culture in the Workplace*” in the meeting room at 9:30am and then the safety committee will begin their walk-through inspections at the DPW garage. The recycling yard will be closed during this time; we will post it on Savvy Citizen and at the yard.
- Ms. Thompson reminded everyone that this Friday and Saturday is bulk drop off and that recycling permits are available on our website and are no longer issued at the municipal center.
- Ms. Thompson stated that we received an email from an employee at Bureau Veritas that is working on a renovation at the Tractor Supply and she commended Mr. Keane on the exemplary

service that he provided in walking her through the process, answering questions, and going above and beyond with the service that he provided her with. The Board thanked Mr. Keane for his professionalism and his hard work.

- Ms. Thompson requested an executive for Personnel.

11. Solicitor Armstrong Comments/Updates

Nothing to report but requested a brief executive for legal/ litigation.

12. Board of Supervisors Executive Sessions

Tuesday, June 3, 2025 from 7:28pm-7:58pm

13. Adjournment

Ms. Ruiz-Smith made a motion second by Ms. Colgan to adjourn at 7:22pm.

- **NEXT BOARD WORK SESSION / MEETINGS:**

At the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna PA 18466 Work Session/ Business Meeting Tuesday, June 17, 2025 at 6:00pm

Submitted by: _____ **Date:** _____
Erin Masker, Township Secretary

Witnessed by: _____ **Date:** _____
William Weimer, Chairman

3

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOTAL ENFORCEMENT														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	MAY	Prior YTD
Total Calls	1064	920	958	1058	1138								5138	1129	5141
<i>Complaints</i>	972	830	897	978	1059								4736	1049	4785
<i>Accidents</i>	92	90	61	80	79								402	80	356
Criminal Arrests	77	42	75	54	59								307	59	310
Traffic Arrests	154	158	136	179	222								849	228	1071
Ordinance Arrests	15	12	5	25	28								85	12	52

Total Hours													
Patrol	2602.02	2364.41	2289.30	2136.61	2144.07								11536.41
Investigation	1957.45	1699.50	1641.43	1521.24	1582.83								8402.45
Paperwork	382.75	331.88	350.41	328.08	350.14								1743.26
Court	221.53	157.46	103.24	216.24	155.11								853.58
Assigned	1902.25	1828.75	2681.62	2636.83	2833.85								11883.30
Total Actual Time	7066.00	6382.00	7066.00	6839.00	7066.00								34419.00

Assigned Time													
Training	303.18	234.02	984.67	893.00	768.66								3183.53
Assists	0.45	0.00	2.15	0.00	3.33								5.93
Admin	1598.62	1594.73	1694.80	1743.83	2061.86								8693.84
Total	1902.25	1828.75	2681.62	2636.83	2833.85								11883.30

ACTIVITY OUTSIDE JURISDICTION (Included In Totals Above)													YTD	2024	
Calls Outside our Jurisdiction	1	2	3	3	1								10	4	14
Arrests Outside our Jurisdiction	0	0	0	0	0								0	0	0
Traffic Arrests	0	0	0	2	3								5	1	2
Vehicle Code Warnings	0	0	1	3	5								9	4	7
Ordinance Arrests	0	0	0	0	0								0	0	0

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOBYHANNA TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	MAY	Prior YTD
Total Calls	242	217	241	261	290								1251	258	1286
<i>Complaints</i>	218	194	232	237	272								1153	240	1190
<i>Accidents</i>	24	23	9	24	18								98	18	96
Criminal Arrests	13	10	22	14	13								72	17	84
Traffic Arrests	34	53	55	57	38								237	64	273
Vehicle Code Warnings	37	84	78	109	79								387	53	323
Ordinance Arrests	2	0	1	4	0								7	2	7

Hours Breakdown													
Patrol	1063.57	1004.76	1048.35	1037.45	1038.78								5192.91
Investigation	280.32	288.25	350.51	411.99	334.70								1665.77
Paperwork	85.63	76.55	99.77	116.02	87.76								465.73
Court	69.63	35.80	12.50	55.49	51.90								225.32
Assigned	583.04	560.51	821.92	808.19	868.58								3642.24

Hours Actual vs Purchased													
Total Actual Time	2082.19	1965.87	2333.05	2429.14	2381.72								11191.97
Hours Purchased	2165.73	1956.08	2165.73	2096.15	2165.73								10549.42
Hours Over/Under	-83.54	9.79	167.32	332.99	215.99								642.55

Hours Over/Under Balance YTD													
Cumulative Carry Over	-159.01												
Current O/U	-242.55	-232.76	-65.44	267.55	483.54								

Percentage of Hours													
% Actual	29.47%	30.80%	33.02%	35.52%	33.71%								
% Purchased	30.65%	30.65%	30.65%	30.65%	30.65%								
% Over/Under	-1.18%	0.15%	2.37%	4.87%	3.06%								

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

MOUNT POCONO BOROUGH

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	MAY	Prior YTD
Total Calls	178	162	194	164	203								901	166	811
<i>Complaints</i>	157	136	173	149	180								795	145	729
<i>Accidents</i>	21	26	21	15	23								106	21	82
Criminal Arrests	16	10	13	7	12								58	14	107
Traffic Arrests	47	57	42	47	86								279	83	294
Vehicle Code Warnings	50	60	70	70	69								319	84	268
Ordinance Arrests	8	8	3	19	25								63	6	28

Hours Breakdown													
Patrol	343.00	263.87	165.11	78.20	99.39								949.57
Investigation	228.65	204.32	211.20	160.78	179.17								984.12
Paperwork	85.53	50.37	63.17	39.01	39.80								277.88
Court	69.62	51.56	38.57	79.97	27.01								266.73
Assigned	238.73	229.51	336.54	330.92	355.65								1491.35

Hours Actual vs Purchased													
Total Actual Time	965.53	799.63	814.59	688.88	701.02								3969.65
Hours Purchased	886.78	800.94	886.78	858.29	886.78								4319.58
Hours Over/Under	78.75	-1.31	-72.19	-169.41	-185.76								-349.93

Hours Over/Under Balance YTD													
Cumulative Carry Over	188.08												
Current O/U	266.83	265.52	193.32	23.91	-161.85								

Percentage of Hours													
% Actual	13.66%	12.53%	11.53%	10.07%	9.92%								
% Purchased	12.55%	12.55%	12.55%	12.55%	12.55%								
% Over/Under	1.11%	-0.02%	-1.02%	-2.48%	-2.63%								

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TUNKHANNOCK TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	MAY	Prior YTD
Total Calls	131	89	102	106	126								554	163	661
<i>Complaints</i>	121	84	95	99	116								515	152	621
<i>Accidents</i>	10	5	7	7	10								39	11	40
Criminal Arrests	17	4	8	5	4								38	5	26
Traffic Arrests	7	8	0	4	7								26	25	73
Vehicle Code Warnings	18	24	9	8	11								70	16	107
Ordinance Arrests	0	0	0	0	0								0	0	1

Hours Breakdown													
Patrol	195.13	168.82	102.42	24.55	38.96								529.88
Investigation	709.10	396.70	251.65	141.05	168.58								1667.08
Paperwork	45.50	29.75	36.92	16.81	32.92								161.90
Court	11.00	32.75	1.50	19.83	21.50								86.58
Assigned	207.54	199.52	292.56	287.68	309.17								1296.47

Hours Actual vs Purchased													
Total Actual Time	1168.27	827.54	685.05	489.92	571.13								3741.91
Hours Purchased	770.90	696.28	770.90	746.13	770.90								3755.11
Hours Over/Under	397.37	131.26	-85.85	-256.21	-199.77								-13.20

Hours Over/Under Balance YTD													
Cumulative Carry Over	20.79												
Current O/U	418.16	549.42	463.57	207.36	7.59								

Percentage of Hours													
% Actual	16.53%	12.97%	9.70%	7.16%	8.08%								
% Purchased	10.91%	10.91%	10.91%	10.91%	10.91%								
% Over/Under	5.62%	2.06%	-1.21%	-3.75%	-2.83%								

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

COOLBAUGH TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	MAY	Prior YTD
Total Calls	435	379	350	428	437								2029	432	1953
<i>Complaints</i>	400	352	331	400	420								1903	404	1851
<i>Accidents</i>	35	27	19	28	17								126	28	102
Criminal Arrests	29	15	28	21	25								118	21	92
Traffic Arrests	54	33	33	55	69								244	54	397
Vehicle Code Warnings	52	62	49	88	89								340	54	345
Ordinance Arrests	4	4	1	2	3								14	0	11

Hours Breakdown													
Patrol	799.10	755.55	758.77	717.06	748.92								3779.40
Investigation	626.68	686.70	728.80	631.02	715.68								3388.88
Paperwork	151.87	156.15	134.48	134.82	164.78								742.10
Court	56.70	27.60	36.50	53.10	38.95								212.85
Assigned	717.34	689.62	1011.24	994.35	1068.64								4481.19

Hours Actual vs Purchased													
Total Actual Time	2351.69	2315.62	2669.79	2530.35	2736.97								12604.42
Hours Purchased	2664.59	2406.65	2664.59	2578.99	2664.59								12979.40
Hours Over/Under	-312.90	-91.03	5.20	-48.64	72.38								-374.98

Hours Over/Under Balance YTD													
Cumulative Carry Over	240.04												
Current O/U	-72.86	-163.89	-158.69	-207.33	-134.94								

Percentage of Hours													
% Actual	33.28%	36.28%	37.78%	37.00%	38.73%								
% Purchased	37.71%	37.71%	37.71%	37.71%	37.71%								
% Over/Under	-4.43%	-1.43%	0.07%	-0.71%	1.02%								

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

BARRETT TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	MAY	Prior YTD
Total Calls	77	71	68	96	81								393	106	416
<i>Complaints</i>	75	62	63	90	70								360	104	381
<i>Accidents</i>	2	9	5	6	11								33	2	35
Criminal Arrests	2	3	4	7	5								21	2	1
Traffic Arrests	12	7	6	14	19								58	2	34
Vehicle Code Warnings	5	16	8	25	35								89	3	42
Ordinance Arrests	1	0	0	0	0								1	4	5

Hours Breakdown													
Patrol	201.22	171.41	214.65	279.35	218.02								1084.65
Investigation	112.70	123.53	99.27	176.40	184.70								696.60
Paperwork	14.22	19.06	16.07	21.42	24.88								95.65
Court	14.58	9.75	14.17	7.85	15.75								62.10
Assigned	155.60	149.59	219.36	215.69	231.81								972.05

Hours Actual vs Purchased													
Total Actual Time	498.32	473.34	563.52	700.71	675.16								2911.05
Hours Purchased	578.00	522.05	578.00	559.43	578.00								2815.47
Hours Over/Under	-79.68	-48.71	-14.48	141.28	97.16								95.58

Hours Over/Under Balance YTD													
Cumulative Carry Over	-290.24												
Current O/U	-369.92	-418.63	-433.11	-291.83	-194.66								

Percentage of Hours													
% Actual	7.05%	7.42%	7.98%	10.25%	9.56%								
% Purchased	8.18%	8.18%	8.18%	8.18%	8.18%								
% Over/Under	-1.13%	-0.76%	-0.20%	2.07%	1.38%								

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

	ASSISTS													2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	MAY	Prior YTD
Ambulance Assists	35	24	17	15	22								113	16	104
Fire Assists	4	0	7	3	5								19	5	21
Assist to other Agencies	9	7	11	8	16	0	0	0	0	0	0	0	51	12	65
Colonie NY PD					1										
Fernridge PSP	1				1										
Hamilton Twp PD					1										
Harrisburg PSP			1		1										
Honesdale PSP					1										
Nanicoke PD					1										
New Jersey State Police					1										
North Las Vegas PD					1										
Philadelphia PD					1										
Pocono Twp	1	2	2		2										
South Brunswick PD					1										
Teaneck PD					1										
US Marshall's					1										
Woodbridge NJ PD					1										
York Regional PD					1										

MAY 2025

1		2	3	4	5	6
Classification of Offenses PART I OFFENSES		Offenses Reported or known to police (include unfounded and attempted)	Unfounded, i.e. False or Baseless Complaints	Number of Actual Offenses(Col. 2 minus Col. 3) Include Attempts	Total Offenses Cleared by Arrest or Exceptional means Includes Col. 6	Number of Clearances Involving only Persons under 18
01. CRIMINAL HOMICIDE		-	-	-	-	-
A. Murder and Nonnegligent Manslaughter	11			-		
B. Manslaughter by Negligence	12			-		
02. FORCIBLE RAPE Total	20	-	-	-	1	1
A. Rape by Force	21			-	1	1
B. Assault to Rape-Attempts	22			-		
03. ROBBERY Total	30	-	-	-	-	-
A. Firearm	31			-		
B. Knife or cutting instrument	32			-		
C. Other Dangerous Weapon	33			-		
D. Strong Arm(hands, feet, etc.)	34			-		
04. ASSAULT Total	40	12	-	12	10	4
A. Firearm	41			-		
B. Knife or cutting instrument	42			-		
C. Other Dangerous Weapon	43	2		2	1	
D. Hands, fist, feet, etc.	44	3		3	2	1
E. Other Assaults-Not aggravated	45	7		7	7	3
05. BURGLARY Total	50	2	-	2	-	-
A. Forcible Entry	51	1		1		
B. Unlawful Entry-No force	52	1		1		
C. Attempted forcible entry	53			-		
06. LARCENY - THEFT (except motor vehicle theft)	60	36	2	34	9	
07. MOTOR VEHICLE THEFT Total	70	1	-	1	-	-
A. Autos	71			-		
B. Trucks and Buses	72			-		
C. Other Vehicles	73	1		1		
09. ARSON	90			-		
TOTAL PART I OFFENSES	77	51	2	49	20	5

1 Classification of Offenses PART II OFFENSES	2 Offenses Reported or known to police (include unfounded and attempted)	3 Unfounded, i.e. False or Baseless Complaints	4 Number of Actual Offenses(Col. 2 minus Col. 3) Include Attempts	5 Total Offenses Cleared by Arrest or Exceptional means Includes Col. 6	6 Number of Clearances Involving only Persons under 18
100. Forgery and Counterfeiting			-		
110. Fraud	10		10	1	
120. Embezzlement			-		
130. Stolen Prop., Rec.,Possess.,Buying			-		
140. Vandalism	6	1	5	1	
150. Weapons, Carrying, Possess, etc.	1		1		
160. Prostitution and Commercialized Vice			-		
170. Sex Offenses (except 02 and 160)	8	1	7	1	
180. Drug Abuse Violations Total	23	-	23	8	3
Sale/mfg. 18A. Opium-Cocaine	7		7	1	
18B. Marijuana	5		5	3	
18C. Synthetic	1		1		
18D. Other			-		
Possession 18E. Opium-Cocaine			-		
18 F. Marijuana	4		4		
18G. Synthetic	6		6	4	3
18H. Other			-		
190. Gambling Total	-	-	-	-	-
19A. Book Making	-		-		
19B. Numbers. Etc.	-		-		
19C. Other	-		-		
200. Offenses Against Family & Children	10		10	1	
210. Driving Under the Influence	10		10	9	
220. Liquor Laws			-		
230. Drunkenness			-		
240. Disorderly Conduct	52	4	48	31	2
250. Vagrancy			-		
260. All Other Offenses (except traffic)	46	17	29	24	
TOTAL PART II OFFENSES	166	23	143	76	5

Pocono Mountain Regional Police UCR Crime Stats
May 2025

	DEPART TOTAL	TOBY	TUNK	BORO	COOL	BAR	OUT	SRO
Homicide	0	0	0	0	0	0	0	0
Rape	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0
Assaults	7	0	0	1	6	0	0	5
Burglary	2	0	1	0	1	0	0	0
Larceny - Thefts	35	9	3	12	11	0	0	1
Stolen Vehicles	1	0	0	1	0	0	0	0
Arson	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0
Fraud	10	1	0	3	5	1	0	0
Embezzlement	0	0	0	0	0	0	0	0
Stolen Property	0	0	0	0	0	0	0	0
Vandalism	4	2	0	0	2	0	0	2
Weapons	1	0	0	0	1	0	0	0
Prostitution	0	0	0	0	0	0	0	0
Sex Offenses	7	1	1	1	4	0	0	1
Drug Violations	18	2	2	4	10	0	0	5
Gambling	0	0	0	0	0	0	0	0
Offenses Family	5	2	0	2	1	0	0	5
DUI	10	2	0	2	5	1	0	0
Liquor Laws	0	0	0	0	0	0	0	0
Drunkenness	0	0	0	0	0	0	0	0
Disorderly Conducts	46	10	3	12	18	3	0	6
All Others	46	17	5	3	16	5	0	0
UCR TOTALS	192	46	15	41	80	10	0	25

Domestics	80	17	11	48	4	0	0	0
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MOUNT POCONO BOROUGH
Larceny - Thefts Breakdown 2025

	TOTAL	RESIDENTIAL	COMMERCIAL
January	11	0	11
February	6	0	6
March	11	2	9
April	5	1	4
May	12	1	11
June	0		
July	0		
August	0		
September	0		
October	0		
November	0		
December	0		
2025 Total	45	4	41



Pocono Mountain Regional Emergency Medical Services

“Excellence, Honor, and Compassion”

Coolbaugh Township EMS Activity

May 2025

Total Coolbaugh Calls May: 210	Total PMREMS Calls May2025: 565		
Total Coolbaugh Calls QTD: 632	Total PMREMS Calls QTD: 1,680		
Total Coolbaugh Calls YTD: 1,125	Total PMREMS Calls YTD: 2,964		
	March	April	May
Non-Emergency Transports	64	62	70
Calls Lost to Mutual aid	43	33	31
Calls Picked Up from Mutual Aid	28	37	30

Fire Company: **Gouldsboro Vol Fire Co**

Month: May 2025

Total Monthly Calls: 112

Total Calls YTD: 72

Total dispatched in Coolbaugh MTD: 3

Total dispatched in Coolbaugh YTD: 12

Total Mutual Aid Calls to Other Townships: 2

Total Man Hours (Calls) Month: 43.75

Total Man Hours (Calls) YTD: 249.5

Training Hours Month: 294

Training Hours YTD: 1068.5

Total Man Hours Business Month: 1089

Total Man Hours Business YTD: 5523

Total Hours MTD: 1426.75

Total Hours YTD: 12254.25

Monthly Call Breakdown Report

Call Type	# per Month
Automatic Alarm	
Dwelling Fire	
Fire, other	
Extrication	
Hazmat	
Lift Assist/EMS Assist/ Medivac Landing	3
Mutual Aide	2
CO Alarm/Investigation	1
Odor Investigation - remove smoke	
Structure (Commercial) Fire	
Traffic Control Only	
Vegetation (Brush) Fire	1
Vehicle Accident	1
Vehicle Fire	1
Wires Down/ Tree on Wires/ Tree Across Road	1
Special Type of incident - Unfounded	2
Total Calls per Month	12

Average #firefighters per call: 7

Please submit monthly call reports via mail, email or fax:

Coolbaugh Township Municipal Building

Attn: Erin Masker

5520 Municipal Drive

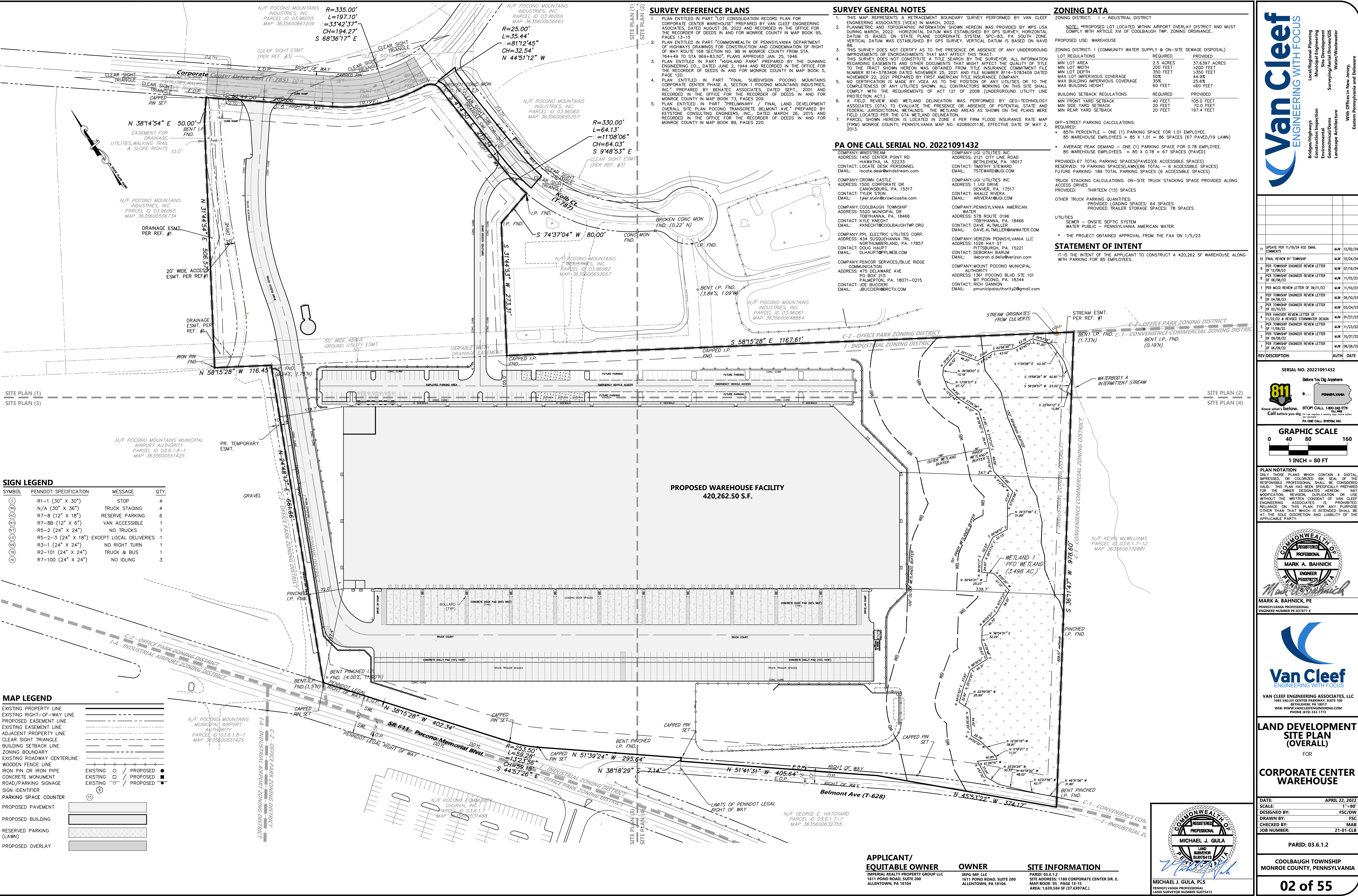
Tobyhanna, PA 18466

Email: emasker@coolbaughtwp.org

Fax: 570-894-8413

Monthly report due by the Wednesday before the meeting.

4



SIGN LEGEND			
SYMBOL	PENNDOT SPECIFICATION	MESSAGE	QTY.
(S)	R1-1 (30" x 30")	STOP	4
(R)	N/A (30" x 36")	TRUCK STAGING	4
(H)	R7-8 (12" x 18")	RESERVE PARKING	6
(V)	R7-8B (12" x 6")	VAN ACCESSIBLE	1
(N)	R5-2 (24" x 24")	NO TRUCKS	1
(D)	R5-2-3 (24" x 18")	EXCEPT LOCAL DELIVERIES	1
(R)	R3-1 (24" x 24")	NO RIGHT TURN	1
(B)	R2-101 (24" x 24")	TRUCK & BUS	1
(N)	R7-100 (24" x 24")	NO IDLING	3

MAP LEGEND			
EXISTING PROPERTY LINE	---	PROPOSED	---
EXISTING RIGHT-OF-WAY LINE	---	PROPOSED	---
PROPOSED EASEMENT LINE	---	PROPOSED	---
EXISTING EASEMENT LINE	---	PROPOSED	---
ADJACENT PROPERTY LINE	---	PROPOSED	---
CLEAR SIGHT TRIANGLE	---	PROPOSED	---
BUILDING SETBACK LINE	---	PROPOSED	---
ZONING BOUNDARY	---	PROPOSED	---
EXISTING ROADWAY CENTERLINE	---	PROPOSED	---
WOODEN FENCE LINE	---	PROPOSED	---
IRON PIN OR IRON PIPE	---	PROPOSED	---
CONCRETE MONUMENT	---	PROPOSED	---
ROAD/PARKING SIGNAGE	---	PROPOSED	---
SIGN IDENTIFIER	---	PROPOSED	---
PARKING SPACE COUNTER	---	PROPOSED	---
PROPOSED PAVEMENT	---	PROPOSED	---
PROPOSED BUILDING	---	PROPOSED	---
RESERVED PARKING (LAWN)	---	PROPOSED	---
PROPOSED OVERLAY	---	PROPOSED	---

SURVEY REFERENCE PLANS

- PLAN ENTITLED IN PART "LOT CONSOLIDATION RECORD PLAN FOR CORPORATE CENTER WAREHOUSE" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED AUGUST 26, 2022 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR MONROE COUNTY IN MAP BOOK 95, PAGES 13-15.
- PLAN ENTITLED IN PART "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE 168 SECTION NO. 98 IN MONROE COUNTY FROM STA. 7644+49 TO STA 7694+83.50", PLANS APPROVED JAN. 25, 1946.
- PLAN ENTITLED IN PART "HIGHLAND PARK" PREPARED BY THE DUNNING ENGINEERING CO., DATED JUNE 2, 1944 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR MONROE COUNTY IN MAP BOOK 5, PAGE 120.
- PLAN ENTITLED IN PART "FINAL SUBDIVISION POCONO MOUNTAINS CORPORATE CENTER PHASE A, SECTION 1 POCONO MOUNTAINS INDUSTRIES, INC.", PREPARED BY BENNETT ASSOCIATES, DATED SEPT. 2001 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR MONROE COUNTY IN MAP BOOK 73, PAGES 209.
- PLAN ENTITLED IN PART "PRELIMINARY / FINAL LAND DEVELOPMENT OVERALL SITE PLAN POCONO TRANSCRETE BELMONT AVE." PREPARED BY KEYSTONE CONSULTING ENGINEERS, INC., DATED MARCH 28, 2015 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR MONROE COUNTY IN MAP BOOK 89, PAGES 220.

SURVEY GENERAL NOTES

- THIS MAP REPRESENTS A RETRACEMENT BOUNDARY SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN MARCH, 2022.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY WPS USA DURING MARCH, 2022. HORIZONTAL DATUM WAS ESTABLISHED BY GPS SURVEY. HORIZONTAL DATUM IS BASED ON STATE PLANE COORDINATE SYSTEM, SPC-83, PA SOUTH ZONE. VERTICAL DATUM WAS ESTABLISHED BY GPS SURVEY. VERTICAL DATUM IS BASED ON NAVD 88.
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS THAT MAY AFFECT THIS TRACT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS OBTAINED FROM TITLE INSURANCE COMMITMENT FILE NUMBER 8114-5783406 DATED NOVEMBER 25, 2021 AND FILE NUMBER 8114-5783409 DATED NOVEMBER 22, 2021. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- NO CERTIFICATION IS MADE BY VCEA AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 121 OF 2008 (UNDERGROUND UTILITY LINE PROTECTION ACT).
- A FIELD REVIEW AND WETLAND DELINEATION WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES (GTA) TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS. THE WETLAND AREAS AS SHOWN ON THE PLANS WERE FIELD LOCATED PER THE GTA WETLAND DELINEATION.
- PARCEL SHOWN HEREON IS LOCATED IN ZONE X PER FIRM FLOOD INSURANCE RATE MAP (FIRM) MONROE COUNTY, PENNSYLVANIA MAP NO. 42088C0113E, EFFECTIVE DATE OF MAY 2, 2013.

PA ONE CALL SERIAL NO. 20221091432

- COMPANY: WINDSTREAM
ADDRESS: 1450 CENTER POINT RD
HAWTHORNE, PA, 18233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: locate.desk@windstream.com

COMPANY: CROWN CASTLE
ADDRESS: 1500 CORPORATE DR
CANONSBURG, PA, 15317
CONTACT: TYLER STEIN
EMAIL: tyler.stein@crowncastle.com

COMPANY: COOLBAUGH TOWNSHIP
ADDRESS: 5520 MUNICIPAL DR
TOBYHANNA, PA, 18466
CONTACT: KYLE KNECHT
EMAIL: KNECHT@COOLBAUGHTWP.ORG

COMPANY: PPL ELECTRIC UTILITIES CORP.
ADDRESS: 434 SUSQUEHANNA TRL
NORTHUMBERLAND, PA, 17857
CONTACT: DOUG HAUPIT
EMAIL: DHAUPIT@PPLWEB.COM

COMPANY: PENCOR SERVICES/BLUE RIDGE
COMMUNICATION
ADDRESS: 475 DELAWARE AVE
PO BOX 215
PALMERTON, PA, 18071-0215
CONTACT: JOE BUCCIERI
EMAIL: JBUCIERI@BRCCTV.COM
- COMPANY: UGI UTILITIES INC
ADDRESS: 2121 CITY LINE ROAD
BETHLEHEM, PA, 18017
CONTACT: TIMOTHY STEWARD
EMAIL: TSTEWARD@UGI.COM

COMPANY: UGI UTILITIES INC
ADDRESS: 1 UGI DRIVE
DENVER, PA, 17517
CONTACT: ANNALEE RIVIERA
EMAIL: ARIVERA@UGI.COM

COMPANY: PENNSYLVANIA AMERICAN
WATER
ADDRESS: 578 ROUTE 0198
TOBYHANNA, PA, 18466
CONTACT: DAVE ALTMILLER
EMAIL: DAVE.ALTMiller@AMWATER.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1028 HAY ST
PITTSBURGH, PA, 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.barum@verizon.com

COMPANY: MOUNT POCONO MUNICIPAL
AUTHORITY
ADDRESS: 1361 POCONO BLVD STE 101
MT POCONO, PA, 18344
CONTACT: RICH GANNON
EMAIL: pmunicipalauthority2@gmail.com

ZONING DATA

ZONING DISTRICT: 1 - INDUSTRIAL DISTRICT		
NOTE: *PROPOSED LOT LOCATED WITHIN AIRPORT OVERLAY DISTRICT AND MUST COMPLY WITH ARTICLE XX OF COOLBAUGH TWP. ZONING ORDINANCE.		
PROPOSED USE: WAREHOUSE		
ZONING DISTRICT: 1 (COMMUNITY WATER SUPPLY & ON-SITE SEWAGE DISPOSAL)		
LOT REGULATIONS	REQUIRED	PROVIDED
MIN LOT AREA	2.5 ACRES	37.6397 ACRES
MIN LOT WIDTH	200 FEET	>200 FEET
MIN LOT DEPTH	350 FEET	>350 FEET
MAX LOT IMPERVIOUS COVERAGE	50%	44.9%
MAX BUILDING IMPERVIOUS COVERAGE	35%	25.6%
MAX BUILDING HEIGHT	60 FEET	<60 FEET
BUILDING SETBACK REGULATIONS		
MIN FRONT YARD SETBACK	40 FEET	105.0 FEET
MIN SIDE YARD SETBACK	20 FEET	72.0 FEET
MIN REAR YARD SETBACK	20 FEET	197.4 FEET
OFF-STREET PARKING CALCULATIONS:		
REQUIRED:		
• 85TH PERCENTILE - ONE (1) PARKING SPACE FOR 1.01 EMPLOYEE.		
• 85 WAREHOUSE EMPLOYEES = 85 X 1.01 = 86 SPACES (67 PAVED/19 LAWN)		
• AVERAGE PEAK DEMAND - ONE (1) PARKING SPACE FOR 0.78 EMPLOYEE.		
• 85 WAREHOUSE EMPLOYEES = 85 X 0.78 = 67 SPACES (PAVED)		
PROVIDED: 67 TOTAL PARKING SPACES (PAVED) (6 ACCESSIBLE SPACES)		
RESERVED: 19 PARKING SPACES (LAWN) (86 TOTAL - 6 ACCESSIBLE SPACES)		
FUTURE PARKING: 189 TOTAL PARKING SPACES (6 ACCESSIBLE SPACES)		
TRUCK STACKING CALCULATIONS: ON-SITE TRUCK STACKING SPACE PROVIDED ALONG ACCESS DRIVES		
PROVIDED: THIRTEEN (13) SPACES		
OTHER TRUCK PARKING QUANTITIES:		
PROVIDED LOADING SPACES: 64 SPACES		
PROVIDED TRAILER STORAGE SPACES: 78 SPACES		
UTILITIES		
SEWER - ON-SITE SEPTIC SYSTEM		
WATER PUBLIC - PENNSYLVANIA AMERICAN WATER		
• THE PROJECT OBTAINED APPROVAL FROM THE FAA ON 1/5/23		

STATEMENT OF INTENT

IT IS THE INTENT OF THE APPLICANT TO CONSTRUCT A 420,262 SF WAREHOUSE ALONG WITH PARKING FOR 85 EMPLOYEES.

Van Cleef
ENGINEERING WITH FOCUS

Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drone/GIS
Water/Wastewater

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

With Offices in New Jersey,
Eastern Pennsylvania and Delaware

REV	DESCRIPTION	DATE
1	UPDATE PER 11/19/24 KCE EMAIL COMMENTS	M.W. 12/02/24
10	FINAL REVIEW BY TOWNSHIP	M.W. 10/24/24
9	PER TOWNSHIP ENGINEER REVIEW LETTER OF 12/08/23	M.W. 07/19/24
8	PER TOWNSHIP ENGINEER REVIEW LETTER OF 06/08/23	M.W. 11/15/23
7	PER WCD REVIEW LETTER OF 09/11/23	M.W. 11/10/23
6	PER TOWNSHIP ENGINEER REVIEW LETTER OF 04/08/23	M.W. 05/10/23
5	PER TOWNSHIP ENGINEER REVIEW LETTER OF 02/02/23	M.W. 03/24/23
4	PER HANOVER REVIEW LETTER OF 11/22/22 & REVISED STORMWATER DESIGN	M.W. 01/27/23
3	PER TOWNSHIP ENGINEER REVIEW LETTER OF 11/09/22	M.W. 11/23/22
2	PER TOWNSHIP ENGINEER REVIEW LETTER OF 09/08/22	M.W. 10/27/22
1	PER TOWNSHIP ENGINEER REVIEW LETTER OF 06/09/22	M.W. 08/26/22

SERIAL NO. 20221091432

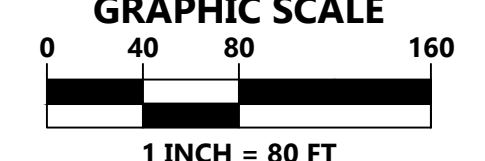
Before You Dig Anywhere

811 h... PENNSYLVANIA

Know what's below. STOP! CALL 1-800-242-0778

Call before you dig. PA Law requires 3 working days notice before dig.

PA ONE CALL SYSTEM, INC.



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK A. BAHNICK
ENGINEER
PE-037877-E

Mark A. Bahnick

MARK A. BAHNICK, PE
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER PE-037877-E

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
1685 VALLEY CENTER PARKWAY, SUITE 100
BETHLEHEM, PA 18017
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 332-1772

LAND DEVELOPMENT SITE PLAN (OVERALL)

CORPORATE CENTER WAREHOUSE

DATE:	APRIL 22, 2022
SCALE:	1"=80'
DESIGNED BY:	FSC/DW
DRAWN BY:	FSC
CHECKED BY:	MAB
JOB NUMBER:	21-01-CLB

PARID: 03.6.1.2

COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL J. GULA
LAND SURVEYOR
SU075415

Michael J. Gula, PLS
PENNSYLVANIA PROFESSIONAL
LAND SURVEYOR NUMBER SU075415

APPLICANT/ EQUITABLE OWNER	OWNER	SITE INFORMATION
IMPERIAL REALTY PROPERTY GROUP LLC 1611 POND ROAD, SUITE 200 ALLENTOWN, PA 18104	IRPG-MP, LLC 1611 POND ROAD, SUITE 200 ALLENTOWN, PA 18104	PARID: 03.6.1.2 SITE ADDRESS: 1180 CORPORATE CENTER DR. E. MAP BOOK 95, PAGES 13-15 AREA: 1,639,584 SF (37.6397AC.)

F:\working\2022\2022-04-20\2022-04-20-RECORD-SITE-2022-04-20.dwg (mml)

LbB - LACKAWANNA EXTREMELY STONY LOAM 0-8 PERCENT SLOPES
VxS - VOLUSIA EXTREMELY STONY SILT LOAM, 0-8 PERCENT SLOPES
WpB - WELLSBORO EXTREMELY STONY LOAM, 0-8 PERCENT SLOPES
WxS - WURTSBORO EXTREMELY STONY LOAM, 0-8 PERCENT SLOPES

PRELIMINARY/FINAL PLAN

5



COOLBAUGH TOWNSHIP Planning Commission

5520 Municipal Drive, Tobyhanna, PA 18466
570-894-8490 Fax 570-894-8413
www.coolbaughtwp.org

To: Board of Supervisors
Patrick Armstrong, Township Solicitor

From: Coolbaugh Township Planning Commission

Date: June 11, 2025

RE: Coolbaugh Township Proposed Data Center Ordinance

At their June 10, 2025 meeting, the Coolbaugh Township Planning Commission reviewed the proposed ordinance amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by Creating a New Use for Data Centers and Data Center Campuses, Adding New Definitions and Regulations for Said Uses, and Amending the Schedule of Uses to Allow Said Uses as Conditional Uses in the Industrial District and recommends that the Board of Supervisors consider adopting the ordinance as presented.

Thank you for your consideration of this recommendation.

Sincerely,
Coolbaugh Township Planning Commission

Erin Masker
Township Secretary/Administrative Assistant

6

Coolbaugh Township Historical Association



Saturday August 9
9:00 am to 3:00 pm

(Rain date Aug 10)

Wills Mansion

5590 Municipal Drive, Tobyhanna

Booth Rental Space \$5.00 (must provide your own table)
To reserve a space, contact Mary Ellen at 347-267-6440

VFW Post 509 will be serving lunch and refreshments

7



COOLBAUGH TOWNSHIP

Board of Supervisors

5520 Municipal Drive, Tobyhanna, PA 18466
570-894-8490 Fax 570-894-8413
www.coolbaughtwp.org

FINANCIAL REPORT - BOARD OF SUPERVISORS

JUNE 17, 2025 BOARD MEETING

AS OF MAY 31, 2025

Revenue

2025 General Fund Budget = \$9,600,636

<u>ITEM</u>	<u>AMOUNT</u>	<u>% BUDGET LINE</u>
Real Estate Taxes (Current & Delinquent)	\$ 2,009,648	48%
Earned Income Tax	1,097,074	52%
Real Estate Transfer Tax	412,077	46%
LST	182,164	49%
Licenses & Permits	144,087	43%
Rents	16,786	47%
Zoning Fees	84,210	46%
Fines & Forfeits	8,190	26%
Building Code Fees	25,840	65%
Grant Proceeds	25,975	37%
All other sources	137,020	10%
Total Revenue	\$ 4,143,072	

Expense

2025 General Fund Budget = \$9,600,636

<u>ITEM</u>	<u>AMOUNT</u>	<u>% BUDGET LINE</u>
Pocono Mountain Regional Police Dept.	\$ 1,348,819	41%
Salaries	603,717	37%
Capital Purchases	453,829	93%
Employee Benefits	380,400	37%
Fire	176,638	48%
Interfund Transfers	250,562	31%
Contracted Services	131,830	39%
Road Materials	144,715	83%
Pocono Mountain EMS	50,000	50%
Insurance	92,247	41%
Vehicle Repair & Maintenance	65,296	69%
Fuel	45,292	45%
Legal Fees	28,856	25%
Utilities	45,199	56%
Engineering	51,848	48%
Control Center	20,786	50%
All other sources	133,830	21%
Total Expense	\$ 4,023,864	

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**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
JUNE 17, 2025**

DATE	CK #	DESCRIPTION	AMOUNT
6/3/2025	12159	M. Pope - Boot Reimbursement	\$ 88.00
6/3/2025	12160	Wex Bank - Fuel	\$ 1,153.31
6/11/2025		Payroll	\$ 60,000.00
6/17/2025		General Fund	\$ 108,138.88
6/17/2025		Total General Fund	\$ 169,380.19
6/17/2025		Sewer Fund	\$ 31,054.47
6/17/2025		Total Sewer Fund	\$ 31,054.47
6/17/2025		Escrow Fund	\$ 1,910.60
6/17/2025		Total Escrow Fund	\$ 1,910.60
6/17/2025		TOTAL DISBURSEMENTS	\$ 202,345.26

CASH TRIAL BALANCE AS OF JUNE 17 ,2025

General Fund Checking	\$ 10,047,674.79
American Rescue Plan	1,790,255.37
Payroll Checking	5,122.17
Rainy Day Fund Savings	993,426.70
Total General Fund	\$ 12,836,479.03
Fire Tax/Coolbaugh Twp VFD	1,370,314.57
Fire Tax- Volunteer Fire Departments	101,066.82
Fire Tax- Coolbaugh Fire Building Fund	1,020,677.41
Total Fire Fund	\$ 2,492,058.80
EMS	427,616.03
Total EMS Fund	\$ 427,616.03
Sewer Fund Checking	12,854.96
Sewer PennVest Checking	67.29
Total Sewer Fund	\$ 12,922.25
Capital Projects Fund Checking	16,598.17
Total Capital Projects Fund	\$ 16,598.17
Emerg. Services Fund Money Market	208,452.85
Emerg. Services Fund Checking	21,636.32
Total Emergency Services Fund	\$ 230,089.17
Liquid Fuels Fund Checking	530,988.65
Total Liquid Fuels Fund	\$ 530,988.65
Escrow Fund Checking	669,392.42
Escrow Fund Clarius Checking	62,297.32
Total Escrow Fund	\$ 731,689.74
TOTAL ALL FUNDS	\$ 17,278,441.84

List of Bills - (01101000) GENERAL FUND CHECKING GENERAL FUND

Check#	Vendor	Description	Payment	Check Total
12163	1592 - ACRISURE MID-ATLANTIC PARTNERS INS. SERV	PO 26879 ADMIN FEE	500.00	500.00
12164	44 - AIRGAS USA,LLC	PO 26843 OXYGEN/ACETYLENE	142.32	142.32
12165	560 - ALLSTATE SEPTIC SYSTEM,LLP	PO 26848 PARK- 6/1-6/30	100.00	
		PO 26849 SKATE PARK 6/1-6/30 HANDICAP	130.00	
		PO 26850 SKATE PARK 6/1-6/30 REG	100.00	
		PO 26851 SOCCOR FIELD	130.00	
		PO 26852 SOFTBALL FIELD 6/1-6/30	100.00	
		PO 26853 EXTRA CLEANING 5/2-5/16-5/23/5/30	1,250.00	1,810.00
12166	1330 - AMAZON CAPITAL SERVICES	PO 26883 Tablets	319.98	
		PO 26889 COPY PAPER	239.52	
		PO 26904 Supplies	361.69	
		PO 26905 SUPPLIES	35.59	956.78
12167	898 - ASCENDANCE TRUCKS PENNSYLVANIA LLC	PO 26836 WIPER KIT	187.73	187.73
12168	1483 - AUTO PARTS OF MT POCONO	PO 26830 WIPER RELAYS	31.92	
		PO 26831 CREDIT/ZONING CAR	45.56	
		PO 26833 ZONING CARS	224.00	
		PO 26835 SUPPLIES/PARTS	632.62	934.10
12169	1607 - BEATRIZ ARIAS OROZCO	PO 26847 REFUND FOR PERMIT	1,241.00	1,241.00
12170	33 - BROWN & BROWN INSURANCE SERVICES	PO 26880 CYBER LIABILITY 6/1-6/1/2026	1,982.00	
		PO 26912 Liability Insurance - June to August	41,486.10	43,468.10
12171	4 - CHEMUNG SUPPLY CORP.	PO 26871 GUIDE RAIL	2,153.00	2,153.00
12172	724 - CINTAS -	PO 26846 UNIFORMS	106.53	106.53
12173	1240 - CINTAS CORPORATION	PO 26840 MATS/UNIFORMS	489.14	
		PO 26841 UNIFORMS	96.61	
		PO 26845 UNIFORMS	43.79	
		PO 26892 UNIFORMS	43.79	
		PO 26893 SHOP TOWELS/UNIFORMS	106.53	779.86
12174	1372 - COMMONWEALTH SIGNS LLC	PO 26866 SIGNS PARK	81.00	81.00
12175	190 - COOLBAUGH SEWER FUND	PO 26869 JUNE	374.82	374.82
12176	52 - DALEVILLE ACE HARDWARE	PO 26856 HOSES/PARK	52.98	
		PO 26897 PART	9.99	62.97
12177	13 - DEVELOPMENTAL EDUCATION SERVICES	PO 26873 RECYCLE	22.50	
		PO 26900 SHREDDING	1,200.00	1,222.50
12178	1113 - ELAN FINANCIAL SERVICES	PO 26910 PSATS/ADOBE/ MSFT/ADV/ROAD WARRIOR/CALL	1,634.66	1,634.66
12179	919 - FIDELITY SECURITY LIFE INSURANCE/EY	PO 26859 JUNE	253.03	253.03
12180	255 - FIVE STAR EQUIPMENT,INC.	PO 26834 BACKHOE	210.37	210.37
12181	578 - GENERAL CODE	PO 26867 ANNUAL MAINTENANCE	1,195.00	1,195.00
12182	1296 - GRIM,BIEHN & THATCHER	PO 26854 IMPERIAL/LIBRARY/611 IND'L DEV./ZONING/A	5,634.00	5,634.00
12183	54 - H.A. BERKHEIMER,INC.	PO 26877 LST COMMISSION	1,082.40	1,082.40
12184	535 - HANOVER ENGINEERING ASSOC.,INC.	PO 26857 SEO	11,543.89	
		PO 26858 ACT 537	891.00	12,434.89
12185	1591 - JDM CONSULTANTS ,LLC	PO 26911 June 2025 Grant Writing	4,100.00	4,100.00
12186	1553 - KEVIN BEEHLER	PO 26855 BOOT ALLOWANCE	169.99	169.99
12187	616 - KIMBALL MIDWEST	PO 26895 SHOP SUPPLIES	337.71	
		PO 26896 FITTINGS	333.04	670.75
12188	1608 - LEHIGH VALLEY EVENTS & PRODUCTIONS LLC	PO 26909 NNO EVENT	1,405.00	1,405.00
12189	891 - LOWE'S	PO 26903 BLDG MAINT/SUPPLIES/STEPS MUNICIPAL/SUPP	677.83	677.83
12190	241 - MONROE COUNTY CONTROL CENTER	PO 26837 DISPATCH FEES	10,392.95	10,392.95
12191	1484 - NAPA AUTO PARTS	PO 26894 WIPER BLADE	95.50	95.50
12192	1437 - NATIONAL WASTE DISPOSAL,INC	PO 26863 TRASH REMOVAL/ DPW /WWTP/MUNICIPAL CENTE	345.00	345.00
12193	1523 - NUSO,LLC	PO 26874 PHONES	163.80	163.80
12194	81 - P P & L	PO 26860 88094-98000 SUMMIT	44.08	
		PO 26861 98496-55008 KINGS WAY	55.84	
		PO 26862 84771-32002 507 SIGNAL LIGHT	27.23	
		PO 26870 85457-02009 BALLFIELD	589.15	
		PO 26884 83201-80003 STREET LIGHTS	1,156.32	1,872.62
12195	804 - P& D EMERGENCY SERVICE	PO 26890 NEW TRUCKS	933.03	933.03
12196	87 - PENNSYLVANIA ONE CALL SYSTEM, INC.	PO 26886 CBT/FAX	127.36	127.36
12197	713 - RED DIAMOND GRAPHICS	PO 26888 2 TRUCK SIGNS	885.00	885.00
12198	1609 - REGINA SAYLES	PO 26908 NNO DEPOSIT COMMUNITY EVENT	350.00	350.00
12199	1265 - SCHAEGLER YESCO	PO 26891 POLE BARN LIGHTS	185.00	185.00
12200	161 - STEPHENSON EQUIPMENT INC.	PO 26865 FILTER/BEAST	327.82	327.82
12201	120 - SUNDANCE NETWORKS INC.	PO 26872 COMPUTER SERVICE	1,990.75	1,990.75
12202	1510 - TASCA FORD	PO 26907 MUD FLAPS	190.00	190.00
12203	31 - TK ELEVATOR CORPORATION	PO 26885 6/1-6/30/2025	391.10	391.10
12204	1374 - TRANSEGE TRUCK CENTERS	PO 26832 17 VOLVO AIR PARTS	573.83	573.83
12205	1055 - TULPEHOCKEN SPRING WATER INC	PO 26899 BOTTLE WATER	229.86	229.86
12206	756 - UGI Utilities	PO 26881 4110020865219 MUNICIPAL CENTER	780.89	
		PO 26882 411002865458 DPW	28.83	809.72

List of Bills - (01101000) GENERAL FUND CHECKING
GENERAL FUND

Check#	Vendor	Description	Payment	Check Total
12207	929 - UNITED CONCORDIA LIFE & HE	PO 26901 JULY	1,698.84	1,698.84
12208	1469 - VFW 509 AUX	PO 26864 MEMORIAL DAY	300.00	300.00
12209	1551 - WORLD FUEL SERVICES,INC	PO 26898 FUEL	2,345.99	
		PO 26902 FUEL	442.08	2,788.07
TOTAL				108,138.88

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	108,138.88
01.362.000	PUBLIC SAFETY			1,241.00	
01.400.000	GENERAL GOV'T	9,678.67			
01.403.000	TAX COLLECTION	1,082.40			
01.404.000	LAW	4,158.00			
01.405.000	MUNICIPAL OFFICE	784.51			
01.409.000	BUILDING & PLANTS	4,931.65			
01.413.000	SEO / BUILDING CODE	12,434.89			
01.414.000	ZONING OFFICE	2,700.98			
01.415.000	EMERGENCY MANAGEMENT	10,392.95			
01.427.000	SOLID WASTE COLLECTION / DISPO	1,200.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	3,732.20			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	127.15			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	5,069.81			
01.438.000	DPW-HIGHWAY REPAIR & MAINT	2,153.00			
01.454.000	PARKS	2,533.13			
01.457.000	CIVIL & MILITARY CELEBRATIONS	328.43			
01.486.000	INSURANCE	43,468.10			
01.487.000	EMPLOYEE BENEFITS	2,122.01			
TOTALS FOR	GENERAL FUND	106,897.88	0.00	1,241.00	108,138.88

Total to be paid from Fund 01 GENERAL FUND

108,138.88

108,138.88

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3425	771 - COMMONWEALTH OF PA	PO 26906 PENN WORKS JULY P24001544-429	965.35	965.35
3426	1251 - ENVIRONMENTAL SERV. CORP.	PO 26839 SLUDGE HAULING/REPAIR	14,854.16	
		PO 26842 SLUDGE REMOVAL	550.22	
		PO 26844 5/22- SLUDGE HAULING	1,444.22	
		PO 26875 6/3 SLUDGE REMOVAL	550.22	
		PO 26887 06/08/2025 EMERG. SERVICE	1,650.00	19,048.82
3427	1296 - GRIM,BIEHN & THATCHER	PO 26854 IMPERIAL/LIBRARY/611 IND'L DEV./ZONING/A	72.00	72.00
3428	520 - K.L. FULFORD ASSOCIATES,INC	PO 26878 JUNE	5,800.00	5,800.00
3429	1437 - NATIONAL WASTE DISPOSAL,INC	PO 26863 TRASH REMOVAL/ DPW /WWTP/MUNICIPAL CENTE	180.00	180.00
3430	936 - NORTH END ELECTRIC	PO 26838 Solenoid Valves	4,880.79	4,880.79
3431	104 - S & H SUPPLY CO., INC.	PO 26876 FILTERS/SUPPLIES	107.51	107.51
TOTAL				31,054.47

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	31,054.47
08.269.500	PENNWORKS 2008 GOB			910.80	
08.429.125	CONTRACT SERVICE PLANT	5,800.00			
08.429.200	SUPPLIES	107.51			
08.429.314	PROFESSIONAL FEE SOLICITOR	72.00			
08.429.374	MAINT/REPAIR EQUIPMENT	9,377.50			
08.429.452	SLUDGE HAULING	9,671.32			
08.429.453	CONTRACTED SERVICE -TRASH	180.00			
08.429.700	CAPITAL PURCHASES	4,880.79			
08.472.106	PENNWORKS INTEREST LN #99900048	54.55			
TOTALS FOR	SEWER FUND	30,143.67	0.00	910.80	31,054.47

Total to be paid from Fund 08 SEWER FUND

31,054.47

31,054.47

**List of Bills - (85101000) ESCROW FUND CHECKING
ESCROW**

Check#	Vendor	Description	Payment	Check Total
1381	1296 - GRIM,BIEHN & THATCHER	PO 26854 IMPERIAL/LIBRARY/611 IND'L DEV./ZONING/A	1,350.00	1,350.00
1382	535 - HANOVER ENGINEERING ASSOC., INC.	PO 26868 788 ROUTE 196 SEWAGE	560.60	560.60
TOTAL				1,910.60

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	1,910.60
85.250.327	PMI / MPMA ACT 537			144.00	
85.250.344	MARATHON PROPERTY INVESTMENTS - PSA			560.60	
85.250.355	MESSER, LLC LAND DEVELOPMENT			36.00	
85.250.458	LANDSTON EQUITIES LLC			36.00	
85.250.593	IMPERIAL REALTY PROPERTY			972.00	
85.250.595	COOLBAUGH SOUTH OWNER LLC			162.00	
TOTALS FOR	ESCROW	0.00	0.00	1,910.60	1,910.60

Total to be paid from Fund 85 ESCROW

1,910.60
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1,910.60