COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING
NOVEMBER 17, 2026, 6PM

1. Call to Order

2. Public Hearing on Proposed Ordinance #166-2026: An Ordinance of the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, Amending Chapter 268, Nuisances, of the Code of Ordinances of Coolbaugh Township by Amending Sections 268-1 and 268-2 to Include a Definition for Nuisance Business and to Prohibit Nuisance Businesses in the Township of Coolbaugh.

3. Adjournment

1

LEGAL NOTICE

Notice is hereby given that the Coolbaugh Township Board of Supervisors will hold a public hearing on November 17, 2026 at 6:00 p.m., at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, Pennsylvania 18466, to receive public comment and to consider and possibly adopt an ordinance, of which this notice is a summary, amending the Coolbaugh Township Code of Ordinances, by adding a definition for nuisance business and prohibiting nuisance businesses within the Township. The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 268, NUISANCES, OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP BY AMENDING SECTIONS 268-1 AND 268-2 TO INCLUDE A DEFINITION FOR NUISANCE BUSINESS AND TO PROHIBIT NUISANCE BUSINESSES IN THE TOWNSHIP OF COOLBAUGH.

A copy of the full text of the above-referenced ordinance is available for review at the Township offices at the above-referenced address, the Monroe County Law Library, and the offices of this newspaper during normal business hours. All interested parties are invited to attend the above-referenced public hearing.

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
5520 Municipal Drive
Tobyhanna, Pennsylvania 18466

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Coolbaugh Township amending Chapter 268, Nuisances, of the Code of Ordinances of Coolbaugh Township, being advertised for enactment by the Coolbaugh Township Board of Supervisors on November 17, 2026.

Erin Masker

TOWNSHIP OF COOLBAUGH
ORDINANCE NO. 166-2026

AN ORDINANCE OF THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 268, NUISANCES, OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP BY AMENDING SECTIONS 268-1 AND 268-2 TO INCLUDE A DEFINITION FOR NUISANCE BUSINESS AND TO PROHIBIT NUISANCE BUSINESSES IN THE TOWNSHIP OF COOLBAUGH.

WHEREAS, Coolbaugh Township is a second class township and is thereby able to exercise all powers granted to it under the Second Class Township Code, including the ability to adopt ordinances to secure the safety of persons or property within the township, 53 P.S. § 66527, prohibit nuisances on private and public property and the carrying on of any offensive manufacture or business, 53 P.S. § 66529, and adopt ordinances necessary for the maintenance of peace, good government, health and welfare of the township and its citizens, trade, commerce, and manufacturers, 53 P.S. § 66506; and

WHEREAS, Coolbaugh Township has previously ordained and enacted and amended ordinances concerning nuisances, which are found at Chapter 268 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 Sections 268-1 and 268-2 of the Coolbaugh Township Code of Ordinances to incorporate a prohibition on nuisance businesses; and

WHEREAS, the Board of Supervisors of Coolbaugh Township is aware that business operations can rise to the level of a nuisance that impairs the health, safety and welfare of the residents and other business owners within the Township; and

WHEREAS, the Board of Supervisors of Coolbaugh Township wish to provide clarity as to what actions or inactions by a business rise to the level of a nuisance business.

NOW, THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 268, Nuisances, of the Coolbaugh Township Code of Ordinances is **AMENDED** as follows:

ARTICLE I:

Chapter 268, Nuisances, Section 1, Definitions, of the Code of Ordinances of Coolbaugh Township is hereby amended by adding the following definition for Nuisance Business:

NUISANCE BUSINESS

Any use of or activity carried on by any manufacture or business that, by reason of flame, glare, smoke, odors, emission, fumes, noise, or dust created by the manufacture or business, or damage and/or safety concerns caused by and/or resulting from the conduct or presence of patrons, employees, or others present on the property including, but not limited to, illegal drug or alcohol activity, street or sidewalk obstruction, gambling, public urination or defecation, litter, prostitution, illegal parking, illegal discharge of firearms, trash dumping, and other disorderly conduct: unreasonably interferes with the reasonable use, comfort and enjoyment of a neighbor's property; or, endangers the health, safety and/or welfare of the occupants of a neighboring property; or, endangers the health, safety and/or welfare of Township residents and/or the users of the Township's public streets, property, or facilities.

ARTICLE II:

Chapter 268, Nuisances, Section 2, Nuisances Prohibited, of the Code of Ordinances of Coolbaugh Township is hereby amended by the addition of new Subsection K. to read as follows:

K. Owning or operating a Nuisance Business as herein defined.

ARTICLE III:

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of Coolbaugh Township hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases being declared unconstitutional.

ARTICLE IV:

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately.

ARTICLE V:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

ORDAINED AND ENACTED this _____ day of _____, 2026.

TOWNSHIP OF COOLBAUGH

_____
William Weimer, Chair

_____
Alma I. Ruiz-Smith, Vice-Chair

_____
Clare Colgan, Supervisor

Attest:

_____
Lynn Kelly, Supervisor

_____
Erin Masker, Township Secretary

_____
Cara Rogan, Supervisor

COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
Work Session Agenda
November 17, 2026

1. Evergreen Farms- Text Amendment

2. Public Comment

1

BOARD OF SUPERVISORS OF
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF COOLBAUGH, MONROE COUNTY, PENNSYLVANIA, AMENDING SECTION 400-40.B OF THE COOLBAUGH TOWNSHIP ZONING ORDINANCE AT CHAPTER 400 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP, BY INCREASING THE MAXIMUM NUMBER OF DWELLING UNITS PER APARTMENT BUILDING FROM TEN (10) TO TWENTY-FOUR (24).

WHEREAS, the Board of Supervisors desires to amend the provisions and requirements related to the maximum number of dwelling units per building for an apartment building in Section 400-40.B of the Coolbaugh Township Code of Ordinances; and,

WHEREAS, the Board of Supervisors finds that the proposed amendment will promote, protect and facilitate the public health, safety and welfare within Coolbaugh Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the Pennsylvania Municipalities Planning Code, that Chapter 400, Zoning, of the Code of Ordinances of Coolbaugh Township is hereby amended at Section 400-40.B as set forth herein.

ARTICLE I.

The Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article VIII, Additional Residential Standards, Section 400-40.B, is hereby amended by amending the maximum number of dwelling units per building for an apartment building from ten (10) to twenty-four (24) as follows:

§ 400-40.B.

Bulk and density standards; parcel configuration. The bulk and density factors listed in the Multifamily Dwelling Standards Table shall apply to multifamily dwellings and projects without the application of any density bonuses. All land proposed for a particular multifamily dwelling project shall be part of the same parcel and contiguous.

Multifamily Dwelling Standards

Project Standards	Townhouses	Garden Apartments	Apartment Buildings
Maximum size for project parcel (acres)	3	5	5
Density – number of dwelling units per	6	6	6

acre of usable land area (see § **400-25D** for adjusted tract area)			
Maximum number of dwelling units per building	6	10	24
Maximum building height (feet)	Same as the zoning district		
Maximum lot coverage (percent)	Applicable to overall project site, not individual lots – see § 400-40A(4)(a)		

ARTICLE II.

The Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article VIII, Additional Residential Standards, Section 400-40.C, is hereby amended by adding a new Subsection 400-40.C(9) to read as follows:

(9) Apartment Buildings: length and façade changes. Apartment buildings shall not exceed one hundred sixty (160) feet in length and shall incorporate façade offsets or architectural breaks at regular intervals to avoid long, uninterrupted building faces. A minimum of two (2) changes in the front wall plane with a minimum offset of four (4) feet shall be provided for every apartment building.

ARTICLE III. SEVERABILITY.

It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

ARTICLE IV. REPEALER.

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

ARTICLE V. EFFECTIVE DATE.

This Ordinance shall become effective on the earliest date permitted by law.

DULY ENACTED AND ORDAINED this ____ day of _____ 2026, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, in lawful session duly assembled.

Board of Supervisors of
Coolbaugh Township

By: _____
William Weimer, Chairman

By: _____
Alma I. Ruiz-Smith, Vice-Chair

By: _____
Clare Colgan, Supervisor

By: _____
Lynn Kelly, Supervisor

By: _____
Cara Rogan, Supervisor

ATTEST:

_____
Township Secretary

[TOWNSHIP SEAL]

COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING AGENDA
November 17, 2026

Roll Call
BOARD OF SUPERVISORS

____B. Weimer ____A. Ruiz-Smith ____ C. Colgan ____ L. Kelly ____ C. Rogan
___Solicitor Armstrong ___ E. Masker

Acknowledgement of Kyle Knecht 25 Years of Employment

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:
    - November 2, 2026- Regular Meeting Minutes

3. Monthly/ Quarterly Reports
    - Pocono Mountain Regional Police Report
    - Pocono Mountain Regional EMS Report
    - Coolbaugh Township Volunteer Fire Company
    - Gouldsboro Volunteer Fire Company
    - Pocono Summit Volunteer Fire Company
    - Thornhurst Volunteer Fire and Rescue
    - Pocono Mountain Public Library

4. Codes and Zoning Reports

5. STR Report

6. Adoption of Ordinance #166-2026: An Ordinance of the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, Amending Chapter 268, Nuisances, of the Code of Ordinances of Coolbaugh Township by Amending Sections 268-1 and 268-2 to Include a Definition for Nuisance Business and to Prohibit Nuisance Businesses in the Township of Coolbaugh

COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

7. 221 Pocono Road- Stormwater Review (Dylan Casey)

8. Mount Pocono Hotel Discussion – Tomas Keane, Director of Codes and Zoning

9. Proposed Data Center Ordinance – Consideration and Authorization to Submit to the Monroe County Planning Commission (MCPC) and Coolbaugh Township Planning Commission for Review and Recommendation.

10. Minor Subdivision Joining Lots 12 &13, Stillwater Estates, Property Owner: Brandon Kauffman

11. Authorize Release of Crime Watch Fund for Pocono Farms Country Club in the amount of $250.00

12. Authorize Release of State Game Lands Access Road Funds to A Pocono Country Place in the amount of $1,000.00

13. Township Engineer Report on Tree Cutting and Road Paving Options

14. Adoption of Resolution #19-2026: A Resolution Authorizing the Submission of an Application to the Commonwealth Financing Authority for Funding through the Statewide Local Share Account Program for the Coolbaugh Township Public Works Equipment Modernization Project

15. Controller Report

16. Current obligations

• General Fund	$ 163,933.70
• Escrow Fund	$ 1,076.26
• Sewer Fund	$ 28,085.10
• Sewer Fund	$ 475,424.17
Total Disbursements	**$ 668,519.23**

17. Authorization to Advertise Public Inspection of the 2027 Proposed Budget to be published on November 24, 2026

COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

18. Authorization Advertisement of the 2027 Re-Organizational Meeting Scheduled for Monday, January 4, 2027 at 6:00pm

19. Business Manager Comments/Updates

20. Solicitor Armstrong Comments/Updates

21. Board of Supervisors Executive Sessions

22. Adjournment

2

Coolbaugh Township Board of Supervisors
Regular Meeting Minutes
November 2, 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, and Lynn Kelly

Board Members Absent:
Cara Rogan

Staff Present:
Michael Tuosto - Solicitor, Erin Masker- Township Secretary, Meredith Eilber- Business Manager, and Tomas Keane- Director of Codes and Zoning

Staff Absent:
None

Veterans Day Ceremony

A Veterans Day observance included an invocation and the Pledge of Allegiance. The Board thanked VFW Post 509 for its service to veterans and the community and presented a $5,000.00 contribution. Representatives described upcoming veterans' activities, holiday meals, and community programs.

Announcements

Mr. Weimer announced that public input would be considered at the beginning of the meeting for non-agenda items, the public would be given an opportunity to speak on each agenda item, and speakers should state their name and community or city of residence.

1. Public Input

- D. Pope requested consideration of a left-turn arrow at the Route 423/Route 611 traffic signal, citing limited opportunities to turn behind. Mr. Weimer stated that the request would have to be forwarded to PennDOT, which would need to approve signal changes, and referenced possible intersection improvements. He also stated that the railroad trestle on Laurel Drive needs the sign secured.

2. Approval of minutes / notes: October 20, 2026- Regular Meeting Minutes

Ms. Ruiz-Smith made a motion seconded by Ms. Colgan to approve the October 20, 2026 Regular Meeting Minutes as written.

- **Discussion**: None.
- **Vote:** All in favor; motion passed.

3. Red Mill Holdings Letter Request for the County Assessment Office (03.3.1.2-2: T591)

Mr. Weimer made a motion seconded by Ms. Ruiz-Smith to authorize a letter to the County Assessment Office stating that the Township does not object to correcting the tax parcel identification records.

- **Discussion**: Solicitor Tuosto explained that an easement conveyed years earlier had apparently been assigned a separate tax parcel number in error. The requested correction would reflect one parcel for assessment purposes, rather than require a new subdivision or consolidation approval.
- **Vote:** All in favor; motion passed.

4. Authorization to Execute a Joint Stipulation and Motion to Adopt Consent Order: Property located at 3150 Mohawk Trail

Ms. Ruiz-Smith made a motion seconded by Mr. Weimer to authorize execution of the joint stipulation and motion to adopt the consent order.

- **Discussion**: Solicitor Tuosto explained that the property remained subject to Township conservatorship due to it being a blighted property the Township tore it down. The property owner negotiated a settlement amount in order for the lien to be removed so that they are able to sell the property. The reimbursement claim will terminate the conservatorship once the settlement amount is received by the Township. The settlement amount was identified as $9,000, reduced from an approximately $11,000 claim.
- **Vote:** All in favor; motion passed.

5. 1545 Prospect Street/ Proposed Wawa Development Earthmoving Agreement

Ms. Ruiz-Smith made a motion seconded by Ms. Colgan to authorize execution of the preliminary earthmoving agreement, subject to finalization of the security amount and required agreement exhibits in consultation with the Township Engineer and Solicitor.

- **Discussion:** John Cogan of the proposed Wawa development requested posting approximately $483,333.50 in initial security instead of a separate $250,000.00 earthmoving bond, to cover earthwork and related site/stormwater improvements. Township Engineer Daren Martocci joined by telephone, discussed the cost estimates that he is currently reviewing and supporting exhibits, confirming he was comfortable with the proposed initial security in the amount of $483.333.50. The Board reviewed the distinction between preliminary site work and subsequent vertical construction, erosion and sedimentation controls, sanitary sewer elements, PennDOT highway occupancy work, and the future full development agreement. Ms. Kelly expressed concern that all supporting exhibits and scope details should be available before approval. Mr. Martocci, Township Engineer indicated that he would make some comments relating to the unit costs related to the building construction phase. Items from the DEP review letter require clarification regarding sewer accessibility

which remains outstanding; with Ms. Eilber stating that she has forwarded the letter received to our WWTP Engineer.

- **Vote:** 3–1–0 , motion passed. (Ms. Kelly opposed)

6. Authorize Execution of the Two-Year Contract with Penn Strategies for Grant Writing Services

Mr. Weimer made a motion seconded by Ms. Colgan to authorize execution of the two-year contract with Penn Strategies for grant writing services.

- **Discussion:** Ms. Ruiz-Smith stated that they are doing a great job.
- **Vote:** All in favor ; motion passed.

7. Authorize Annual Advertisement of Vacancies on Committees and Commissions

Ms. Colgan made a motion seconded by Mr. Weimer to authorize the annual advertisement of vacancies on Township committees and commissions.

- **Discussion**: None.
- **Vote:** All in favor; motion passed.

8. Current obligations

• General Fund	$ 503,801.18
• Escrow Fund	$ 40,622.97
• Sewer Fund	$ 9,983.60
Total Disbursements	**$ 554,407.75**

Ms. Colgan made a motion seconded by Ms. Ruiz-Smith to approve current obligations totaling $554,407.75.

- **Discussion**: None.
- **Vote:** All in favor; motion passed

9. Business Manager Comments/Updates

- Ms. Eilber stated that Ann Shincovich requested temporary removal of the outdoor Keystone display for touch-ups and resealing. The Board discussed displaying it indoors, potentially at the Historical Society museum, during winter. Ms. Eilber stated that she will coordinate with the Historical Society regarding a suitable location.
- She reminded the Board that Thursday's executive session for the budget concerning wages is scheduled for 6:30pm ; she will be emailing the packet to the Board tomorrow.

10. Solicitor Tuosto Comments/Updates

- Solicitor Tuosto relayed that the proposed Data Center Ordinance revisions were being finalized for presentation at the next meeting. An intergovernmental agreement concerning a comprehensive plan was also expected for the next meeting.
- Mr. Weimer asked Mr. Martocci, Township Engineer to coordinate the phasing of the stormwater-related project in Pocono Farms to support future grant applications; he agreed to follow up.

11. Board of Supervisors Executive Sessions

- Thursday, November 5, 2026 at 6:30pm Re: Budget/Wages

12. Adjournment

Ms. Colgan made a motion seconded by Ms. Ruiz-Smith to adjourn the meeting at 7:14pm.

- **Vote:** All in favor, motion passes.

Meetings are held at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, PA 18466. Next Regular Board Meeting: Tuesday, November 17, 2026 at 6:00pm.

Submitted by _____ Date _____

Erin Masker, Township Secretary

Witnessed by _____ Date _____

William Weimer, Chairman

3

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOTAL ENFORCEMENT														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	996	952	949	968	1149	1233	1338	1438	1151	1057			11231	1056	11000
Complaints	*890*	*856*	*867*	*901*	*1070*	*1147*	*1232*	*1326*	*1073*	*971*			*10333*	*945*	*10105*
Accidents	*106*	*96*	*82*	*67*	*79*	*86*	*106*	*112*	*78*	*86*			*898*	*111*	*895*
Criminal Arrests	57	39	49	65	59	68	73	60	78	62			610	59	633
Traffic Arrests	113	78	164	141	174	102	135	145	161	75			1288	147	1819
Vehicle Code Warnings	116	113	220	162	157	69	150	203	172	87			1449	164	2327
Ordinance Arrests	20	17	38	47	9	26	28	26	20	38			269	9	164

Total Hours													
Patrol	2101.49	1902.16	2259.62	1946.96	1848.66	2045.53	1950.16	1997.35	1801.81	2001.49			19855.23
Investigation	1425.94	1655.20	1515.76	1516.45	1551.98	1663.32	1656.67	1753.46	1545.27	1504.09			15788.14
Paperwork	325.43	337.42	327.23	298.23	287.33	269.85	326.38	384.36	375.67	223.70			3155.60
Court	138.52	122.28	110.23	104.87	147.00	180.92	159.86	150.61	154.72	96.98			1365.99
Assigned	3074.62	2364.94	2853.16	2972.49	3231.03	2679.37	2972.93	2780.22	2961.52	3239.75			29130.03
Total Actual Time	7066.00	6382.00	7066.00	6839.00	7066.00	6839.00	7066.00	7066.00	6838.99	7066.01			69294.99

Assigned Time													
Training	623.37	337.16	567.90	663.25	516.27	608.02	591.81	454.34	734.13	689.00			5785.25
Assists	0.93	0.67	7.87	0.00	9.11	72.74	1.50	7.93	3.08	25.79			129.62
Admin	2450.32	2027.11	2277.39	2309.24	2705.65	1998.62	2379.62	2317.95	2224.32	2524.95			23215.17
Total	3074.62	2364.94	2853.16	2972.49	3231.03	2679.38	2972.93	2780.22	2961.53	3239.74			29130.04

ACTIVITY OUTSIDE JURISDICTION (Included In Totals Above)													YTD
Calls Outside our Jurisdiction	2	2	1	1	2	3	1	5	6	10			33
Arrests Outside our Jurisdiction	1	0	0	1	1	0	0	2	0	1			6
Traffic Arrests	0	1	1	0	0	0	0	0	0	0			2
Vehicle Code Warnings	1	0	3	1	1	0	0	1	0	0			7
Ordinance Arrests	0	0	0	0	0	0	0	0	0	0			0

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

COOLBAUGH TOWNSHIP

Enforcement														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	402	375	376	390	445	478	503	460	468	437			4334	418	4171
Complaints	*368*	*347*	*355*	*373*	*425*	*449*	*473*	*430*	*451*	*409*			4080	*386*	*3905*
Accidents	*34*	*28*	*21*	*17*	*20*	*29*	*30*	*30*	*17*	*28*			254	*32*	*266*
Criminal Arrests	*27*	*16*	*27*	*27*	*19*	*22*	*50*	*11*	*20*	*22*			241	33	223
Traffic Arrests	27	16	18	42	45	27	46	36	42	20			319	39	527
Vehicle Code Warnings	28	18	48	34	49	16	42	41	50	21			347	47	663
Ordinance Arrests	5	5	10	3	1	0	3	0	1	19			47	2	24

Hours Breakdown													
Patrol	686.28	556.69	647.75	496.11	492.30	550.37	593.07	604.88	567.17	668.93			5863.55
Investigation	578.28	774.52	628.92	643.91	660.54	938.50	698.06	683.84	641.88	578.93			6827.38
Paperwork	150.52	137.16	152.15	137.32	119.43	133.27	133.85	107.33	154.72	105.17			1330.92
Court	53.25	39.78	45.59	44.36	44.15	104.59	54.91	31.89	27.51	32.95			478.98
Assigned	1159.44	891.82	1075.93	1120.93	1218.42	1010.39	1121.09	1048.42	1116.79	1221.71			10984.94

Hours Actual vs Purchased													
Total Actual Time	2627.77	2399.97	2550.34	2442.63	2534.84	2737.12	2600.98	2476.36	2508.07	2607.69			25485.77
Hours Purchased	2664.59	2406.65	2664.59	2578.99	2664.59	2578.99	2664.59	2664.59	2578.99	2664.59			26131.14
Hours Over/Under	-36.82	-6.68	-114.25	-136.36	-129.75	158.13	-63.61	-188.23	-70.92	-56.90			-645.37

Hours Over/Under Balance YTD												
Cumulative Carry Over	321.03											
Current O/U	284.21	277.53	163.28	26.92	-102.82	55.31	-8.30	-196.53	-267.45	-324.34		

Percentage of Hours												
% Actual	37.19%	37.61%	36.09%	35.72%	35.87%	40.02%	36.81%	35.05%	36.67%	36.90%		
% Purchased	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%		
% Over/Under	**-0.52%**	**-0.10%**	**-1.62%**	**-1.99%**	**-1.84%**	**2.31%**	**-0.90%**	**-2.66%**	**-1.04%**	**-0.81%**		

OCTOBER 2026

1 Classification of Offenses **PART I 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
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	1	-	1	-	-
A. Firearm	31			-		
B. Knife or cutting instrument	32			-		
C. Other Dangerous Weapon	33			-		
D. Strong Arm(hands, feet, etc.)	34	1		1		
04. ASSAULT Total	40	14	-	14	8	1
A. Firearm	41			-		
B. Knife or cutting instrument	42	2		2	1	
C. Other Dangerous Weapon	43			-		
D. Hands, fist, feet, etc.	44	3		3	1	
E. Other Assaults-Not aggravated	45	9		9	6	1
05. BURGLARY Total	50	6	-	6	-	-
A. Forcible Entry	51	3		3		
B. Unlawful Entry-No force	52	3		3		
C. Attempted forcible entry	53			-		
06. LARCENY - THEFT (except motor vehicle theft)	60	17	1	16	4	
07. MOTOR VEHICLE THEFT Total	70	1	-	1	-	-
A. Autos	71	1		1		
B. Trucks and Buses	72			-		
C. Other Vehciles	73			-		
09. ARSON	90			-		
TOTAL PART I OFFENSES	77	40	1	39	12	1

OCTOBER 2026

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	11		11	2	
120. Embezzlement			-		
130. Stolen Prop., Rec.,Possess.,Buying			-		
140. Vandalism	6		6	1	
150. Weapons, Carrying, Possess, etc.	2		2	1	
160. Prostitution and Commercialized Vice			-		
170. Sex Offenses (except 02 and 160)	10		10	3	
180. Drug Abuse Violations Total	18	-	18	10	4
Sale/mfg. 18A. Opium-Cocaine	4		4	2	
18B. Marijuana	1		1	1	
18C. Synthetic	2		2	1	
18D. Other			-		
Possession 18E. Opium-Cocaine			-		
18 F. Marijuana	4		4	3	2
18G. Synthetic	6		6	3	2
18H. Other	1		1		
190. Gambling Total	-	-	-	-	-
19A. Book Making	-		-		
19B. Numbers. Etc.	-		-		
19C. Other	-		-		
200. Offenses Against Family & Children	9	1	8	1	
210. Driving Under the Influence	1		1		
220. Liquor Laws			-		
230. Drunkenness	4		4	3	
240. Disorderly Conduct	42	3	39	29	1
250. Vagrancy			-		
260. All Other Offenses (except traffic)	34	3	31	16	
TOTAL PART II OFFENSES	137	7	130	66	5

Pocono Mountain Regional Police UCR Crime Stats
October 2026

	DEPART TOTAL	TOBY	TUNK	BORO	COOL	BAR	OUT	SRO
Homicide	0	0	0	0	0	0	0	0
Rape	1	0	1	0	0	0	0	0
Robbery	1	0	0	0	1	0	0	0
Assaults	12	0	1	2	9	0	0	2
Burglary	6	2	0	1	3	0	0	0
Larceny - Thefts	16	4	1	2	8	0	1	1
Stolen Vehicles	0	0	0	0	0	0	0	0
Arson	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0
Fraud	11	5	1	2	1	2	0	0
Embezzlement	0	0	0	0	0	0	0	0
Stolen Property	0	0	0	0	0	0	0	0
Vandalism	6	0	0	0	5	1	0	0
Weapons	10	0	0	2	6	0	2	7
Prostitution	0	0	0	0	0	0	0	0
Sex Offenses	10	0	1	2	7	0	0	0
Drug Violations	11	0	3	0	6	0	2	7
Gambling	0	0	0	0	0	0	0	0
Offenses Family	7	0	1	1	5	0	0	2
DUI	1	1	0	0	0	0	0	0
Liquor Laws	0	0	0	0	0	0	0	0
Drunkeness	4	0	0	2	2	0	0	0
Disorderly Conducts	41	14	4	11	8	4	0	1
All Others	34	9	5	4	13	2	1	0
UCR TOTALS	171	35	18	29	74	9	6	20

Domestics	80	17	10	8	37	8	0	0

MOUNT POCONO BOROUGH
Larceny - Thefts Breakdown 2026

	TOTAL	RESIDENTIAL	COMMERCIAL
January	11	0	11
February	9	1	8
March	6	0	6
April	12	0	12
May	13	1	12
June	8	1	7
July	11	0	11
August	10	2	8
September	11	1	10
October	2	0	2
November	0		
December	0		
2026 Total	93	6	87

Walmart - 2

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOBYHANNA TOWNSHIP

Enforcement	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	2025 OCT	2025 Prior YTD
Total Calls	250	237	244	256	283	314	319	356	287	259			2805	251	2781
Complaints	*226*	*216*	*213*	*239*	*266*	*287*	*291*	*325*	*260*	*233*			*2556*	*216*	*2555*
Accidents	*24*	*21*	*31*	*17*	*17*	*27*	*28*	*31*	*27*	*26*			*249*	*35*	*226*
Criminal Arrests	*15*	*9*	*9*	*13*	*11*	*12*	*8*	*14*	*20*	*9*			120	9	157
Traffic Arrests	*25*	*19*	*54*	*41*	*55*	*31*	*30*	*41*	52	22			370	32	470
Vehicle Code Warnings	*37*	*29*	*71*	*56*	*26*	*20*	*53*	*49*	48	43			432	42	701
Ordinance Arrests	*1*	*1*	*3*	*4*	*0*	*0*	*5*	*0*	*0*	*0*			14	2	10

Hours Breakdown													
Patrol	824.50	806.67	924.20	762.11	803.37	699.35	772.65	778.40	760.82	869.86			8001.93
Investigation	332.73	366.99	310.41	460.04	389.25	300.90	370.00	363.95	349.55	349.46			3593.28
Paperwork	84.70	80.07	66.18	63.63	47.64	79.60	64.63	98.48	68.04	41.91			694.88
Court	31.42	16.50	10.46	43.65	45.74	25.48	36.57	47.58	45.55	15.10			318.05
Assigned	942.37	724.85	874.49	911.07	990.31	821.23	911.20	852.14	907.71	992.98			8928.35

Hours Actual vs Purchased													
Total Actual Time	2215.72	1995.08	2185.74	2240.50	2276.31	1926.56	2155.05	2140.55	2131.67	2269.31			21536.49
Hours Purchased	2165.73	1956.08	2165.73	2096.15	2165.73	2096.15	2165.73	2165.73	2096.15	2165.73			21238.92
Hours Over/Under	49.99	39.00	20.01	144.35	110.58	-169.59	-10.68	-25.18	35.52	103.58			297.57

Hours Over/Under Balance YTD												
Cumulative Carry Over	-122.82											
Current O/U	-72.83	-33.83	-13.82	130.53	241.11	71.51	60.83	35.66	71.17	174.75		

Percentage of Hours												
% Actual	31.36%	31.26%	30.93%	32.76%	32.21%	28.17%	30.50%	30.29%	31.17%	32.12%		
% Purchased	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%		
% Over/Under	0.71%	0.61%	0.28%	2.11%	1.56%	-2.48%	-0.15%	-0.36%	0.52%	1.47%		

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

MOUNT POCONO BOROUGH

Enforcement														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	164	159	166	139	137	171	230	208	189	151			1714	177	1831
Complaints	*134*	*133*	*149*	*119*	*113*	*151*	*201*	*173*	*169*	*133*			*1475*	*151*	*1587*
Accidents	*30*	*26*	*17*	*20*	*24*	*20*	*29*	*35*	*20*	*18*			*239*	*26*	*244*
Criminal Arrests	*10*	*11*	*11*	*12*	*10*	*9*	*7*	*11*	*25*	*12*			118	9	133
Traffic Arrests	37	29	55	39	59	33	42	53	56	26			429	33	612
Vehicle Code Warnings	35	48	51	31	56	22	46	57	63	14			423	38	662
Ordinance Arrests	*14*	*11*	*25*	*40*	*8*	*26*	*19*	*24*	*19*	*17*			203	4	125

Hours Breakdown													
Patrol	230.07	245.31	287.60	221.22	202.37	169.23	282.83	249.67	251.52	170.23			2310.05
Investigation	240.83	144.64	174.55	138.93	156.53	137.44	178.35	194.53	240.03	289.10			1894.93
Paperwork	43.55	82.38	68.49	39.56	40.37	22.85	81.1	58.32	95.26	37.62			569.50
Court	41.85	42.15	40.68	9.20	19.82	28.28	37.47	59.22	28.76	35.59			343.02
Assigned	385.86	296.80	358.07	373.05	405.49	336.26	373.10	348.92	371.67	406.59			3655.81

Hours Actual vs Purchased													
Total Actual Time	942.16	811.28	929.39	781.96	824.58	694.06	952.85	910.66	987.24	939.13			8773.31
Hours Purchased	886.78	800.94	886.78	858.29	886.78	858.29	886.78	886.78	858.29	886.78			8696.52
Hours Over/Under	55.38	10.34	42.61	-76.33	-62.20	-164.23	66.07	23.88	128.95	52.35			76.79

Hours Over/Under Balance YTD												
Cumulative Carry Over	5.05											
Current O/U	60.43	70.77	113.37	37.04	-25.16	-189.40	-123.33	-99.46	29.49	81.84		

Percentage of Hours												
% Actual	13.33%	12.71%	13.15%	11.43%	11.67%	10.15%	13.48%	12.89%	14.44%	13.29%		
% Purchased	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%		
% Over/Under	0.78%	0.16%	0.60%	-1.12%	-0.88%	-2.40%	0.93%	0.34%	1.89%	0.74%		

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TUNKHANNOCK TOWNSHIP

Enforcement	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	2025 OCT	2025 Prior YTD
Total Calls	115	117	108	117	168	183	153	322	113	112			1508	122	1341
Complaints	*105*	*104*	*98*	*110*	*158*	*176*	*141*	*313*	*104*	*105*			*1414*	*113*	*1252*
Accidents	*10*	*13*	*10*	*7*	*10*	*7*	*12*	*9*	*9*	*7*			*94*	*9*	*89*
Criminal Arrests	*3*	*1*	*1*	*7*	*10*	*3*	*5*	*19*	*9*	*3*			61	5	77
Traffic Arrests	13	9	17	3	4	8	11	15	8	3			91	10	69
Vehicle Code Warnings	10	11	27	12	10	8	3	54	6	7			148	13	158
Ordinance Arrests	0	0	0	0	0	0	0	0	0	1			1	0	0

Hours Breakdown													
Patrol	183.10	146.13	179.19	174.25	139.25	506.18	103.44	252.63	128.98	86.50			1899.65
Investigation	170.83	249.95	308.07	149.47	156.41	205.39	257.36	417.09	149.61	150.40			2214.58
Paperwork	29.08	17.87	22.33	33.50	44.04	26.60	25.40	104.31	33.62	30.38			367.13
Court	10.00	13.60	8.75	1.08	8.50	5.64	14.91	5.92	16.93	13.34			98.67
Assigned	335.44	258.01	311.28	324.30	352.51	292.32	324.35	303.32	323.10	353.46			3178.09

Hours Actual vs Purchased													
Total Actual Time	728.45	685.56	829.62	682.60	700.71	1036.13	725.46	1083.27	652.24	634.08			7758.12
Hours Purchased	770.90	696.28	770.90	746.13	770.90	746.13	770.90	770.90	746.13	770.90			7560.08
Hours Over/Under	-42.45	-10.72	58.72	-63.53	-70.19	290.00	-45.44	312.37	-93.89	-136.82			198.04

Hours Over/Under Balance YTD												
Cumulative Carry Over	-102.43											
Current O/U	-144.88	-155.60	-96.88	-160.41	-230.60	59.39	13.95	326.32	232.43	95.61		

Percentage of Hours												
% Actual	10.31%	10.74%	11.74%	9.98%	9.92%	15.15%	10.27%	15.33%	9.54%	8.97%		
% Purchased	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%		
% Over/Under	**-0.60%**	**-0.17%**	**0.83%**	**-0.93%**	**-0.99%**	**4.24%**	**-0.64%**	**4.42%**	**-1.37%**	**-1.94%**		

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

BARRETT TOWNSHIP

Enforcement	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	2025 OCT	2025 Prior YTD
Total Calls	63	62	54	65	114	84	132	87	88	88			837	88	876
Complaints	*55*	*54*	*51*	*59*	*107*	*81*	*125*	*80*	*83*	*82*			*777*	*79*	*806*
Accidents	*8*	*8*	*3*	*6*	*7*	*3*	*7*	*7*	*5*	*6*			*60*	*9*	*70*
Criminal Arrests	*1*	*2*	*1*	*5*	*8*	*22*	*3*	*3*	*4*	*1*			50	3	43
Traffic Arrests	11	4	19	16	11	3	6	0	3	4			77	33	141
Vehicle Code Warnings	5	7	20	28	15	3	6	1	5	2			92	24	143
Ordinance Arrests	0	0	0	0	0	0	1	2	0	1			4	1	5

Hours Breakdown													
Patrol	177.54	147.36	220.88	293.27	211.37	120.40	198.17	111.77	93.32	205.97			1780.05
Investigation	103.27	119.10	93.81	124.10	189.25	81.09	152.90	94.05	164.20	136.20			1257.97
Paperwork	17.58	19.94	18.08	24.22	35.85	7.53	21.40	15.92	24.03	8.62			193.17
Court	2.00	10.25	4.75	6.58	28.79	16.93	16.00	6.00	35.97	0.00			127.27
Assigned	251.50	193.45	233.39	243.15	264.30	219.17	243.19	227.42	242.25	265.01			2382.83

Hours Actual vs Purchased													
Total Actual Time	551.89	490.10	570.91	691.32	729.56	445.12	631.66	455.16	559.77	615.80			5741.29
Hours Purchased	578.00	522.05	578.00	559.43	578.00	559.43	578.00	578.00	559.43	578.00			5668.33
Hours Over/Under	-26.11	-31.95	-7.09	131.89	151.56	-114.31	53.66	-122.84	0.34	37.80			72.96

Hours Over/Under Balance YTD												
Cumulative Carry Over	-101.19											
Current O/U	-127.30	-159.25	-166.34	-34.45	117.12	2.81	56.47	-66.37	-66.03	-28.23		

Percentage of Hours												
% Actual	7.81%	7.68%	8.08%	10.11%	10.32%	6.51%	8.94%	6.44%	8.18%	8.71%		
% Purchased	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%		
% Over/Under	**-0.37%**	**-0.50%**	**-0.10%**	**1.93%**	**2.14%**	**-1.67%**	**0.76%**	**-1.74%**	**0.00%**	**0.53%**		

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

ASSISTS														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Ambulance Assists	21	19	23	15	28	20	43	26	19	18			232	24	218
Fire Assists	3	10	2	3	6	4	4	3	3	7			45	5	45
Assist to other Agencies	8	13	9	8	9	16	5	12	11	13			104	10	12
Bethlehem PD		1								1					
Monroe County DA		1								1					
New Jersey State Police				1		1				1					
Stroud PSP	3	3				2	2	1	1	1					
Virginia State Police										1					
ingwood Borough Police Department										1					
PSP Honesdale										1					
PSP Blooming Grove										1					
Monroe County Probation										1					
Pocono Twp	1	2		2	1		1	1	1	2					
NYPD										2					

TOWNSHIP MONTHLY ACTIVITY REPORT

October 2026 Dispatch Report

TOTAL RESPONSE VOLUME						
	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
MUNICIPALITY	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
BARRETT TWP	47	473	46	530	2.17%	-10.8%
COOLBAUGH TWP	259	2691	247	2298	4.86%	17.1%
MT POCONO BORO	57	627	55	655	3.64%	-4.3%
PARADISE TWP	53	486	50	436	6.00%	11.5%
PRICE TWP	28	247	19	251	47.37%	-1.6%
TOBYHANNA TWP	118	1189	157	1290	-24.84%	-7.8%
TUNKHANNOCK TWP	32	328	35	327	-8.57%	0.3%
TOTALS - INSIDE SERVICE AREA	594	6041	609	5787	-2.5%	4.4%
Outside Primary SVC Area						
CHESTNUT HILL TWP	4	11	0	14		-21.4%
EAST STROUDSBURG	0	9	0	7		28.6%
HAMILTON/ROSS	0	3	0	4		-25.0%
POCONO TWP	18	246	18	238	0%	3.4%
LEMAN	0	0	0	0		
JACKSON TWP	3	24	1	21	200%	14.3%
PIKE COUNTY/WAYNE	2	19	7	29	-71%	-34.5%
POLK TWP	0	1	1	4	-100%	-75.0%
MIDDLE SMITHFIELD TWP.	1	10	0	24		-58.3%
STROUDSBURG BORO/DEL/GAP	1	15	2	29	-50%	-48.3%
OUTSIDE MONROE CO	4	13	0	17		-23.5%
TOTAL OUTSIDE PRIMARY AREA	33	351	29	387	14%	-9.3%
GRAND TOTAL	627	6392	638	6174	-1.72%	3.53%
NON-EMERG TRANSPORTS	44	555	60	690	-27%	-19.6%

FOR STATION 8 LVHN 2/3

CALLS COVER BY OTHER AGENCIES

	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
CALLS COVERED BY	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
LAKE HARMONY/CARBON	0	1	0	4		-75.0%
BUSHKILL/MARSHALLS/LEMAN	10	61	5	45	100%	35.6%
LVHN / WINDGAP	8	75	7	75	14%	0.0%
ST LUKES	20	208	19	186	5%	11.8%
SUBURBAN	4	64	5	47	-20%	36.2%
LACKAWANA/LUZERNE/GOULDS	3	9	0	6		50.0%
TAD/ VMAC	0	25	7	63	-100%	-60.3%
GRAND TOTAL	45	443	43	426	4.65%	3.99%

ALS ASSIST TO OTHER AGENCIES

	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
UNITS RECEIVING ASSIST	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
BUSHKILL AMBULANCE	0	4	0	2		100.0%
ST LUKES	0	8	3	6	-100%	33.3%
GOULDSBORO	1	1	0	0		
LAKE HARMONY/PENN/WHITE H	0	1	0	0		
MARSHALL CREEK STATION 5	0	3	3	7	-100%	-57.1%
NEWFOUNDLAND/TAFTON/LACK	1	9	2	6	-50%	50.0%
PROMISE LAND /HAMLIN/HEM	0	0	0	0		
TAD/ VMAC	0	5	2	23	-100%	-78.3%
LVHN /WIND GAP BLS/SUBURBA	0	0	1	8	-100%	-100.0%
GRAND TOTAL	2	31	11	52	-81.82%	-40.38%

ALS ASSIST RECEIVED FROM OTHER ANGENCIES

	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
UNITS PROVIDING ASSIST	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
ST LUKES	3	29	1	11	200%	163.6%
LVHN	3	8	0	4		100.0%
SUBURBAN ALS	1	6	2	5	-50%	20.0%
GRAND TOTAL	7	31	3	20	133.33%	55.00%

Coolbaugh Twp. Vol. Fire Co.	October 2026
Total Calls for the Month: 45	**Total Calls YTD: 468**
Dispatched in Coolbaugh for the Month: 43	Dispatched in Coolbaugh YTD: 450
Dispatched Mutual Aid for the Month: 2	Dispatched Mutual Aid YTD: 18
Total Incident Hours: 51.70	Total Man Hours (Calls) YTD: 614.41
Total Training Hours: 96.68	Training Hours YTD: 704.80
Total Man Hours Business: 146.25	Total Man Hours Business YTD: 719.53
Total Hours for Month: 294.63	Total Hours YTD: 2,038.74

Monthly Call Breakdown	
Call Type	
Automatic Fire / CO Alarm	**15**
Lift Assist / EMS Assist / MedEvac	**2**
Odor / Smoke Investigation	**0**
Hazmat / Carbon Monoxide	**3**
Motor Vehicle Crash	**11**
Motor Vehicle Crash w/ Entrapment	**1**
Residential Structure Fire	**10**
Commercial Structure Fire	**0**
Vehicle Fire	**1**
Vegetation / Brush Fire	**1**
Other Type of Fire	**0**
Traffic Control Only	**0**
Wires Down / Tree on Wires / Tree Across Road	**0**
Mutual Aid to Other Municipality	**0**
Search / Water / Tech Rescue	**0**
Special Type of Incident / All Other (see below)	**1**
Non-Emergent Complaints / Police Assist	
Total Calls for October	**45**

Average # of firefighters per call:____3.7_____
Total Calls in 2026: ____468_____

Coolbaugh Twp. Vol. Fire Co.	Q3 2026
Total Calls for the Quarter: 173	**Total Calls YTD: 423**
Dispatched in Coolbaugh for Q3: 171	Dispatched in Coolbaugh YTD: 407
Dispatched Mutual Aid for Q3: 2	Dispatched Mutual Aid YTD: 16
Total Incident Hours: 256.04	Total Man Hours (Calls) YTD: 562.71
Total Training Hours: 239.23	Training Hours YTD: 608.12
Total Man Hours Business: 249.53	Total Man Hours Business YTD: 573.28
Total Hours for Q3: 744.80	Total Hours YTD: 1,744.11

Quarterly Call Breakdown	
Call Type	
Automatic Fire / CO Alarm	**81**
Lift Assist / EMS Assist / MedEvac	**15**
Odor / Smoke Investigation	**1**
Hazmat / Carbon Monoxide	**6**
Motor Vehicle Crash	**23**
Motor Vehicle Crash w/ Entrapment	**2**
Residential Structure Fire	**12**
Commercial Structure Fire	**0**
Vehicle Fire	**1**
Vegetation / Brush Fire	**4**
Other Type of Fire	**3**
Traffic Control Only	**0**
Wires Down / Tree on Wires / Tree Across Road	**1**
Mutual Aid to Other Municipality	**2**
Search / Water / Tech Rescue	**1**
Special Type of Incident / All Other (see below)	**21**
Non-Emergent Complaints / Police Assist	
Total Calls for Q3	**173**

Average # of firefighters per call: 4.8
Total Calls in 2026: 423

Coolbaugh Twp. Vol. Fire Co.	September 2026
Total Calls for the Month: 52	**Total Calls YTD: 423**
Dispatched in Coolbaugh for the Month: 52	Dispatched in Coolbaugh YTD: 407
Dispatched Mutual Aid for the Month: 0	Dispatched Mutual Aid YTD: 16
Total Incident Hours: 77.37	Total Man Hours (Calls) YTD: 562.71
Total Training Hours: 64.78	Training Hours YTD: 608.12
Total Man Hours Business: 52.18	Total Man Hours Business YTD: 573.28
Total Hours for Month: 194.33	Total Hours YTD: 1,744.11

Monthly Call Breakdown	
Call Type	
Automatic Fire / CO Alarm	**26**
Lift Assist / EMS Assist / MedEvac	**3**
Odor / Smoke Investigation	**1**
Hazmat / Carbon Monoxide	**2**
Motor Vehicle Crash	**5**
Motor Vehicle Crash w/ Entrapment	**1**
Residential Structure Fire	**6**
Commercial Structure Fire	**0**
Vehicle Fire	**0**
Vegetation / Brush Fire	**0**
Other Type of Fire	**3**
Traffic Control Only	**0**
Wires Down / Tree on Wires / Tree Across Road	**0**
Mutual Aid to Other Municipality	**0**
Search / Water / Tech Rescue	**1**
Special Type of Incident / All Other (see below)	**4**
Non-Emergent Complaints / Police Assist	
Total Calls for September	**52**

Average # of firefighters per call:____4.8_____

Total Calls in 2026: ____423_____

Coolbaugh Twp. Vol. Fire Co.	August 2026
Total Calls for the Month: 70	**Total Calls YTD: 371**
Dispatched in Coolbaugh for the Month: 69	Dispatched in Coolbaugh YTD: 355
Dispatched Mutual Aid for the Month: 1	Dispatched Mutual Aid YTD: 16
Total Incident Hours: 82.42	Total Man Hours (Calls) YTD: 485.34
Total Training Hours: 96.33	Training Hours YTD: 543.34
Total Man Hours Business: 91.00	Total Man Hours Business YTD: 521.10
Total Hours for Month: 269.75	Total Hours YTD: 1,549.78

Monthly Call Breakdown	
Call Type	
Automatic Fire / CO Alarm	**30**
Lift Assist / EMS Assist / MedEvac	**6**
Odor / Smoke Investigation	**0**
Hazmat / Carbon Monoxide	**2**
Motor Vehicle Crash	**14**
Motor Vehicle Crash w/ Entrapment	**0**
Residential Structure Fire	**1**
Commercial Structure Fire	**0**
Vehicle Fire	**1**
Vegetation / Brush Fire	**2**
Other Type of Fire	**0**
Traffic Control Only	**0**
Wires Down / Tree on Wires / Tree Across Road	**1**
Mutual Aid to Other Municipality	**1**
Search / Water / Tech Rescue	**0**
Special Type of Incident / All Other (see below)	**12**
Non-Emergent Complaints / Police Assist	
Total Calls for August	**70**

Average # of firefighters per call: 3.7

Total Calls in 2026: 371

Coolbaugh Twp. Vol. Fire Co.	July 2026
Total Calls for the Month: 51	**Total Calls YTD: 301**
Dispatched in Coolbaugh for the Month: 50	Dispatched in Coolbaugh YTD: 286
Dispatched Mutual Aid for the Month: 1	Dispatched Mutual Aid YTD: 15
Total Incident Hours: 96.25	Total Man Hours (Calls) YTD: 402.92
Total Training Hours: 78.12	Training Hours YTD: 447.01
Total Man Hours Business: 106.35	Total Man Hours Business YTD: 430.1
Total Hours for Month: 280.72	Total Hours YTD: 1,280.03

Monthly Call Breakdown	
Call Type	
Automatic Fire / CO Alarm	**25**
Lift Assist / EMS Assist / MedEvac	**6**
Odor / Smoke Investigation	**0**
Hazmat / Carbon Monoxide	**2**
Motor Vehicle Crash	**4**
Motor Vehicle Crash w/ Entrapment	**1**
Residential Structure Fire	**5**
Commercial Structure Fire	**0**
Vehicle Fire	**0**
Vegetation / Brush Fire	**2**
Other Type of Fire	**0**
Traffic Control Only	**0**
Wires Down / Tree on Wires / Tree Across Road	**0**
Mutual Aid to Other Municipality	**1**
Search / Water / Tech Rescue	**0**
Special Type of Incident / All Other (see below)	**5**
Non-Emergent Complaints / Police Assist	
Total Calls for July	**51**

Average # of firefighters per call:____3.9_____
Total Calls in 2026: ____301_____

Fire Company: **Gouldsboro Vol Fire Co** Month: October 2026

Total Monthly Calls: 30 **Total Calls YTD: 200**

Total dispatched in Coolbaugh MTD: 5 Total dispatched in Coolbaugh YTD: 38

Total Mutual Aid Calls to Other Townships: 15

Total Man Hours (Calls) Month: 78.5
Training Hours Month: 174
Total Man Hours Business Month: 284
Total Hours MTD: 536.5

Total Man Hours (Calls) YTD: 723.5
Training Hours YTD: 1238.5
Total Man Hours Business YTD: 4760
Total Hours YTD: 6722

Monthly Call Breakdown Report

Call Type	# per Month
Automatic Alarm	5
Dwelling Fire	
Fire, other	
Extrication	
Hazmat	1
Lift Assist/EMS Assist/ Medivac Landing	3
Mutual Aide	15
CO Alarm/Investigation	1
Odor Investigation - remove smoke	1
Structure (Commercial) Fire	
Traffic Control Only	
Vegetation (Brush) Fire	1
Vehicle Accident	2
Vehicle Fire	
Wires Down/ Tree on Wires/ Tree Across Road	
Special Type of incident	1
Total Calls per Month	**30**

Average #firefighters per call: 4.5

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.

Pocono Summit VFC Oct-26

Total Monthly Calls: 22 **273**

Tobyhanna 15 **Tobyhanna** **165**

Total Mutual Aid Calls to Other Townships:

Total dispatched in MTD:		Total dispatched in YTD:	
Coolbaugh	5	Coolbaugh	75
Mt.Pocono	0	Mt.Pocono	1
Pocono	1	Pocono	23
Tunk	0	Tunk	7
other	0	other	1

Total Man Hours (Calls) Month: 103 Total Man Hours (Calls) YTD: 1,016

Training Hours Month: 60 Training Hours YTD: 455

Total Man Hours Business Month: 285 otal Man Hours Business YTD: 1,697

Total Hours MTD: 448 Total Hours YTD: 3,168

Monthly Call Breakdown Report

Call Type	# per Month	
Automatic Alarm	6	68
Dwelling Fire	2	31
Fire, other	0	3
Extrication	0	9
Hazmat	0	0
Lift Assist/EMS Assist/ Medivac Landing	1	11
Severe Weather	0	2
Odor Investigation - remove smoke	1	24
Structure (Commercial) Fire	0	0
Traffic Control Only	0	1
Vegetation (Brush) Fire	0	9
Vehicle Accident	5	58
Vehicle Fire	4	20
Wires Down/ Tree on Wires/ Tree Across Road	0	5
Special Type of incident	3	32
Total Calls per Month	**22**	**273**

Average # of firefighters per call **11**

4

Coolbaugh Township

5520 Municipal Drive
Tobyhanna PA 18466
Phone: 570-894-8490

Permits by Type and Status 01/01/2026 to 11/13/2026

Permit Type	Submitted	Assigned	Pending	Active	Complete	Canceled	Denied
911 Code Citation	0	0	0	40	10	2	0
Alarm Permit	0	0	1	65	7	0	0
Board of Supervisors Hearing Request	1	0	0	0	0	0	0
Driveway Permit	0	0	0	25	4	4	0
Establish a Business	0	1	4	8	0	0	0
Field/Pavilion Use Request	0	0	5	16	1	0	0
Final Zoning Certificate Application	0	8	1	1	12	0	0
Land Development Permit	15	0	0	3	2	0	0
Recycling Permit	2	0	0	642	30	0	0
Road Occupancy Permit	1	0	0	7	0	0	0
Sewage Permit	3	43	14	23	10	1	1
Sewage Pumping Report Permit	0	0	1	746	19	1	0
Sewage Violation	0	0	0	0	2	0	0
Short Term Rental/Renewal Application	20	45	81	807	20	3	0
Sign Permit	0	1	0	6	0	0	0
Tenant Registration Permit	5	0	0	362	70	1	3
Zoning Hearing Board Application	7	0	0	0	8	0	0
Zoning Permit	3	20	31	419	241	18	2
Totals:	57	118	138	3,170	436	30	6

Coolbaugh Township

5520 Municipal Drive
Tobyhanna PA 18466
Phone: 570-894-8490

Permits Issued 01/01/2026 to 10/31/2026

Total Recycling Permits Issued: 718

Total Mulch Punches: 148

Total Recycle Punches: 609

Coolbaugh Township

5520 Municipal Drive
Tobyhanna PA 18466
Phone: 570-894-8490

Violation Totals 01/01/2026 to 10/31/2026

Permit Type	Submitted	Assigned	Pending	Active	Complete	Canceled
Alarm Violation	0	0	1	10	41	1
Court Citation Littering Violation	0	0	0	2	0	0
Dangerous Structure	1	0	0	6	3	0
Driveway New-Repave No Permit	0	0	0	2	0	0
Illegal Burning	0	0	0	0	1	0
Impervious Coverage Violation	0	0	0	3	4	0
No Tenant Violation	0	0	0	3	0	0
Nuisance Violation	0	0	0	31	11	0
Right of Way Violation	0	0	0	1	2	0
Septic Pumping Violation	0	0	0	63	35	0
Sewage Violation	0	0	0	0	1	0
Short Term Rental Violation	0	0	0	10	20	1
Zoning Violation	0	0	0	75	45	3
Totals:	1	0	1	206	163	5

7

CIVIL ENGINEERS & SURVEYORS

205 Rodenbach Lane
Brodheadsville, PA 18322
o 610-206-0202

COOL-26-006

October 20, 2026

Erin Masker, Township Secretary / Administrative Assistant (via email) emasker@coolbaughtwp.org

RE: 221 Pocono Road – (Parcel No. 03.5.2.54) Stormwater Management Review – Review #1

We have reviewed the above caption project. Our review was based upon the following materials submitted for the project:

1. **221 Pocono Road - Drainage Plan,** prepared by Keystone Civil Group, Inc., Project No. 5014.02526, dated August 12, 2026, consisting of the following sheets;

    A. C0.1 Cover Sheet, C1.1 Existing Conditions Plan;
    B. C2.1 Site Layout Plan, C3.1 Grading and Drainage Plan;
    C. C3.2 Profiles, C4.1 Erosion and Sediment Control Plan;
    D. D1.1 Details;
    E. D1.2 Details;
    F. D1.3 Erosion and Sediment Control Notes;
    G. D1.4 Erosion and Sediment Control Notes and Details;
    H. D1.5 Erosion and Sediment Control Details.

2. **Stormwater Report,** prepared by Keystone Civil Group, Inc., Project No. 5014.02526, dated August 12, 2026, including the project narrative, soils information, watershed identification, stormwater management calculations, PCSM calculations, drainage plan application materials, and supporting appendices.

KCE has completed a review of the above-referenced documents submitted for the proposed storage building at 221 Pocono Road. The review was performed in accordance with the requirements of Chapter 344, Stormwater Management and Earth Disturbance, and other applicable Township regulations.

Stormwater Ordinance Review Comments:

1. **344-10.B&C & 344-11.A(5) & 344.13.C** - An erosion and sedimentation control plan in accordance with the standards of PA Code Title 25 Chapter 102 shall be provided to minimize the effect of accelerated erosion from the site. An adequacy letter from the Monroe County Conservation District shall satisfy this requirement.

2. **344-10.D & 344-11.B(16)** - An NWI wetlands map has been provided in the drainage report indicating no wetlands exist on the site. The existence or non-existence of wetlands shall be prepared by a personal qualified to do so and the finding of the study shall be provided as part of the Stormwater Management Plan.

3. **344-11.A(7) & 344-13.B & 344-20.M** - A consumptive use tracking report shall be provided to Monroe County Conservation District.

4. **344-11.A(9) & 344-31** - A maintenance program for all stormwater management BMPs shall be provided for both during and after construction is complete. Required maintenance for the proposed stormwater management facilities shall be included on the grading and drainage plan. The maintenance note on the Grading and Drainage Plan shall be updated to reflect Coolbaugh Township instead of the City of Scranton.

5. **355-11.B(5) & 344-11.B(20)** - Proposed contours shall be provided on the grading and drainage plan in order to verify areas contributing to the proposed underground basin.

6. **344-11.B(19)** - Pre-construction and post-construction drainage area maps shall be provided for review including off-site contributing areas.

7. **344-11.B(22)** - Soil testing data has not been provided. The applicant is proposing and underground infiltration basin, however no soil testing data has been provided including depth to limiting conditions and measured infiltration rates.

8. **344-11.B(24) & (25) & 344-19.E** - Easements and rights-of-way for proposed stormwater controls shall be provided. The applicant is proposing to convey runoff through a pipe across the lands of N/F Brian Bolus and discharging via riprap apron along the Bolus easterly property line. An easement may be required across the land of Bolus and where stormwater discharges across property lines. Additionally, a note on the plan that indicates the responsible party for maintaining the riprap apron and drainage path to the existing swale.

9. **344-11.B(27)** - A statement signed by the Applicant acknowledging that any revision to the drainage plan must be approved by the Township and that a revised E&S plan must be approved by the Monroe County Conservation District.

10. **344-11.B(28)** - The engineer's certification of the Grading and Drainage plan shall be updated to state "I, (designer), on this date (date of signature); hereby certify that the Drainage Plan meets all design standards and criteria of the Coolbaugh Township Stormwater Management and Earth Disturbance Ordinance."

11. **344-17.A** - A schedule of inspections shall be provided.

12. **344-19.J & 344-24.A** - Where practicable and supported by soil testing data, infiltration facilities shall be required. The underground basin is identified as an infiltration basin however; the applicant has not provided soils testing data and no infiltration rate has been assigned to the basin.

13. **344-19.M** - Adequacy of downstream facilities and effect of the project on downstream properties shall be considered. Since the project proposed to discharge stormwater to an existing swale along Pocono Road, the condition, capacity, and overall adequacy of this swale to accommodate the proposed post-development discharge shall be documented and presented.

14. **344-20.A & 344.20.B** - An Existing Resource and Site Analysis Map in accordance with this section shall be provided. Buffers may be required.

15. **344-22.A & C** - The proposed underground basin proposed 1.08' of water surface elevation for the 1-year storm and 1.5' of storage under the lowest orifice (outlet pipe). A design infiltration rate has not

been proposed, it is unclear whether the proposed underground basin will be able to achieve the water quality requirements of this section (24 hour minimum drain time). Additionally, the applicant shall analyze the potential of thermal impacts since the project is located in a special protection watershed.

16. **344-24.A(4)** - Groundwater recharge and infiltration requirements calculations have not been provided.

17. **344-25.A.3** - Rate calculations have been provided for the requirements of the Brodhead/McMichael Creek Watershed B-1 subarea, upon verification, it appears the site is actually located in the B-2 District per the Monroe County Act 167 GIS Mapping Site and the subarea map utilized by the applicant is outdated. Rate calculations shall be revised for the appropriate district.

18. **344-26.C** - Tc paths shall be shown on the requested drainage area maps so that calculations can be verified.

19. **344-26.G** - For pre-development flow rate determination, undeveloped land shall be considered meadow unless natural ground cover generates a lower CN value.

20. **344-27.D** - Calculations shall be provided to verify that all stormwater conveyance facilities are capable of handling the 25-year design storm without surcharging inlets.

21. **344-27.G** - The applicant is proposing a blanket easement over the property for inspection and maintenance of stormwater management facilities. We recommend the easement language be revised to clarify that the Township has the authority, but not the obligation, to inspect and maintain stormwater management facilities located within the easement area. We recommend the Township solicitor shall be consulted on language, preparation and recording requirements of this easement.

22. **344-30.B** - A performance guarantee may be required.

23. **344-32** - A maintenance agreement in accordance with Appendix A will be required and shall be signed and recorded.

General Comments:

24. It does not appear that adequate cover is provided over the outlet pipe. In addition, the proposed flared end section is not shown on the profile. Proposed and existing grades shall be shown on both the plan and profile views to verify that adequate cover is provided over the outlet pipe and to confirm the outlet structure can be constructed as proposed.

25. The storm pipe bedding details references a surface restoration detail, however no detail can be found on the plan set.

26. All references to the "City of Scranton," "the City," or any other municipality shall be revised, as applicable, to reference Coolbaugh Township. **Conclusion:**

The submitted Drainage Plan generally demonstrates compliance with several requirements of Chapter 344, including stormwater runoff rate control, volume management, stormwater facility layout, erosion and sediment control planning, construction sequencing, and operation and maintenance provisions. However, additional information is necessary to verify compliance with the ordinance requirements pertaining to groundwater recharge, infiltration feasibility, design sequencing, and supporting technical documentation.

Accordingly, we recommend that the applicant address the comments contained herein and submit revised plans, calculations, and supporting documentation for further review.

Please provide a written response letter addressing each review comment and identifying all corresponding plan and report revisions.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.

Daren J. Martocci
Vice President

M:\Coolbaugh Township\Pocono Rd, 221 - COOL-26-006\COOL-26-006-221 Pocono Road-Review #1.docx

MONROE COUNTY
CONSERVATION DISTRICT

Conserving Natural Resources for the Future

Technical Section Tel (570) 629-3060 • Environmental Education Tel (570) 629-3061
8050 Running Valley Road • Stroudsburg, PA 18360 • Fax (570) 629-3063 • www.mcconservation.org

October 2, 2026

300 Delaware Street LLC
Patrick McLaine, P.E.
pmclaine@ksgengineers.com
318 Penn Avenue
Scranton PA, 189503

Re: Erosion and Sediment Control Plan, Review I
Zymblosky Pole Barn
Coolbaugh, Monroe County, PA
High-Quality Waters

Dear McLaine,

We have reviewed the above-mentioned Erosion and Sediment Control Plan and find it inadequate. An Amended Plan with the following revisions should be forwarded to this office.

A transmittal letter indicating where in the plans or narratives each of the following comments is addressed or additional plan revisions/corrections are proposed should be provided with your resubmission. If a complete transmittal letter is not provided, your submittal may be returned.

1. **Critical stages (i.e. installation of the infiltration bed) should be marked as such within the primary sequence of construction. Please provide additional indication to reference the specific "Critical Stage Sequence" notes as done for other portions of the sequence such as the utility trenching/installation and pipe installation.**

2. **Compost filter socks do not have a proposed diameter. Please provide the proposed diameter along with the associated slope lengths for both CFS #1 and CFS #2.**

3. **A Service fee of $400.00 is required for the review of the next submittal. Include one copy of the revised Erosion and Sediment Control Plan for review.**

The District will consider the application "received" upon receipt of the required fees. Fees may be submitted by mail to the District at 8050 Running Valley Road, Stroudsburg PA 18360 or through the MuniciPay system, which may be accessed from the District's website at www.mcconservation.org . Inadequate plans that have not been resubmitted for more than 60 days will be considered withdrawn by the applicant. No further action will be taken on the application and fees will not be refunded.

The Conservation District reviews the Erosion and Sediment Control Plan solely to determine whether it is adequate to satisfy the requirements of 25 Pa Code Chapter 102.1 et. seq., the erosion control regulations of the Department of Environmental Protection (DEP). By a determination that the plan is adequate to meet those requirements, neither the Conservation District nor the County assumes any responsibility for the implementation of the plan or the proper construction and operation of the facilities contained in the plan.

The design, structural integrity, and installation of the control measures are the responsibility of the landowner and/or earthmover. Before any construction or earth disturbance may begin, the appropriate and necessary local, state and federal permits must be secured from the agency having specific permitting authority.

A copy of the Erosion and Sediment Control Plan must be available at the site of the earth disturbance activity during construction and until the site is stabilized. All control facilities, both interim and final, must be implemented on-site as outlined in the plan.

If you have any questions regarding this review or the erosion and sediment control requirements, please visit our website at www.mcconservation.org or contact our office at 570-629-3060.

Respectfully,

Lena Campisi

Lena Campisi
Resource Conservation Specialist

cc: Coolbaugh Township Supervisors, Planning Commission, Zoning Officer
Coolbaugh Township Engineer
Monroe County Planning Commission, c/o Eric Koopman
Consultant

© ALL RIGHTS RESERVED – KEYSTONE CIVIL GROUP, INC. – ALL DESIGN DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

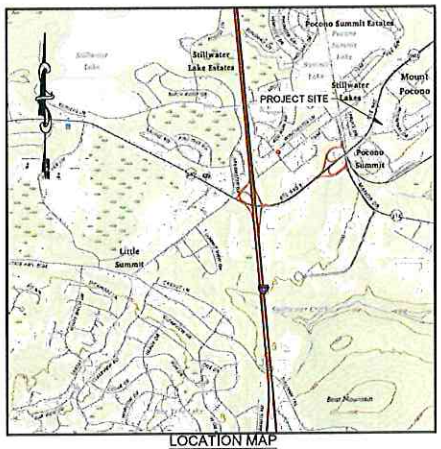
DRAINAGE PLAN/E&S PERMIT SET

FOR

221 POCONO ROAD

COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

AUGUST 12, 2026



LOCATION MAP
SCALE 1" = 2000'
GRAPHIC SCALE
1 IN = 2 000 FT
0' 2000' 4000' 6000'
SOURCE: A PORTION OF POCONO PINES PA U.S.G.S. 7.5 MIN. QUADRANGLE

Sheet List Table	
Sheet Number	Sheet Title
C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS PLAN
C2.1	SITE LAYOUT PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	PROFILES
C4.1	EROSION AND SEDIMENT CONTROL PLAN
D1.1	DETAILS
D1.2	DETAILS
D1.3	EROSION AND SEDIMENT CONTROL NOTES
D1.4	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
D1.5	EROSION AND SEDIMENT CONTROL DETAILS

PREPARED BY:

ksg CIVIL STRUCTURAL ENGINEERS
KEYSTONE CIVIL GROUP, INC.
318 PENN AVE. SCRANTON, PA 18503
(T) (570)519-2199
WWW.KSGENGINEERS.COM

ENGINEER CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SUBJECT PLAN AND RELATED DRAWINGS, REPORTS, ETC. BEARING HIS SEAL ARE TRUE AND ACCURATE AND WERE PREPARED BY HIM OR UNDER HIS DIRECT SUPERVISION AND FOR WHICH THE UNDERSIGNED ACCEPTS FULL AND COMPLETE RESPONSIBILITY. THE UNDERSIGNED FURTHER CERTIFIES THAT THE ABOVE ARE OF ADEQUATE DESIGN IN ACCORDANCE WITH ACCEPTED ENGINEERING STANDARDS AND THAT, TO THE BEST OF HIS KNOWLEDGE, ALL REQUIREMENTS OF THE COOLBAUGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN MET.

PATRICK McLAINE (PE #PE073790) DATE

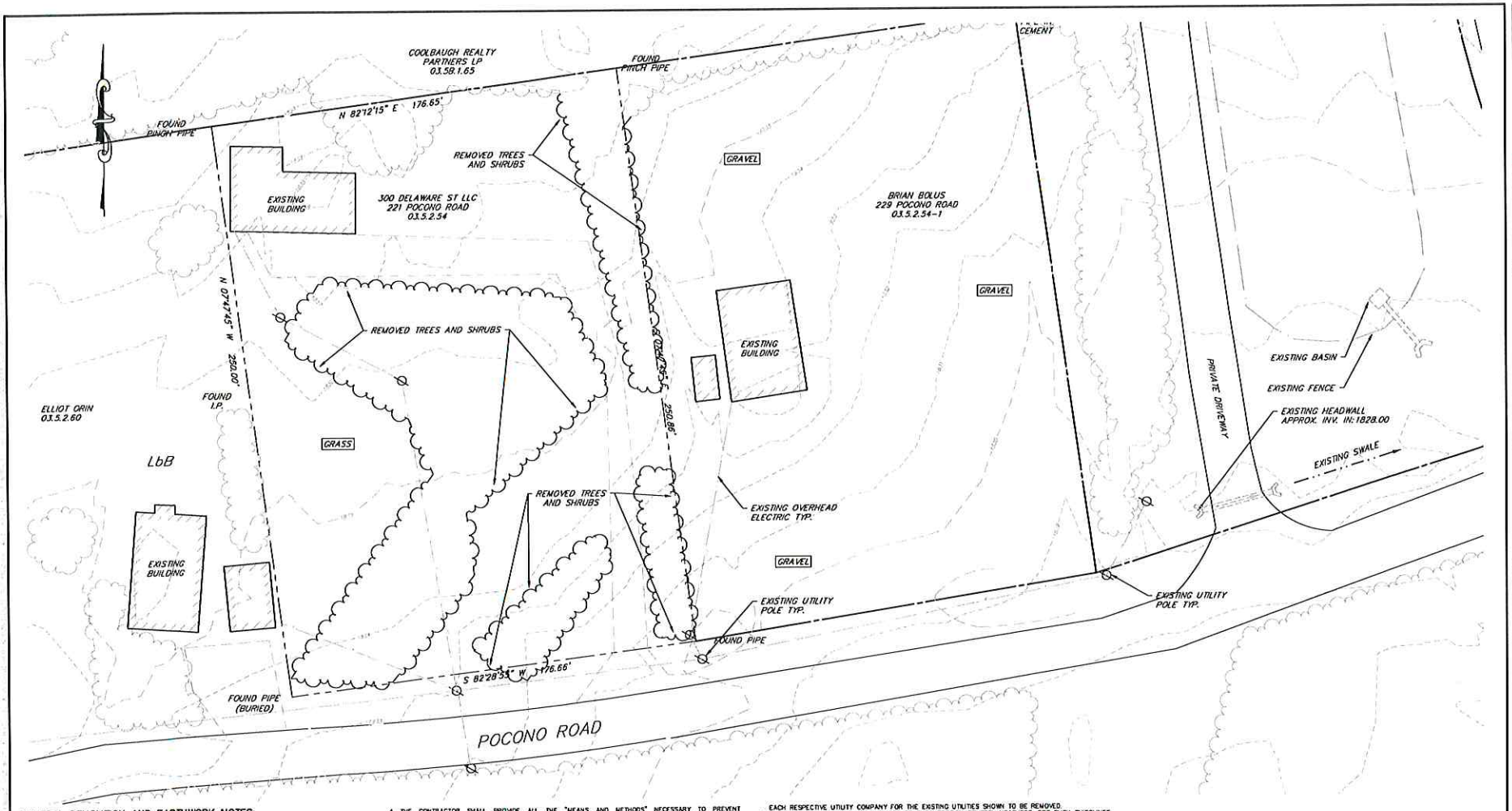
APPLICANT
300 DELAWARE STREET LLC
221 POCONO ROAD
POCONO SUMMIT, PA 18346

DATE	DESCRIPTION

PROJECT NO.: 5014.02526
DATE ISSUED: 08-12-2026

SHEET 1 OF 11

C.01



GENERAL DEMOLITION AND EARTHWORK NOTES:

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS IDENTIFIED BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
2. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS AND OTHER FEDERAL, STATE, AND LOCAL REGULATIONS, TO ENSURE THE PUBLIC AND CONTRACTOR SAFETY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   - 3.1. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
   - 3.2. ALL EXISTING UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - 3.3. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
   - 3.4. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING DEMOLITION ACTIVITIES. THERE SHALL BE NO DISRUPTION TO EXISTING UTILITIES DURING CONSTRUCTION.
   - 3.5. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND RELOCATION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   - 3.6. COORDINATE WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT OF THE AFFECTED PARTIES.
   - 3.7. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS TO REMAIN ON OR OFF SITE.
5. IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTHMOVING ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S ENGINEER.
6. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND ROADWAY RIGHT-OF-WAYS.
7. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
8. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
9. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
10. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
11. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
12. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIR SHALL RESTORE THE ITEM TO PRE-DEMOLITION CONDITION.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
14. THE CONTRACTOR SHALL COORDINATE SERVICE SHUTOFF AND DISCONNECT/REMOVAL PROCEDURES WITH EACH RESPECTIVE UTILITY COMPANY FOR THE EXISTING UTILITIES SHOWN TO BE REMOVED.
15. THE DEMOLITION PLAN IS NOT INTENDED TO SHOW EROSION CONTROL MEASURES. FOR SUCH GUIDELINES AND DETAILS, SEE THE EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.

RECEIVING WATERSHED AND CHAPTER 93 DESIGNATION

WATERSHED: INDIAN RUN – EXCEPTIONAL VALUE– MIGRATORY FISH (EV-MF)

SOIL DESCRIPTIONS:

LbB – LACKAWANNA CHANNERY LOAM, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY

GRAPHIC SCALE
1 IN = 20 FT
0' 20' 40' 60'

KSG CIVIL STRUCTURAL ENGINEERS
KEYSTONE CONSULTING, INC.
316 PENN AVE, SCRANTON, PA 18503
(570) 344-2139
www.KSGENGINEERS.com

SUBMITTAL		
NO.	SUBMITTAL DESCRIPTION	DATE

300 DELAWARE ST LLC
221 POCONO ROAD
COOLBAUGH TOWNSHIP, MONROE COUNTY, PA

EXISTING CONDITIONS PLAN

PROJECT NO. 5014.02526
DATE ISSUED 08/12/2026
DRAWN BY EBB
CHECKED BY DHC
SCALE AS NOTED

SHEET NO. C1.1

SHEET 2 OF 11

9

COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. _____-2026

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA AMENDING CHAPTER 400, ZONING, OF THE COOLBAUGH TOWNSHIP CODE OF ORDINANCES BY ESTABLISHING MICRO, SMALL, LARGE, AND HYPERSCALE DATA CENTER, CLASSIFICATIONS; ADDING, DELETING, AND REVISING DEFINITIONS AND REGULATIONS FOR DATA CENTERS AND RELATED EQUIPMENT AND INFRASTRUCTURE; AND AMENDING THE SCHEDULE OF USES TO AUTHORIZE PRINCIPAL DATA CENTER 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 its residents to amend the Coolbaugh Township Zoning Ordinance by establishing Micro Data Center, Small Data Center, Large Data Center, and Hyperscale Data Center classifications and adding requirements for those uses at 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 revising the definitions for "Data Center" and "Data Center Equipment", and adding new definitions for "Micro Data Center," "Small Data Center," "Large Data Center," "Hyperscale Data Center," "Maximum Electrical Demand," "Energy Infrastructure," "Data Center Master Plan," and "Sensitive Receptor" as follows:

Data Center
A principal use consisting of a building, portion of a building, modular enclosure, cabinet, or other facility occupied primarily by computers, servers, telecommunications equipment, data-storage equipment, or related systems used to process, transfer, route, exchange, host, or store digital information. The term includes cryptocurrency mining, blockchain transaction processing, server farms, Micro Data Centers, Small Data Centers, Large Data Centers, Hyperscale Data Centers, and associated Data Center Equipment, but does not include a telecommunications equipment cabinet, utility control system, building network room, or similar installation that primarily serves the premises on which it is located and is accessory to another principal use.

Maximum Electrical Demand

The maximum coincident electrical demand, expressed in megawatts (MW), reasonably anticipated at full buildout of a Data Center, including information technology equipment, cooling systems, lighting, offices, utility infrastructure, and all other principal and accessory loads, but excluding electricity generated solely for emergency backup. Maximum Electrical Demand shall be based upon the greater of the utility service capacity requested or reserved by the applicant and the demand shown in the applicant's final design studies.

Energy Infrastructure

Electrical or energy facilities serving a Data Center, including substations, transmission or distribution lines rated at sixty-nine (69) kilovolts or greater, battery energy storage systems, fuel cells, on-site generation, bulk fuel storage, and backup generator installations.

Small Data Center

A Data Center that does not qualify as a Micro Data Center and has both: (1) a Maximum Electrical Demand of less than twenty (20) MW; and (2) less than two hundred fifty thousand (250,000) square feet of cumulative gross floor area devoted to the Data Center use at full buildout.

Micro Data Center

A compact Data Center designed to provide localized data processing, storage, network, or telecommunications capacity and having: (1) a Maximum Electrical Demand not exceeding one (1) MW; (2) not more than ten thousand (10,000) square feet of cumulative gross floor area at full buildout; and (3) equipment located within a building, modular enclosure, cabinet, or other purpose-built structure. Multiple installations located on the same tract, on contiguous tracts, or as part of a unified development shall be aggregated for purposes of determining classification. A telecommunications equipment cabinet, utility control system, building network room, or similar installation that primarily serves the premises on which it is located and is accessory to another principal use shall not be considered a Micro Data Center.

Large Data Center

A Data Center that does not qualify as a Small Data Center and has both: (1) a Maximum Electrical Demand of less than seventy-five (75) MW; and (2) less than one million (1,000,000) square feet of cumulative gross floor area devoted to the Data Center use at full buildout.

Hyperscale Data Center

A Data Center that, at full buildout, has either: (1) a Maximum Electrical Demand of seventy-five (75) MW or greater; or (2) one million (1,000,000) square feet or more of cumulative gross floor area devoted to the Data Center use. A phased development shall be classified according to the cumulative approved or reasonably anticipated full-buildout condition of the entire tract or unified

development and shall not be segmented to avoid classification as a Hyperscale Data Center. Facilities required to be aggregated under Section 400-91.4 shall be evaluated collectively for purposes of this definition.

Data Center Equipment
Outdoor or exterior mechanical, electrical, cooling, telecommunications, security, energy-storage, generation, or utility equipment serving a Data Center, including generators, transformers, switchgear, chillers, cooling towers, condensers, battery systems, fuel systems, pumps, and related equipment.

Data Center Master Plan
A land-development plan establishing the approved layout, phasing, buildings, Data Center Equipment, Data Center Accessory Uses/Structures, Energy Infrastructure, access, utilities, buffers, mitigation measures, and anticipated full-buildout conditions for a Large Data Center and/or Hyperscale Data Center, as required by Section 400-91.4.

Sensitive Receptor
Residential dwellings, hospitals, schools, daycares, and nursing facilities.

ARTICLE II.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended at Article III, Terminology, Section 400-10, Definitions, by deleting the definitions of "Data Center Campus" and "Data Center Campus Master Plan".

ARTICLE III. 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 revising Section 400-91.4, Data Center, in its entirety to read as follows:

§400-91.4 **Data Center**

A. Data Center development. A Micro Data Center, Small Data Center, Large Data Center, or Hyperscale Data Center shall be permitted as a conditional use in the I – Industrial District only, subject to compliance with this Section and all applicable Coolbaugh Township ordinances and federal and state statutes.

B. **Data Center Classification and Applicability.** Each Data Center application shall identify the proposed use as a Micro Data Center, Small Data Center, Large Data Center, or Hyperscale Data Center. The application shall include sufficient information to establish Maximum Electrical Demand, cumulative gross floor area devoted to the Data Center use, number and size of buildings, modular enclosures or cabinets, anticipated phasing, utility-service capacity, Energy Infrastructure, the area and users principally served, and the full-buildout condition.

(1) Except as expressly modified by the Standards for Micro Data Centers, all requirements of this Section apply to every type, classification, and tier of Data Center. Where that subsection establishes a different requirement for a Micro Data Center, the more specific requirement shall control. Large Data Centers and Hyperscale Data Centers are additionally subject to the enhanced standards set forth herein.

C. **Enhanced Standards for Large Data Centers.**

(1) A Large Data Center application shall include a Data Center Master Plan which shall depict all reasonably anticipated phases, buildings, utilities, substations, generation equipment, cooling systems, access points, buffers, and supporting infrastructure.
(2) The applicant shall submit utility-capacity, water-use, construction-management, emergency-response, and decommissioning plans that satisfy the standards and requirements set forth in this Section.
(3) Energy Infrastructure triggering Subsection ____ shall be subject to the component setbacks and supplemental studies specified therein.

D. **Enhanced Standards for Hyperscale Data Centers.**

(1) A Hyperscale Data Center application shall include a Data Center Master Plan and shall be developed only pursuant to an approved Data Center Master Plan covering the entire tract or unified development and anticipated full buildout.
(2) The minimum reforestation buffer shall be one hundred fifty (150) feet from adjoining residential, agricultural, or conservation uses and one hundred (100) feet along public road frontages.
(3) Where a berm is required, the minimum berm height shall be fifteen (15) feet. Berms and vegetation shall provide year-round screening of all Data Center buildings, Data Center Equipment, and other principal mechanical and electrical equipment from public roads and Sensitive Receptors.
(4) The applicant shall submit the enhanced utility, water, construction, emergency-response, decommissioning, and annual-reporting materials required by this Section with the application.
(5) Any expansion, conversion, change of use, or equipment addition that causes a Micro Data Center, Small Data Center, or Large Data Center to enter a higher tier of Data Center classification shall require conditional use approval under the higher classification tier before issuance of any permit or approval required for the change.

E. **Energy Infrastructure Triggers.** The following shall trigger the need for supplemental conditional use application, review, and approval regardless of Data Center tier classification:
(1) a new substation;
(2) a transmission or distribution line rated at sixty-nine (69) kilovolts or greater;
(3) a battery energy storage system;

(4) bulk storage exceeding ten thousand (10,000) gallons of combustible or flammable fuel; or
(5) an installation of ten (10) or more backup generators.

F. Separate buildings, modular enclosures, cabinets, equipment compounds, parcels, phases, tenants, operators, utility accounts, or permit applications shall be aggregated when they are located on the same tract or on contiguous or commonly controlled tracts and share utility or network infrastructure or are planned or operated as a coordinated or unified development. Classification shall be based upon the cumulative Maximum Electrical Demand attributable to the Data Center use and the cumulative gross floor area devoted to the Data Center use at full buildout.

G. Any addition, replacement, or reconfiguration of servers, cooling systems, generators, batteries, electrical service, modular enclosures, or related equipment that increases the Maximum Electrical Demand attributable to the Data Center use or cumulative gross floor area devoted to the Data Center use shall be evaluated cumulatively with the existing approved facility and any other facilities required to be aggregated under this Section. Approval under the applicable higher tier classification shall be obtained before issuance of any Township permit or approval required for the addition, replacement, or reconfiguration when the cumulative development exceeds a applicable classification threshold.

H. **Conversion or Change of Use of an Existing Building.** The establishment of a Micro Data Center, Small Data Center, Large Data Center, or Hyperscale Data Center within an existing building, a portion of an existing building, or an existing previously approved development shall constitute a change of use and shall require conditional use application and approval subject to this Section and be subject to all other applicable use approvals and zoning, subdivision and land development, building, fire, electrical, utility, and other permits applicable to the proposed conversion under this Chapter and other applicable law. Classification shall be based upon the cumulative gross floor area devoted to the Data Center use and the Maximum Electrical Demand attributable to the Data Center use at full buildout, including existing and proposed Data Center Equipment and all coordinated phases, tenants, buildings, and facilities required to be aggregated under this Section. No Township permit, approval, or certificate of occupancy required for the conversion shall be issued until the applicant demonstrates compliance with the requirements applicable to the proposed use and classification of the proposed Data Center use.

I. **Accessory Uses/Structures.** Data Center Equipment shall be permitted by right when accessory to an approved Micro Data Center, Small Data Center, Large Data Center, or Hyperscale Data Center , subject to all requirements otherwise applicable to the equipment under this Section. Data Center Accessory Uses/Structures shall only be permitted by right when accessory to an approved Data Center use. For purposes of the minimum distance between buildings, Data Center Equipment and unoccupied Data Center Accessory Structures shall not be subject to the twenty-foot setback requirement for unattached structures accessory to nonresidential buildings in Section 400-18 of this Chapter.

J. **Sound and Vibration Standards.**

(1) **Noise Performance Standards.**

(a) The applicant shall demonstrate through an acoustical analysis prepared by a qualified acoustical engineer that noise generated by the Data Center and all Data Center Accessory Uses and Data Center Equipment, including cooling equipment, chillers, rooftop equipment, transformers, substations, mechanical equipment, loading operations, and emergency generators, complies with the following standards when measured at any property line of the Data Center tract:

1. Daytime, 7:00 a.m. to 10:00 p.m.: ____ dBA.
2. Nighttime, 10:00 p.m. to 7:00 a.m.: ____ dBA.

(b) Measurements shall be based upon the equivalent continuous sound level (Leq) over a one-hour period and obtained using instrumentation meeting ANSI S1.4 or its successor standard. Measurements and modeling shall account for existing ambient background sound and shall be conducted using accepted acoustical engineering practices. The study shall document equipment settings, meteorological conditions, measurement locations, background conditions, corrections, and methods used to distinguish facility sound from unrelated sources.

(2) **Low-Frequency Noise Standard.**

(a) In addition to the maximum sound levels provided for within this Section 91.4.K, noise generated by the facility shall not cause the difference between the simultaneously measured C-weighted sound level and A-weighted sound level at any property line to exceed fifteen (15) decibels. Compliance testing shall use the same averaging period, operating conditions, instrumentation standards, background-sound procedures, and documentation requirements applicable to the Noise Performance Standards.

(3) **Tonal Noise.**

(a) Operation of equipment that produces tonal sound at a property line is prohibited when a qualified acoustical analysis identifies a prominent discrete tone under an accepted acoustical standard identified in the study and the tone has not been mitigated through approved engineering controls. The analysis shall identify the standard and method used, measurement locations, equipment operating conditions, background conditions, results, and proposed mitigation.

(4) **Sound Studies Required.**

(a) Preliminary Acoustical Study. A preliminary acoustical study shall be submitted during the conditional use hearing and land development review process. The study shall identify all proposed noise sources from the Data Center use and/or Data Center Equipment; model expected operational noise levels; evaluate cumulative and low-frequency noise impacts; evaluate emergency generator operations; identify necessary mitigation measures; and demonstrate compliance with this Section.

(b) Final Design Acoustical Study. Prior to issuance of building permits, the applicant shall submit a final acoustical study based upon the final building design, equipment specifications, site layout, and mitigation systems. Noise mitigation measures identified in the study shall be incorporated into the approved construction plans associated with the Data Center.

(c) Independent Acoustical Professionals; Review Fees and Escrow. Each acoustical study, analysis, test, or report required by this Subsection 91.4.J(4) shall be prepared or performed, at the applicant's or owner's sole cost and expense, by a qualified acoustical professional who is independent of the owner, operator, applicant, equipment manufacturer, and project construction contractors. The professional may be retained by the applicant, subject to Township approval of the professional's qualifications and confirmation that no material conflict of interest exists. The Township may retain its own professional consultant to review acoustical materials submitted under this Section 91.4.J, evaluate proposed mitigation, observe or verify testing, review compliance reports submitted, or provide other professional services reasonably necessary to evaluate the conditional use application and/or a subdivision or land-development application or compliance with an approved plan. To the extent authorized by the Pennsylvania Municipalities Planning Code, Chapter 355, Subdivision and Land Development, and the Township's adopted fee schedule or resolution, the applicant shall reimburse the Township for reasonable and necessary professional-consultant review fees. Before professional review begins, the applicant shall enter into a professional services agreement with the Township and deposit with the Township an escrow in an amount reasonably estimated by the Township to cover anticipated professional-consultant review fees, as deemed necessary.

(5) **Post-Construction Compliance Testing.**

a. Within six (6) months following issuance of a Certificate of Occupancy, the applicant shall provide the post-construction acoustical compliance study required by this Subsection91.4.J, demonstrating compliance with all applicable requirements. The Township may require additional acoustical testing whenever there is reasonable evidence of noncompliance or upon receipt of documented noise complaints. Failure to comply with the noise limits established in this Section 91.4.K constitutes a violation of this Chapter.

(6) **Emergency Generator Testing.**

a. Emergency generators shall be included in all acoustical studies required by this Subsection 91.4.J. Routine generator testing shall be limited to 9:00 a.m.

to 5:00 p.m., Monday through Friday, excluding federal holidays. No routine testing, load-bank testing, maintenance testing, or non-emergency operation of emergency generators shall occur outside of the above-referenced hours, or on Saturdays, Sundays, or legal holidays.

K. **Utility Outages and Emergency Operations.**

(1) **Emergency Condition.** An unplanned utility outage, instability, or imminent loss of normal electrical service, or another unforeseen event posing an immediate threat to life, safety, property, or critical facility systems that reasonably requires emergency generator operation shall exempt the restriction on the use of generators within Section 91.4.J. Such Emergency Condition excludes testing, maintenance, peak shaving, demand response, economic dispatch, and routine electricity generation or export. Generator operation shall cease when normal service can be safely restored.

(a) The sound limits established herein do not apply during a verified utility power outage or Emergency Condition requiring operation of emergency generators. The owner or operator shall maintain a contemporaneous operating log stating the date, start and stop times, duration, reason for operation, generators operated, available supporting documentation, and time normal utility service was restored. Upon request, the operating log and supporting documentation shall be provided to the Township. All sound studies shall nevertheless evaluate and disclose anticipated noise levels associated with simultaneous operation of all emergency generators and related equipment.

L. **Standards for Micro Data Centers.**

(1) A Micro Data Center shall comply with all generally applicable zoning, building, electrical, fire, noise, lighting, stormwater, access, landscaping, and utility requirements except where this Section expressly establishes a modified standard.

(2) All equipment of a Micro Data Center shall be located within an enclosed building, purpose-built modular enclosure, cabinet, or screened equipment compound designed for the proposed use and shall not obstruct required parking, loading, pedestrian access, sight distance, emergency access, or required open space.

(3) Mechanical equipment, generators, transformers, batteries, cooling equipment, and other exterior components shall be identified on the conditional use application and screened from public roads and adjoining residential uses by

the building, an opaque architectural enclosure, landscaping, or a combination thereof.

(4) Routine operation shall comply with the Sound and Vibration Standards of this Section. Emergency generators shall be included in the required noise documentation, and routine testing shall comply with the generator-testing limitations of this Section.

(5) The applicant shall provide the Township and emergency responders with a site plan, twenty-four-hour emergency contact information, equipment and hazard information, utility shutoff locations, battery and fuel details, fire-protection features, and emergency-access procedures.

(6) A Micro Data Center containing a battery energy storage system, bulk fuel storage, on-site generation other than emergency backup generation, a new substation, or ten (10) or more backup generators shall also comply with the applicable Energy Infrastructure requirements.

(7) Outdoor storage unrelated to the operation or maintenance of the Micro Data Center facility is prohibited.

(8) Upon cessation of operations, unused exterior equipment, modular enclosures, generators, tanks, batteries, and associated improvements shall be removed and the site restored in accordance with the Abandonment and Decommissioning requirements of this Section.

M. **Component Setbacks.**

(1) Unless a greater setback is otherwise required, the following minimum setbacks shall apply from a Sensitive Receptor and from a property line containing a residential use and/or residential district:

(a) Data Center building: three hundred (300) feet.

(b) Generator yard or bulk fuel storage area: five hundred (500) feet.

(c) Electrical substation: five hundred (500) feet.

(d) Battery energy storage system: five hundred (500) feet.

(2) Setbacks shall be measured from the nearest exterior wall, equipment pad, containment area, or security enclosure, as applicable, to the nearest lot line or boundary of the Sensitive Receptor or residential use and/or residential district. Required buffers and berms may be located within a setback but shall not reduce it.

N. **Parking.** No parking serving a Micro Data Center, Small Data Center, Large Data Center, and/or Hyperscale Data Center shall be located within fifty (50) feet of a property line abutting a residential district or containing a residential use.

O. **Off-Street Loading.** A minimum of one (1) off-street loading space or dock shall be provided for each Small Data Center, Large Data Center, or Hyperscale Data Center. A Micro Data Center shall provide an off-street loading space only when required by the generally applicable loading standards of this Chapter or when the Township determines during the applicable review that equipment delivery, replacement, or maintenance cannot be accommodated safely without a dedicated loading space.

P. **Utility Review.** The proposed use shall be served by public electric utility service. Public water and public sanitary sewer service shall be used where available and legally authorized to serve the property. Only where public water or public sanitary sewer service is unavailable, the applicant may propose an alternative service method permitted by applicable law and supported by the studies, permits, and approvals required by this Section and other applicable Township ordinances. The applicant shall provide the Township with written verification from each applicable utility provider or regulatory agency 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 sue which ensures that there is sufficient capacity available to serve the Data Center use 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 use. The necessary system improvements shall conform to all specifications, procedures, and timelines required by the public utility.

Q. **Water Use and Conservation Plan.**

(1) A Data Center use shall be required to use public water where available and legally permitted. Available public water within 1000 feet of the parcel wherein the Data Center use is proposed shall be considered available for purposes of requiring public water connection for the proposed Data Center use.

(2) Each Large Data Center and Hyperscale Data Center shall submit a plan identifying cooling technology; source and legal availability of water; maximum average daily use; maximum peak daily use; potable, non-potable, and reclaimed-water quantities; wastewater generation; discharge method; drought-contingency measures; conservation and reuse practices; and proposed monitoring and reporting. Where public water is not available and a private well or groundwater withdrawal is proposed, the applicant shall submit a

hydrogeologic and groundwater-impact assessment evaluating effects on nearby wells, streams, wetlands, and groundwater-dependent resources.

(3) The utility impact and capacity study shall separately evaluate effects upon existing residential, commercial, industrial, and institutional customers and shall demonstrate that sufficient planned capacity remains available for growth areas identified in adopted Township planning documents. For each phase, the study shall state existing capacity, committed capacity, proposed demand, required improvements, responsible parties, and the timing of improvements.

R. Utility Lines. To the extent practical, utility lines, including electronic, fiber-optic, cable, and telephone lines, from substations to a Data Center use shall be placed underground.

S. **Emergency Access.** The applicant shall demonstrate an adequate second means of ingress and egress suitable for emergency access. The applicant shall submit the proposed emergency-access, apparatus-turning, fire-suppression, and fire-hydrant plans to the Coolbaugh Township Volunteer Fire Company Chief for review and written recommendations. Final compliance shall be determined by the Township based upon applicable ordinances, codes, approved plans, and any written recommendations received.

T. **Height.** A Data Center use 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 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.

U. **Outdoor Lighting.** Section 400-49.I of this Chapter shall apply to a Data Center use developments. 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.

V. **Screening, Landscaping, Buffering, and Fencing.**

(1) **Purpose.** The purpose of this section is to preserve the rural character, protect scenic resources, maintain existing forested landscapes, and reduce the visual impacts associated with Data Centers, Data Center Equipment and accessory facilities, and provide year-round screening of buildings, equipment, substations, generators, utility infrastructure, loading areas, and parking areas from adjacent properties, roadways, and Sensitive Receptors. For purposes of this section, required screening shall be evaluated from adjacent properties,

public roadways, and each applicable Sensitive Receptor category identified in this Chapter.

(2) **Preservation of Existing Forests and Woodlands.**

(a) Existing mature woodlands, as defined in Chapter 257 of the Code of Ordinances, and significant tree stands shall be preserved to the maximum extent practicable and incorporated into required buffer areas. Existing woodland areas within required setbacks and buffers shall be maintained and credited toward landscape screening requirements where the existing vegetation provides equivalent or greater visual screening than required under this Chapter.

(b) Clearing of existing woodland, as defined in Chapter 257 of the Code of Ordinances, within required buffer areas is prohibited except for necessary access drives, emergency access, utility crossings, or removal of invasive, diseased, dead, or hazardous vegetation.

(c) Where woodland clearing occurs, all disturbed portions of the buffer shall be reforested in accordance with this Section.

(d) No more than 50% of a woodland, as defined in Chapter 257 of the Code of Ordinances, may be altered and/or removed on any parcel wherein a Data Center use is proposed.

(3) **Reforestation Buffer Requirements.**

(a) In addition to any setback requirements, all Data Center use developments shall establish and maintain a continuous reforestation buffer along all property boundaries adjoining residential uses and/or zoning districts; agricultural zoning districts; public roads; parks, trails, conserved lands, and open space; and Sensitive Receptors.

(b) For a Small Data Center, reforestation buffers shall have a minimum width of one hundred (100) feet adjoining residential, agricultural, or conservation uses and/or districts, and seventy-five (75) feet along all public road frontages. A Large Data Center shall comply with the same minimum widths unless increased through conditional-use approval based upon documented site impacts and concerns. A Hyperscale Data Center shall comply with the enhanced widths established in the Data Center Classification and Applicability Subsection.

(c) Reforestation buffers shall contain a diverse mix of native canopy trees, understory trees, evergreen trees, and native shrubs designed to create a natural woodland appearance consistent with existing regional forest

conditions and consistent with Attachment 4 in Chapter 355 of the Code of Ordinances.

(d) A minimum of seventy percent (70%) of all plantings within reforestation buffers shall consist of native evergreen species to provide year-round screening.

(e) Reforestation areas shall be designed to achieve complete visual opacity within ten (10) years of installation.

(f) Naturalized woodland plantings shall be arranged in irregular clusters and varying densities to replicate native forest conditions and avoid linear or ornamental landscaping patterns.

(4) **Enhanced Landscape Berm Requirements.**

(a) Earthen landscape berms shall be required wherever a Data Center building, generator yard, substation, cooling equipment, loading area, parking area, or mechanical equipment area is visible from public roads; residentially occupied properties; agricultural properties; parks, trails, or open-space lands; or Sensitive Receptors. Further, a Hyperscale Data Center shall always require an earthen landscape berm subject to the requirements of this Section.

(b) Berms shall consist of naturalistic undulating landforms and shall not be constructed as straight or uniformly graded embankments. Berm heights shall vary along their length to create a natural topographic appearance.

(c) For a Small Data Center and Large Data Center, the minimum berm height shall be twelve (12) feet with a width of at least _____ feet. For a Hyperscale Data Center, the minimum berm height shall be fifteen (15) feet with a width of at least _____ feet. In every case, the berm height shall be sufficient, in combination with vegetation, to accomplish required visual screening.

(d) Where necessary to achieve visual screening, berms and associated vegetation shall collectively exceed the height of the proposed structure, including rooftop mechanical equipment, generators, cooling equipment, and accessory facilities.

(e) The applicant shall submit line-of-sight analysis, cross-sections, photographic simulations, and visual impact studies demonstrating that the berm and vegetation combination will substantially obscure views of the facility year-round from adjacent roads and Sensitive Receptors.

(f) Berm slopes shall not exceed a ratio of 3:1 unless adequately stabilized through engineered design.

(g) All berms shall be planted with native canopy trees, evergreen trees, understory trees, and shrubs designed to create a mature woodland appearance, consistent with Attachment 4 of Chapter 355 of the Code of Ordinances. Such plantings shall meet the following requirements:

1. _____

(5) **Visual Screening Requirements.**

(a) Buildings, loading areas, substations, emergency generators, transformers, fuel storage areas, cooling equipment, switchgear, utility infrastructure, and parking areas shall be screened from view from public roads and sensitive receptors.

(b) Screening shall consist of a combination of existing preserved forest, reforestation areas, naturalized woodland plantings, undulating berms, and architectural screening elements where necessary.

(c) Screening shall create a natural forest-edge appearance consistent with the municipality's rural and wooded character. Monoculture evergreen rows do not constitute sufficient screening.

(d) Screening effectiveness shall be measured year-round and shall not rely solely on deciduous vegetation.

(e) The Board of Supervisors may require additional screening as a condition of approval of a conditional use and/or subdivision and land development application when the applicant's required visual-impact materials demonstrate that significant views of buildings, equipment, or infrastructure would remain from a public road or Sensitive Receptor after installation of the minimum required screening. Any additional requirement shall be reasonably related to the identified visual impact and supported by the record of the applicable proceeding.

(6) **Fencing.**

(a) Security fencing shall be required around all Data Center uses/buildings, Data Center Equipment, substations, generator yards, fuel storage areas, and mechanical equipment areas.

(b) Fencing shall be located behind required landscape buffers wherever possible.

(c) Chain-link fencing visible from a public roadway or adjacent residential property shall be screened by berms, preserved woodland, reforestation plantings, or architectural fencing treatments.

(d) Fencing along perimeter property boundaries shall be dark earth-tone, dark green, black-vinyl-coated, weathered steel, composite, wood, or other non-reflective material.

(e) Razor wire, barbed wire, concertina wire, and similar security features shall not be visible from any public roadway or residential property and shall be located within the interior secured compound.

(f) Security fencing shall not substitute for required landscaping, berms, or reforestation buffers.

W. **Operational and Sustainability Reporting.**

(a) Each Hyperscale Data Center shall submit an annual report identifying completed and active phases; gross floor area; Maximum Electrical Demand and utility-service capacity; annual electricity and water use; generator testing dates and duration; fuel consumption and storage; renewable-energy procurement claimed by the operator; greenhouse-gas or sustainability information maintained in the ordinary course of business; noise or vibration complaints and their resolution; emergency incidents; and the condition of required landscaping, buffers, and mitigation measures.

X. **Environmental Impacts.** Environmental impacts associated with a Micro Data Center, Small Data Center, Large Data Center, and/or Hyperscale Data Centershall be mitigated by demonstrating compliance with the following standards:

(a) **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:

(1) Visible emissions. Visible air contaminants shall not be emitted in a manner that causes opacity to be equal to or greater than twenty percent (20%) for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than sixty percent (60%) at any time, subject to the exceptions and other requirements of 25 Pa. Code §§ 123.41 through 123.46, as amended.

(2) **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.

(3) **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.

(b) **Vibration control.** The applicant shall submit a vibration analysis prepared by a qualified engineer demonstrating that operation of the Data Center Use will not create vibration detectable beyond the property boundary. Vibration shall not exceed the threshold of human perception at any property line and shall not cause discomfort to persons, damage structures, interfere with the use or enjoyment of neighboring properties, or adversely affect sensitive receptors. The Township may require post-construction vibration testing upon receipt of complaints or where evidence of vibration impacts exists.

(c) **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.

(d) **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.

Y. On-Site Energy Generation and Energy Infrastructure. Any on-site energy generation, substation, fuel—cell power station, battery energy storage system, bulk fuel-storage installation, or backup-generation installation shall comply with applicable federal and state requirements and shall be subject to review by the Township and Coolbaugh Township Volunteer Fire Company Chief. The applicant shall submit an emergency-response, fire-protection, hazardous-materials, spill-containment, ventilation, shutoff, access, and incident-command plan appropriate to the proposed technology. The owner shall annually recertify the plan, provide updated contact and hazard information, conduct annual training and site familiarization with emergency responders, and permit a site inspection by the Fire Chief or designee to identify emergency—response vulnerabilities and compliance with the approved plan.

Z. **Metering and Annual Certification.** Each approved on-site generation facility shall maintain metering capable of separately documenting electricity generated, consumed on site, imported from the public utility, exported to the grid, and distributed between authorized buildings, facilities, or tracts. The owner or operator shall retain operating and meter records for not less than five (5) years and shall provide them to the Township upon reasonable request. On or before January 31 of each year, the owner or operator shall certify to the Township the prior calendar year's generation, consumption, imports, exports, demand-response participation, emergency-generator operating hours, and any change in interconnection authorization, ownership, control, customers served, or operating purpose. The certification shall identify any departure from the approved plans or operating limitations and the corrective action taken or proposed. Compliance with this subsection shall be in addition to the Operational and Sustainability Reporting requirements applicable to a Hyperscale Data Center.

AA. **Abandonment and Decommissioning.**

(1) A Data Center use or material portion thereof that ceases active operation for twelve (12) consecutive months shall be presumed abandoned unless the owner demonstrates continuing maintenance, a documented restart or redevelopment plan, and a reasonable schedule acceptable to the Township.

(2) Each Large Data Center and Hyperscale Data Center shall submit a decommissioning plan before final land-development approval. The plan shall address removal of abandoned generators, tanks, batteries, cooling equipment, substations and other Energy Infrastructure not accepted by a utility; lawful disposal or recycling of hazardous and regulated materials; building reuse or removal; site stabilization; revegetation; and restoration of disturbed areas.

(3) Decommissioning shall be completed within eighteen (18) months after a determination of abandonment unless the Board of Supervisors approves an extension for good cause. The Township may require financial security in a form and amount authorized by applicable law and reasonably related to the estimated cost of decommissioning and site restoration, subject to periodic review and adjustment.

BB. **Data Center Master Plan.**

(1) Every Large Data Center, and every Hyperscale Data Center, whether consisting of one or multiple buildings, shall submit and be subject to a Data Center Master Plan covering the full site and anticipated full buildout as part of the conditional use application. A Micro Data Center shall not require a Data Center Master Plan unless it is part of a unified development. A Small Data Center shall require a Data Center Master Plan only when it consists of multiple buildings, modular enclosures, cabinets, phases, or coordinated facilities. The submission shall be in addition to, and not in place of, requirements of Chapter 355, Subdivision and Land Development, all provisions of which shall be complied with unless specifically exempted by this Chapter.

(2) **Individual Site Plan or Phase**. An individual site plan for each Data Center identified on the Data Center Master Plan or each phase of the development of the Data Center use demonstrating compliance with the Data Center 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.

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

(4) A minor modification to an approved Data Center Master Plan may be approved by the Board of Supervisors during land-development review only when the modification does not increase the approved Maximum Electrical Demand beyond the applicable classification threshold; materially increase off-site traffic, noise, vibration, lighting, utility, environmental, or emergency-response impacts; reduce an approved setback, buffer, berm, or mitigation measure; add an unrelated use or customer; or alter an approved point of ingress or egress. A modification satisfying these limitations may include 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 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.

(g) Any di 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 _____. The Board of Supervisors will determine whether such adjustments are di minimis or not at the time of land development. If deemed more than di minimis, the applicant will be required to proceed with a new conditional use application unless otherwise approved by the Board of Supervisors.

(5) A major modification to an approved Data Center Master Plan is any modification to an approved Data Center 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, I Industrial District, by deleting the existing conditional-use entries for "Data center" and "Data center campus" and replacing them with the following conditional-use entries: "Micro Data Center," "Small Data Center," "Large Data Center," and "Hyperscale Data Center".

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 _____, 2026

_____
William Weimer, Chair

_____
Alma I. Ruiz-Smith, Vice-Chair

_____
Clare Colgan, Supervisor

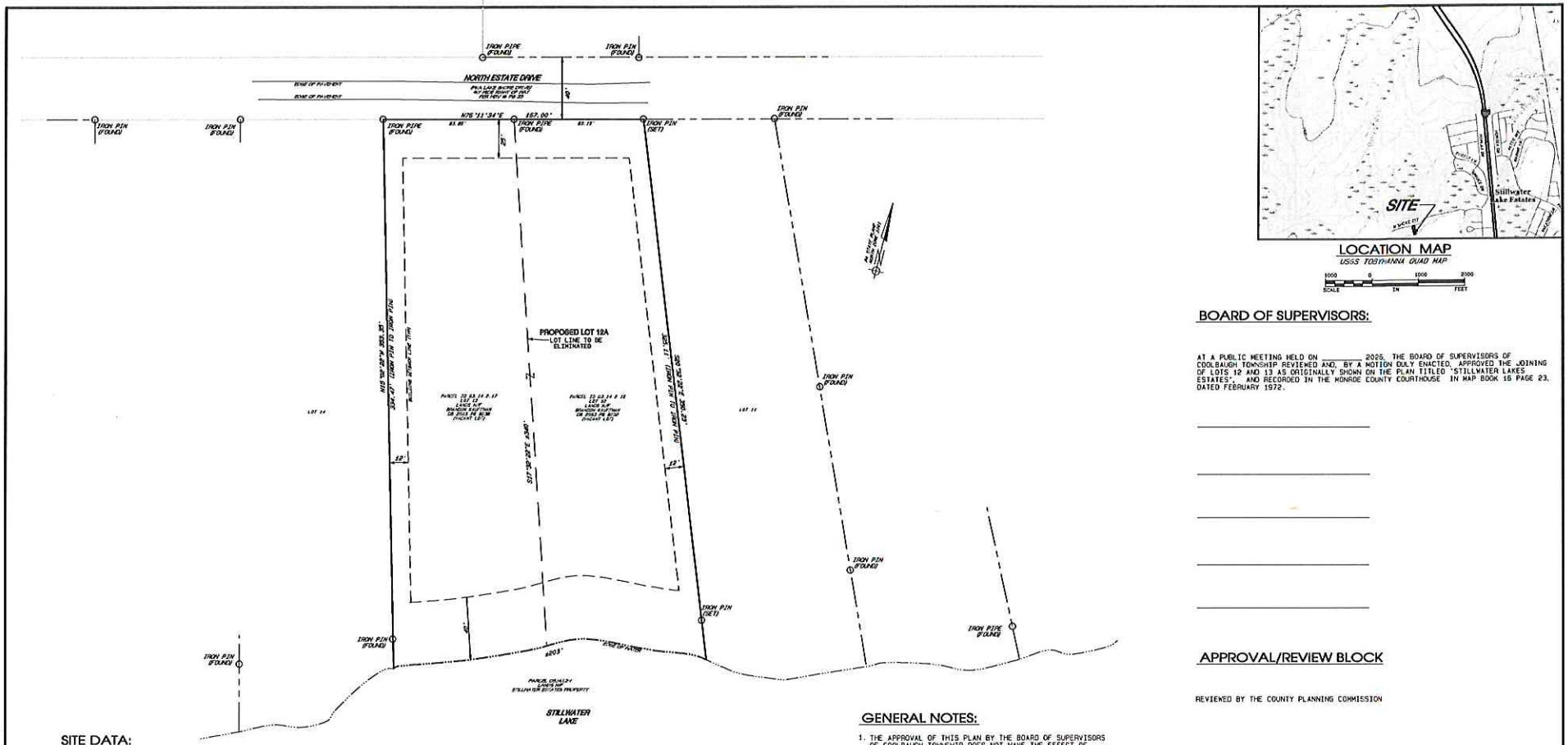
Attest:

_____
Lynn Kelly, Supervisor

_____
Erin Masker
Township Secretary

_____
Cara Rogan, Supervisor

10



SITE DATA:

SOURCE OF TITLE: LOT 12
TAX ID 03.14.2.16
(VACANT LOT)
DB 2593 PG 8232
AREA = ±0.72 ACRES

LOT 13
PARCEL 03.14.2.17
(VACANT LOT)
DB 2993 PG 8232
AREA = ±0.73 ACRES

TOTAL ACREAGE: ±1.45 ACRES
NEW LOT NUMBER: LOT 12A
ADDRESS: TO BE DETERMINED

ZONING DISTRICT: R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT

COOLBAUGH TOWNSHIP SETBACKS:
FRONT YARD SETBACK - 25 FEET
SIDE YARD SETBACK - 12 FEET
REAR YARD SETBACK - 40 FEET

OWNER'S CERTIFICATION:

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED BRANDON KAUFFMAN, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES, AFFIRMS, CONFIRMS AND SAYS THAT HE IS THE LEGAL OWNER OF THE PROPERTY DEPICTED ON THIS PLAN, AND THAT THERE ARE NO LAWSUITS, CLAIMS AND/OR LEGAL ACTIONS PENDING THAT WOULD AFFECT THE TITLE OF THE PROPERTY, AND FURTHER THAT THIS LOT JOINDER PLAN WAS MADE AND SUBMITTED AT THE DIRECTION OF THE ABOVE REFERENCED OWNER OF THE PROPERTY AND THAT HE ACKNOWLEDGES THAT THE SAME BE BY HIS OWN ACT AND THAT SAID OWNER DESIRES THE SAME TO BE APPROVED AND RECORDED IN ACCORDANCE WITH THE LAW.

_____
BRANDON KAUFFMAN
7037 GOSHEN ROAD
NEWTON SQUARE, PA 19073

_____ MY COMMISION EXPIRES_____,
NOTARY PUBLIC

GENERAL NOTES:

1. THE APPROVAL OF THIS PLAN BY THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP DOES NOT HAVE THE EFFECT OF ALTERING, REDEFINING OR EXTINGUISHING ANY EASEMENTS OF RECORD ON OR OVER THE SUBJECT PROPERTY.
2. THE LOTS BEING JOINED SHALL NOT BE SUBDIVIDED INTO SMALLER LOTS WITHOUT THE APPROVAL OF COOLBAUGH TOWNSHIP.
3. BY APPROVAL OF THIS PLAN THE TOWNSHIP HAS NOT CONFIRMED THE PRESENCE, ABSENCE AND/OR THE EXTENT OF WETLANDS, WETHER OR NOT DELINEATED ON THIS PLAN.
4. THE PROPERTY SHOWN ON THIS PLAN IS UNDER AND SUBJECT TO THE COOLBAUGH TOWNSHIP ORDINANCE CHAPTER 400 - ZONING, AS AMENDED.
5. WATER AND SEWER INSTALLATIONS ARE REQUIRED TO BE ON-SITE.

SURVEYOR'S CERTIFICATION:

I, DEAN JOSEPH SLONAKER, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY IN MAY OF 2026 AND CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMEN, TO THE BEST OF MY KNOWLEDGE.

_____ _____
DEAN JOSEPH SLONAKER, PLS (SU075362) DATE

TROUT CREEK LLC
3996 BEST STATION ROAD
SLATINGTON, PA 18080

BOARD OF SUPERVISORS:

AT A PUBLIC MEETING HELD ON _____, 2026, THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP REVIEWED AND, BY A MOTION DULY ENACTED, APPROVED THE JOINING OF LOTS 12 AND 13 AS ORIGINALLY SHOWN ON THE PLAN TITLED "STILLWATER LAKES ESTATES", AND RECORDED IN THE MONROE COUNTY COURTHOUSE IN MAP BOOK 18 PAGE 23, DATED FEBRUARY 1972.

_____
_____
_____
_____
_____

APPROVAL/REVIEW BLOCK

REVIEWED BY THE COUNTY PLANNING COMMISSION

_____ _____
COUNTY PLANNING COMMISSION STAFF PERSON DATE

REV.	DESCRIPTION	DATE	BY
1	REVISED PER REVIEW COMMENTS	10/17/25	DJS

TAX ID PARCELS: 05.14.2.16 & 05.14.2.17
TOTAL AREA: ±1.45 AC.
TOTAL LOTS: 2
DATE: 10/5/26
SCALE: 1"=30'

LANDS OF BRANDON KAUFMANN
LOT JOINDER PLAN
PROPOSED LOT 12A
(EXISTING LOTS 12 & 13)
NORTH SHORE AT STILLWATER LAKE ESTATES
COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

TROUT CREEK, LLC
PROFESSIONAL LAND SURVEYING SERVICES
Lehigh Valley and Pocono Locations 484-714-9838 www.troutcreeksurvey.com

JOB NO.: 2606-027
SHEET NO.: 1 OF 1

30 0 30 60
SCALE IN FEET

C:\Projects\2606 Projects\2606027 Brandon Kauffman\LDJ and Misc\2606027 Kauffman.pro

ENGINEERS & SURVEYORS
205 Rodenbach Lane
Brodheadsville, PA 18322
○ 610.206.0202

COOL-26-021

November 3, 2026

Erin Masker, Township Secretary / Administrative Assistant (via email) emasker@coolbaughtwp.org

RE: LD-2026-17, Kaufmann – Lot Joinder Plan – Review #1
Lot 12, North Shore at Stillwater Lake Estates, North Estate Dr. (03.14.2.16)
Lot 13, North Shore at Stillwater Lake Estates, North Estate Dr. (03.14.2.17)

Dear Erin,

We have reviewed the plan titled, Lands of Brandon Kaufmann, Lot Joinder Plan, dated October 5, 2026, last revised October 17, 2026, prepared by Trout Creek, LLC, Professional Land Surveying Services, and supporting documentation. Our comments have been satisfied, and the plan can be considered by the Board of Supervisors.

If you have any questions regarding this project, please do not hesitate to contact me at your convenience.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.

Daren J. Martocci
Vice President

M:\Coolbaugh Township\2026\COOL-26-021-LD-2026-17-North Estates\26-11-03-LD-2026-17-Review #2.docx

701 Main Street, Suite 405
Stroudsburg, PA 18360

Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

November 9th, 2026

Erin Masker, Secretary
Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Kauffman
Minor Subdivision
Coolbaugh Township
MCPC Review #180-26

Dear Ms. Masker:

Our office has received a copy of the above-noted minor subdivision plan concerning a 1.45-acre site located on the southerly side of North Estates Drive, approximately 3,000 feet west of its intersection with Sylvan Lane. The site currently consists of two undeveloped lots, Lot 12 (0.72-acres) and Lot 13 (0.73-acres). The plan proposes combining Lots 12 and 13 to create a single 1.45-acre lot. The site is located in the Medium Density Residential (R-3) Zoning District.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concerns. The following comments are offered:

1. The plan identifies the name of the road directly north of the property as "North Estate Drive" whereas Monroe County GIS Records indicate the name of this road to be "North Estates Drive." It is recommended that the plan be revised to reflect the correct road name.

2. It appears the plan does not delineate site contour lines, soils, and floodplains as required by §355-28 of the Ordinance. The Township should determine whether the provided details are permissible.

3. The plan does not include the property owner names, Parcel ID #'s, and Deed Book and page information of adjoining properties including those across adjacent roads as required by §355-28. The Township should determine whether the provided details are permissible.

4. According to Monroe County GIS Records, it appears that a portion of the site is located within a 100-year floodplain. It should be not that the plan does propose any development within this area.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on December 8th, 2026, at 5:00 p.m. at the Monroe County Planning Commission. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas
Community Planner

cc: Dean Slonaker, P.L.S

13

ENGINEERS & SURVEYORS

205 Rodenbach Lane
Brodheadsville, PA 18322
610.206.0202
KCEinc.com

ENGINEER'S REPORT

Prepared For: Coolbaugh Township Board of Supervisors

Prepared By: D. Martocci, KCE

Date: 11/17/2026

---

1. Task Summary

- **Construction coordination:** Coordinated the Corporate Center Warehouse contractor schedule, attended a site meeting and road review ahead of paving, and reviewed project-team correspondence on paving work.
- **Roadway and grant design:** Reviewed Main Street Revitalization grant conditions, updated roadway construction plans, revised unit costs from updated bid price reports, and finalized cost estimates for the Monroe County LSA grant application.
- **Land development review:** Completed Wawa Review #4 and review letter, evaluated stormwater and site plans, reviewed final conditions of approval, and reviewed the Mount Pocono Hotel multi-municipal proposal and the PA American Water PENNVEST materials.
- **Ordinance support:** Reviewed data center standards and attended the Planning Commission meeting.
- **Other municipal engineering tasks:** Conducted the Township road inventory and pavement management field review, advised on road-paving projects, updated Municipal Center safety upgrade cost estimates and grant support, and Building #3 safety improvements basement stairs and railing.

2. Major Project Highlights

2.1 Corporate Center Warehouse Land Development KCE coordinated the contractor schedule, attended a site meeting and road review ahead of paving, and reviewed project-team correspondence on paving work.

2.2 Main Street Revitalization KCE reviewed grant conditions and cost estimates, updated roadway construction plans, revised Phase 2 unit costs from updated bid price reports, and finalized cost estimates for the Monroe County LSA grant application.

2.3 Wawa Land Development KCE prepared Review #4 and issued the review letter, evaluated stormwater and site plans, coordinated Act 537/SFPM matters, attended the September 15 Board of Supervisors meeting on the planning module, waivers, and conditional approval, and reviewed the final conditions of approval.

2.4 Detailed Project Activity

Project /Assignment	KCE Project ID	Documented activity
Meetings	COOL-20-002-001	Planning Commission meeting attendance.
Corporate Center Warehouse	COOL-22-004-001	Contractor schedule coordination; site meeting and road review ahead of paving; review of paving correspondence with the project team.
2086 Corporate Center Drive / Mapletree	COOL-22-009-001	File review and coordination regarding commencement of the 18-month maintenance period.
Wawa Land Development	COOL-23-018-001	Review #4 preparation and review letter; stormwater/site plan evaluation; Act 537/SFPM coordination; Board of Supervisors meeting attendance; review of final conditions of approval.
PA American Water Company	COOL-24-023-001	Review of PENNVEST funding application materials and Pocono Wells project status; Act 537 and zoning coordination; planning commission recommendation language.
Ordinance Review / Data Centers	COOL-25-010 and COOL-20-004-001	Data center review; Planning Commission meeting attendance.
Main Street Revitalization	COOL-25-013	Grant condition and cost estimate review; roadway construction plan updates; Phase 2 unit-cost revisions; Monroe County LSA grant cost estimates.
2026 Road Paving	COOL-26-008	Township-wide road inventory and pavement management field review with Public Works staff; roadway grading and capital planning.
Stewart Lot Joinder	COOL-26-015	Plan review and preparation of Review Nos. 1 and 2.
PMCC Warehouse	COOL-21-003-001	Inspection of required landscape buffer improvements.
Landston Equities / Development	COOL-22-001-001	Review of land development revisions and approval conditions related to on-lot septic system locations.
Municipal Center Safety Upgrades	COOL-25-011	Cost estimate and unit-cost updates; grant application support and scope verification; Building #3 basement stairs and railing field measurements and design.
Mount Pocono Hotel	COOL-25-026	Review of multi-municipal hotel proposal for planning, zoning, site development, and stormwater issues; review of project history, zoning records, and sketch plans.
Brake Retarders, Village of Tobyhanna	COOL-25-023	Review of final ordinance language, geographic limits, operational restrictions, and enforcement provisions.

3. Active Tasks and Follow-Up

The following assignments remained active at the end of the reporting period and require continued coordination:

- Corporate Center Warehouse paving coordination and contractor schedule follow-up.
- Main Street Revitalization cost estimates and consistency with grant conditions and funding requirements. **1st Submission to PennDOT January 2027.**
- Wawa land development review, including final conditions of approval and Act 537/SFPM coordination.
- Data center ordinance review and Planning Commission follow-up.
- Review of Mount Pocono Hotel, PA American Water PENNVEST, and other active land development submissions.
- 2026 Road Paving contract follow-up, including liquidated damages procedures, and Municipal Center safety upgrade and grant support.
- Municipal Safety Upgrades design, prepare bid documents for **spring 2027 construction.**
- Laurel View Village & Pocono Farms, Phase 1 – Drainage Improvements, KCE will conduct field survey and begin preliminary design upon successful award of the FEMA BRIC Grant.
- Stormwater Management Fund Fee – KCE is estimating rates and will provide updated review and inspection fees at the December Board of Supervisor's Meeting.

4. Closing

KCE sincerely appreciates the opportunity to serve Coolbaugh Township.

ISSUE BRIEFING

Tree Trimming as Part of Roadway Maintenance Program

Prepared For	Coolbaugh Township Board of Supervisors
Prepared By	D. Martocci, KCE
Date	November 17, 2026
Recommendation	Allocate a Portion of the 2027 Roadway Maintenance Budget to Tree Trimming

Purpose

This briefing asks the Board of Supervisors to set aside a portion of the 2027 roadway maintenance budget for roadside tree trimming, and to authorize staff to prepare a public bid for the work.

Background

KCE developed a planning-level estimate for trimming trees along nine township roads covering 10.34 miles. The estimate applies a base rate of $6,000 per mile and a 15% contingency, with the final figure rounded up to the nearest $5,000 bid increment.

Estimated Cost by Road

Road	Length (mi)	Base Cost at $6,000/mi
Laurel Drive	0.85	$5,100
Hemlock Drive	1.56	$9,360
Echo Lake Road	2.12	$12,720
Green Road	0.96	$5,760
King's Way	0.37	$2,220
Rob Roy Drive	1.66	$9,960
Pocono Heights Road	1.30	$7,800
Salamanca Road	0.84	$5,040
Seven Nations Drive	0.68	$4,080
Total	**10.34**	**$62,040**

Scenario Range

Because pricing is not yet confirmed by local contractors, the estimate was tested at low, planning, and high per-mile rates.

Scenario	Rate / mi	Direct Cost	15% Contingency	Bid Estimate
Low	$4,500	$46,530	$6,980	$53,510
Planning	**$6,000**	**$62,040**	**$9,306**	**$71,346**
High	$8,000	$82,720	$12,408	$95,128

Recommended Allocation

Staff recommends a bid allowance of $75,000. This covers the planning-case estimate of $71,346 after contingency, rounded to the next $5,000 increment, and leaves about $3,654 of room if bids arrive above the planning rate. It would not fully cover the high scenario of $95,128, a shortfall of $20,128. If bids exceed the allowance, staff will return to the Board with the bid results before any award is made.

Next Steps

1. Approve the $75,000 allocation from the 2027 roadway maintenance budget.
2. Authorize staff to prepare public bid documents and replace planning assumptions with local contractor quotes.
3. Return to the Board with bid results and a final award recommendation.

Conclusion

Tree trimming along the nine township roads (10.34 miles) is a practical addition to the roadway maintenance program, and a $75,000 allocation from the 2027 roadway maintenance budget covers the $71,346 planning estimate. Because contractor pricing is not yet confirmed and the high scenario ($95,128) would exceed the allowance, staff recommends proceeding through a public bid so actual pricing replaces planning assumptions. The Board retains the final award decision once bid results are in.

Suggested Motions

Should the Board of Supervisors wish to act on this request, the following motions are recommended.

Motion No. 1 — Budget Allocation: Motion to allocate $75,000 from the 2027 Roadway Maintenance Budget for roadside tree trimming along the nine township roads identified in the KCE Issue Briefing dated November 17, 2026.

Motion No. 2 — Public Bid Authorization: Motion to authorize staff and KCE to prepare public bid documents for the tree trimming work and to solicit bids, with the understanding that bid results and a final award recommendation will be presented to the Board for approval before any contract is awarded.

14

COOLBAUGH TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 19-2026

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE COMMONWEALTH FINANCING AUTHORITY FOR FUNDING THROUGH THE STATEWIDE LOCAL SHARE ACCOUNT PROGRAM FOR THE COOLBAUGH TOWNSHIP PUBLIC WORKS EQUIPMENT MODERNIZATION PROJECT

WHEREAS, Coolbaugh Township, Monroe County, Pennsylvania, is a municipality organized and existing under the laws of the Commonwealth of Pennsylvania;

WHEREAS, the Commonwealth of Pennsylvania, through the Commonwealth Financing Authority (CFA) and the Department of Community and Economic Development (DCED), administers the Statewide Local Share Account (LSA) Program to provide financial assistance for eligible projects that benefit communities throughout Pennsylvania;

WHEREAS, Coolbaugh Township has identified a need to modernize and enhance its Public Works Department's fleet of vehicles, machinery, and equipment to improve municipal operations, roadway maintenance, snow and ice removal, roadside vegetation management, traffic safety, and essential public services;

WHEREAS, the Township proposes to undertake the Coolbaugh Township Public Works Equipment Modernization Project, which includes the acquisition of a Western Star dump truck with associated upfitting, a Ford F-350 sign truck with associated upfitting, a roadside shoulder mower, a wood chipper, a pavement planer attachment, and a spare snowplow for CDL trucks;

WHEREAS, the proposed project will enhance the Township's ability to maintain public infrastructure, improve roadway safety, respond to inclement weather, and provide efficient and reliable municipal services to residents, businesses, and visitors;

WHEREAS, the total estimated cost of the proposed project is $$527,586.36, and Coolbaugh Township desires to seek financial assistance through the Statewide Local Share Account Program to support the purchase of the proposed equipment.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, as follows:

SECTION 1. The Board of Supervisors hereby authorizes the submission of an application to the Commonwealth Financing Authority through the Pennsylvania Department of Community and Economic Development under the Statewide Local Share Account Program for an amount not to exceed Five Hundred Twenty Seven Thousand Five Hundred Eighty Six Dollars and Thirty-Six Cents ($527,586.36) for the Coolbaugh Township Public Works Equipment Modernization Project.

SECTION 2. The Board of Supervisors hereby designates the Township Manager and/or other duly authorized Township officials as authorized representatives to execute and submit all necessary application materials, certifications, documents, and agreements required in connection with the grant application and any subsequent award, subject to applicable Township approval requirements.

SECTION 3. Coolbaugh Township agrees to comply with all applicable requirements, regulations, and conditions established by the Commonwealth Financing Authority and the Pennsylvania Department of Community and Economic Development relating to the Statewide Local Share Account Program.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, at a duly advertised public meeting held this _____ day of _____, 2026.

ATTEST:

_____

Township Secretary

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

_____

William Weimer, Chairman

_____

Alma I. Ruiz-Smith, Vice Chair

_____

Clare Colgan, Supervisor

_____

Lynn Kelly, Supervisor

_____

Cara Rogan, Supervisor

TOWNSHIP SEAL

15

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
NOVEMBER 17, 2026 BOARD MEETING
AS OF OCTOBER 31, 2026

Revenue

2026 General Fund Budget = $10,033,396

ITEM	AMOUNT	% BUDGET LINE
Real Estate Taxes (Current & Delinquent)	$ 4,189,251	99%
Earned Income Tax	1,836,893	83%
Real Estate Transfer Tax	943,879	99%
LST	267,913	74%
Licenses & Permits	266,211	85%
Rents	33,158	82%
Zoning Fees	189,853	102%
Fines & Forfeits	19,352	72%
Building Code Fees	98,565	246%
Grant Proceeds	180,529	88%
All other sources	578,359	40%
Total Revenue	$ 8,603,963	

Expense

2026 General Fund Budget = $10,033,396

ITEM	AMOUNT	% BUDGET LINE
Pocono Mountain Regional Police Dept.	$ 2,882,961	83%
Salaries	1,264,021	74%
Capital Purchases	398,628	74%
Employee Benefits	820,426	83%
Fire	331,976	85%
Interfund Transfers	452,170	52%
Contracted Services	254,238	73%
Road Materials	154,881	82%
Pocono Mountain EMS	100,000	100%
Insurance	220,043	80%
Vehicle Repair & Maintenance	84,369	67%
Fuel	105,202	104%
Legal Fees	119,018	133%
Utilities	75,785	92%
Engineering	67,096	93%
Control Center	45,729	100%
All other sources	271,636	43%
Total Expense	$ 7,648,178	

COOLBAUGH TOWNSHIP
Board of Supervisors

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

FINANCIAL REPORT SEWER - BOARD OF SUPERVISORS
NOVEMBER 17, 2026 BOARD MEETING
AS OF OCTOBER 31, 2026

Revenue

2026 Sewer Fund Budget = $1,032,448

ITEM	AMOUNT	% BUDGET LINE
Interfund Transfers	$ 452,170	52%
Interest	467	93%
User fees	145,354	91%
Total Revenue	$ 597,991	

Expense

2026 Sewer Fund Budget = $1,032,448

ITEM	AMOUNT	% BUDGET LINE
All other Sources	$ 37,344	54%
Capital Purchases	51,613	15%
Legal Fees	4,930	49%
Utilities	52,450	105%
Contracted Services	64,291	110%
Plant Operators	52,200	75%
Engineering	162,124	58%
Maintenance & Repair	114,460	176%
Oustanding Loans	59,808	81%
Total Expense	$ 599,221	

16

COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
NOVEMBER 17, 2026

DATE	CK #	DESCRIPTION		AMOUNT
11/11/2026		Payroll	$	53,000.00
11/12/2028		Payroll	$	54,000.00
11/17/2026		General Fund	$	56,933.70
11/17/2026		**Total General Fund**	**$**	**163,933.70**
11/17/2026		Escrow Fund	$	1,076.26
11/17/2026		**Total Escrow Fund**	**$**	**1,076.26**
11/17/2026		Sewer Fund	$	28,085.10
11/17/2026		**Total Sewer Fund**	**$**	**28,085.10**
11/17/2026		**State Fund Liquid Fuels**	**$**	**475,424.17**
11/17/2026		**Total Liquid Fuels**	**$**	**475,424.17**
11/17/2026		**TOTAL DISBURSEMENTS**	**$**	**668,519.23**

CASH TRIAL BALANCE AS OF NOVEMBER 17,2026

General Fund Checking	$	9,834,090.40
American Rescue Plan		1,577,128.45
Payroll Checking		53,447.49
Rainy Day Fund Savings		1,027,153.49
Total General Fund	**$**	**12,491,819.83**
Fire Tax/Coolbaugh Twp VFD		722,570.31
Fire Tax- Volunteer Fire Departments		51,541.89
Fire Tax- Coolbaugh Fire Building Fund		1,047,037.82
Total Fire Fund	**$**	**1,821,150.02**
EMS		41,512.42
Total EMS Fund	**$**	**41,512.42**
Sewer Fund Checking		1,971.20
Sewer PennVest Checking		6.32
Total Sewer Fund	**$**	**1,977.52**
Capital Projects Fund Checking		17,516.47
Total Capital Projects Fund	**$**	**17,516.47**
Emerg. Services Fund Money Market		213,080.16
Emerg. Services Fund Checking		22,116.63
Total Emergency Services Fund	**$**	**235,196.79**
Liquid Fuels Fund Checking		145,655.14
Total Liquid Fuels Fund	**$**	**145,655.14**
Escrow Fund Checking		759,646.59
Escrow Fund Clarius Checking		63,680.21
Total Escrow Fund	**$**	**823,326.80**
TOTAL ALL FUNDS	**$**	**15,578,154.99**

Report Printed 2026-11-13 20:11:29 COOLBAUGH TOWNSHIP

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

Check#	Vendor	Description		Payment	Check Total
13637	1674 - A- 1 SPRING SERVICE CORP.	PO 29634	PARTS	584.00	584.00
13638	1592 - ACRISURE MID-ATLANTIC PARTNERS INS. SERV	PO 29621	ADMIN FEE	500.00	500.00
13639	44 - AIRGAS USA,LLC	PO 29608	RENTAL CYL	171.57	
		PO 29648	LEASE	334.99	506.56
13640	1330 - AMAZON CAPITAL SERVICES	PO 29614	JACKET	104.49	
		PO 29635	THERMOSTAT LOCK BOX	16.98	
		PO 29653	POLE PAD BASKETBALL	142.00	263.47
13641	1483 - AUTO PARTS OF MT POCONO	PO 29599	BUCKET TRUCK	15.46	
		PO 29600	LEAF SUCKER	203.99	
		PO 29603	LEAF SUCKER	224.56	
		PO 29639	GREASE	89.66	
		PO 29644	BELT	67.82	601.49
13642	33 - BROWN & BROWN INSURANCE SERVICES	PO 29654	LIABILITY	12,077.00	12,077.00
13643	724 - CINTAS -	PO 29611	EYEWASH STATION	130.00	
		PO 29612	AED	1,215.00	
		PO 29641	FIRST AID CABINETS	528.39	1,873.39
13644	1240 - CINTAS CORPORATION	PO 29591	SHOP TOWELS/ UNIFORMS	95.26	
		PO 29592	UNIFORMS	43.77	
		PO 29630	MATS/UNIFORMS	506.73	
		PO 29631	UNIFORMS	43.77	689.53
13645	52 - DALEVILLE ACE HARDWARE	PO 29604	POLE SAW	23.99	
		PO 29605	BATTERIES	16.99	
		PO 29633	PART	17.98	
		PO 29651	SUPPLIES	65.15	124.11
13646	13 - DEVELOPMENTAL EDUCATION SERVICES	PO 29607	SHEDDING	1,200.00	
		PO 29625	RECYCLING	24.00	1,224.00
13647	1113 - ELAN FINANCIAL SERVICES	PO 29645	EAC/HOLOGRAM/ADOBE/NUSO/ROAD WARRIOR/SUP	1,776.31	1,776.31
13648	1542 - ESRI	PO 29640	GIS	684.00	684.00
13649	919 - FIDELITY SECURITY LIFE INSURANCE/EY	PO 29615	NOVEMBER	252.66	252.66
13650	578 - GENERAL CODE	PO 29597	MAPLINK	2,395.00	2,395.00
13651	48 - H. CLARK CONNOR	PO 29636	ZHB	1,452.50	1,452.50
13652	54 - H.A. BERKHEIMER,INC.	PO 29606	LST COMMISSION	86.97	86.97
13653	535 - HANOVER ENGINEERING ASSOC.,INC.	PO 29656	SEO	11,678.82	
		PO 29657	ACT 537 PLAN	486.89	12,165.71
13654	891 - LOWE'S	PO 29620	SUPPLIES	147.90	147.90
13655	211 - LYNN KELLY	PO 29632	CONFERENCE	90.00	90.00
13656	1484 - NAPA AUTO PARTS	PO 29586	CHIPPER	22.65	
		PO 29638	CABIN AIR	6.66	29.31
13657	81 - P P & L	PO 29590	84771-32002 507 SIGNAL LIGHT	29.85	
		PO 29593	85457-02009 BALLFIELD	697.88	
		PO 29594	88094-98000 940 SUMMIT	45.41	
		PO 29595	98496-55008 7 KINGSWAY	50.74	
		PO 29629	STREET LIGHTS	1,362.46	2,186.34
13658	219 - PA DEPT. OF LABOR & INDUSTRY -	PO 29587	BOILER	92.97	92.97
13659	1602 - PENN STRATEGIES	PO 29585	NOVEMBER	4,000.00	4,000.00
13660	87 - PENNSYLVANIA ONE CALL SYSTEM, INC.	PO 29627	CBT	100.84	100.84
13661	320 - POWELL'S SALES & SERVICE	PO 29609	RENTAL	532.00	532.00
13662	1642 - PRIMO BRANDS	PO 29649	BOTTLE WATER	151.38	151.38
13663	206 - PSATS	PO 29626	TESTING	260.00	260.00
13664	1644 - PURE WATER SYSTEMS	PO 29596	WATER TREATMENT	238.15	238.15
13665	713 - RED DIAMOND GRAPHICS	PO 29602	SIGN CLEAN UP	250.00	250.00
13666	1640 - SARGENT'S COURT REPORTING SERV.,INC	PO 29598	COURT REPORTING	300.00	300.00
13667	286 - SUBURBAN PROPANE	PO 29642	PROPANE	261.54	261.54
13668	1656 - THE 20, LLC	PO 29637	NOVEMBER	455.00	455.00
13669	111 - THE SHERWIN WILLIAMS COMPANY	PO 29624	PAINT FOR COURT	129.43	129.43
13670	756 - UGI Utilities	PO 29588	41100286219	1,584.31	
		PO 29589	411002865458 /GARAGE	38.76	1,623.07
13671	929 - UNITED CONCORDIA LIFE & HE	PO 29628	DECEMBER	1,661.64	1,661.64
13672	764 - VINCENT PIACENTE ELECTRICAL CONTR.	PO 29650	BREAKER CHANGE BALL FIELD	2,687.00	2,687.00
13673	1587 - WEX BANK	PO 29584	PARK/DPW ZONING/COMPLEX	1,426.76	1,426.76
13674	1613 - WM CORPORATE SERVICES,INC	PO 29616	PARK	308.23	
		PO 29617	DPW	222.63	
		PO 29618	MUNIIPAL CENTER	272.81	803.67
13675	1629 - ZY PYROTECHNICS LLC	PO 29655	2027 NNO FIREWORKS 50% DEPOSIT	2,250.00	2,250.00
	TOTAL				56,933.70

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

Check#	Vendor	Description	Payment	Check Total

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	56,933.70
01.400.000	GENERAL GOV'T	5,734.20			
01.403.000	TAX COLLECTION	86.97			
01.405.000	MUNICIPAL OFFICE	130.11			
01.409.000	BUILDING & PLANTS	6,086.25			
01.413.000	SEO / BUILDING CODE	12,165.71			
01.414.000	ZONING OFFICE	5,046.10			
01.418.000	ZONING HEARING BOARD	465.80			
01.427.000	SOLID WASTE COLLECTION / DISPO	1,450.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	2,594.22			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	126.00			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	1,787.78			
01.454.000	PARKS	6,379.02			
01.458.000	CONTRIBUTIONS	720.10			
01.486.000	INSURANCE	12,077.00			
01.487.000	EMPLOYEE BENEFITS	2,084.44			
TOTALS FOR	**GENERAL FUND**	**56,933.70**	**0.00**	**0.00**	**56,933.70**

Total to be paid from Fund 01 GENERAL FUND	56,933.70
	56,933.70

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description		Payment	Check Total
1445	535 - HANOVER ENGINEERING ASSOC.,INC.	PO 29659	CORP.CENTER DRIVE	333.13	
		PO 29660	611 IND'L CENTER	743.13	1,076.26
	TOTAL				1,076.26

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	1,076.26
85.250.458	LANDSTON EQUITIES LLC			743.13	
85.250.593	TOWNSHEND INDUSTRIAL ASSET, LLC			333.13	
TOTALS FOR	ESCROW	0.00	0.00	1,076.26	1,076.26

Total to be paid from Fund 85 ESCROW 1,076.26

1,076.26

Report Printed 2026-11-13 20:12:17 COOLBAUGH TOWNSHIP

List of Bills - (08101000) CHECKING
SEWER FUND

Check#	Vendor	Description		Payment	Check Total
3714	1483 - AUTO PARTS OF MT POCONO	PO 29643	SUPPLIES	60.95	60.95
3715	724 - CINTAS -	PO 29611	EYEWASH STATION	130.00	130.00
3716	1251 - ENVIRONMENTAL SERV. CORP.	PO 29613	10/30 SLUDGE HAULING	723.24	
		PO 29647	11/6 SUDGE REMOVAL	723.24	1,446.48
3717	520 - K.L. FULFORD ASSOCIATES,INC	PO 29610	NOVEMBER	5,800.00	5,800.00
3718	1636 - MARTINS	PO 29601	WWTP PUMPS	840.00	
		PO 29646	WWTP COMPRESSOR UNIT	6,102.00	6,942.00
3719	229 - MOYER INSTRUMENTS,INC.	PO 29652	CALIBRATED	2,511.83	2,511.83
3720	162 - USA BLUE BOOK	PO 29623	SUPPLIES	715.04	715.04
3721	1445 - UTILITY SERVICE CO. INC.	PO 29661	FILTER TANK	10,346.38	10,346.38
3722	1613 - WM CORPORATE SERVICES,INC	PO 29619	WWTP	72.42	72.42
3723	439 - YOUNG & HAROS,LLC	PO 29622	WALMART	60.00	60.00
	TOTAL				28,085.10

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	28,085.10
08.429.125	CONTRACT SERVICE PLANT	5,800.00			
08.429.200	SUPPLIES	905.99			
08.429.314	PROFESSIONAL FEE SOLICITOR	60.00			
08.429.374	MAINT/REPAIR EQUIPMENT	19,800.21			
08.429.452	SLUDGE HAULING	1,446.48			
08.429.453	CONTRACTED SERVICE -TRASH	72.42			
TOTALS FOR	SEWER FUND	28,085.10	0.00	0.00	28,085.10

Total to be paid from Fund 08 SEWER FUND 28,085.10

28,085.10

Report Printed 2026-11-13 20:15:02 COOLBAUGH TOWNSHIP

List of Bills - (35100000) CHECKING ACCOUNT
LIQUID FUELS

Check#	Vendor	Description	Payment	Check Total
271	1675 - M & J Excavation Inc	PO 29658 2026 Road Paving Project	475,424.17	475,424.17
	TOTAL			475,424.17

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
35.100.000	CHECKING ACCOUNT			0.00	475,424.17
35.439.600	CAPITAL ROAD CONSTRUCTION	475,424.17			
TOTALS FOR	LIQUID FUELS	475,424.17	0.00	0.00	475,424.17

Total to be paid from Fund 35 LIQUID FUELS 475,424.17

475,424.17