



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

Work Session Agenda

October 20, 2026, 6pm

1. Discussion on Proposed Data Center Ordinance Amendment
2. Discussion on 2027 Liquid Fuel Funding
3. Public Comment

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MEMORANDUM

To: Coolbaugh Township Board of Supervisors
From: Daren Martocci - KCE
Date: October 15, 2026
Subject: Proposed Amendments to Data Center Zoning Regulations
Purpose: Public Meeting overview and policy discussion

Summary

The proposed amendment substantially expands Ordinance No. 160-2025 from a basic data center use ordinance into a tiered regulatory framework. It distinguishes facilities by electrical demand and gross floor area, addresses smaller edge installations and hyperscale campuses, and adds standards for utility capacity, noise, vibration, emergency systems, buffers, water use, private generation, reporting, and decommissioning.

The amendment does not broadly open new areas of the Township to principal data center development. Principal Micro, Small, Large, Hyperscale, and Data Center Campus uses remain conditional uses in the I - Industrial District. A qualifying Edge Data Center may be accessory to another lawful principal use in another district, but it remains subject to the applicable Micro or Small Data Center classification and the ordinance standards.

Key Enhancements and Additions

Tiered classifications: Creates Micro, Small, Large, and Hyperscale categories using cumulative Maximum Electrical Demand and cumulative gross floor area at full buildout. Edge Data Centers are also defined by function but remain classified within the Micro or Small tier.

Anti-segmentation and cumulative review: Requires coordinated buildings, phases, parcels, tenants, utility accounts, and equipment to be aggregated when part of a unified development. Expansion into a higher tier requires approval under the higher tier.

Existing-building conversions: Clarifies that conversion of an existing building or part of a development to data center use is a change of use subject to applicable zoning, land development, building, fire, electrical, utility, and related approvals.

Energy infrastructure triggers: Requires supplemental review for specified infrastructure, including a new substation, lines rated 69 kV or greater, battery energy storage, bulk fuel storage over 10,000 gallons, or ten or more backup generators.

Noise and vibration protections: Establishes 55 dBA daytime and 45 dBA nighttime property-line limits; addresses low-frequency and tonal noise; requires preliminary, final-design, and post-construction acoustical studies; limits routine generator testing; and adds vibration analysis and complaint-based testing provisions.

Setbacks and visual mitigation: Adds component setbacks from Sensitive Receptors and residential-use property lines, including 300 feet for a data center building and 500 feet for generator yards, bulk fuel storage, substations, and battery energy storage systems. It also adds reforestation buffers, berms, year-round screening, fencing standards, and visual-impact documentation.

Utilities and water: Requires public electric service, utility capacity verification, mitigation of system constraints, and additional water-use and conservation planning for Large and Hyperscale facilities. Private groundwater proposals require hydrogeologic and groundwater-impact analysis.

Emergency planning: Requires emergency access and responder review, along with technology-specific fire protection, spill containment, hazardous-material, shutoff, ventilation, training, annual recertification, and site familiarization provisions.

Private generation controls: Treats on-site generation as accessory to the approved data center, restricts unrelated off-site service and unauthorized export, requires metering and annual certification, and provides that a facility outside those limits must be reviewed as a principal electric-generation use.

Lifecycle accountability: Adds annual operational and sustainability reporting for Hyperscale facilities and establishes abandonment, decommissioning, removal, restoration, and potential financial-security provisions for Large and Hyperscale facilities.

Campus and phasing controls: Requires a Data Center Campus Master Plan for campuses and for Large and Hyperscale facilities, with limited criteria for minor modifications and a new conditional-use process for major modifications.

Where Principal Data Centers Could Occur

The attached location map identifies parcels within the Township's Industrial zoning district. These are the areas in which principal data center classifications would be eligible to seek conditional-use approval under the proposed amendment. The map is a zoning-location reference, not a determination that every mapped parcel is suitable, available, developable, or entitled to approval.

- Each proposal would still require the applicable conditional-use, subdivision and land development, building, fire, utility, environmental, and third-party approvals.
- Mapped parcel boundaries and ownership information should be verified against current Township and Monroe County records during application review.
- Site-specific constraints may include access, utility capacity, wetlands, stormwater, topography, adjoining uses, Sensitive Receptors, setbacks, buffers, and emergency-response needs.

Board Policy Considerations

- Whether the classification thresholds appropriately distinguish neighborhood-scale, intermediate, large, and hyperscale facilities.
- Whether the proposed 300-foot and 500-foot component setbacks provide an appropriate level of protection while preserving feasible industrial development areas.
- Whether the noise limits, generator-testing hours, and post-construction verification process are sufficiently clear and enforceable.

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- Whether the 69 kV, 10,000-gallon, battery-storage, and ten-generator triggers capture the infrastructure warranting enhanced review.
- Whether the reforestation buffers, berm heights, visual studies, and year-round screening requirements reflect the Township's desired rural and wooded character.
- Whether annual reporting, metering, decommissioning, and financial-security provisions provide adequate long-term accountability.

Recommended Board Action

Receive the presentation and public comment, identify any policy revisions desired by the Board, and direct preparation of the final ordinance for solicitor review and the required adoption process. Before advertisement or enactment, complete a final cross-reference and formatting review and update the ordinance number and enactment year in the caption and signature block, forward the final draft to the Coolbaugh Township Planning Commission and Monroe County Planning Commission for review and comment.

Suggested Public-Meeting Message

This amendment is intended to keep principal data center development focused in the Industrial District while replacing a one-size-fits-all ordinance with standards proportionate to facility scale and impact. It gives the Township clearer tools to evaluate utility demand, sound, emergency systems, water use, private generation, visual impacts, expansion, reporting, and eventual decommissioning before a project is approved and throughout its operating life.

**COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 160-2025**

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA AMENDING CHAPTER 400, ZONING, OF THE COOLBAUGH TOWNSHIP CODE OF ORDINANCES BY ~~CREATING~~ESTABLISHING A MICRO, NEW SMALL, USE LARGE, FOR DATA—CENTERSHYPERSCALE, AND EDGE DATA CENTER CAMPUSES, CLASSIFICATIONS: ADDING—~~NEW~~ DEFINITIONS AND REGULATIONS FOR ~~SAID DATA USES~~CENTERS, DATA CENTER CAMPUSES, AND RELATED EQUIPMENT AND INFRASTRUCTURE; AND AMENDING THE SCHEDULE OF USES TO ~~ALLOW~~AUTHORIZE SAID PRINCIPAL DATA CENTER USES AS CONDITIONAL USES IN THE INDUSTRIAL DISTRICT AND QUALIFYING EDGE DATA CENTERS AS ACCESSORY USES.

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

_____ **WHEREAS**, the Board of Supervisors of Coolbaugh Township believes that it is in the best interest of the Township and ~~the its~~ residents ~~of the Township~~ to amend the Coolbaugh Township Zoning Ordinance by ~~adding~~establishing requirements for Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, Edge Data Center, and Data Center Campus classifications and adding requirements for those uses at new Section 400-91.4.

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

ARTICLE I.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended at Article III, Terminology, Section 400-10, Definitions, by adding new definitions for the “Data Center,” “Micro Data Center,” “Edge Data Center,” “Small Data Center,” “Large Data Center,” “Hyperscale Data Center,” “Maximum Electrical Demand,” “Energy Infrastructure,” “Data Center Accessory Uses/Structures,” “Data Center Campus,” “Data Center Equipment,” “Data Center Campus Master Plan,” and “Sensitive Receptor” as follows:

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

Data Center

A principal or accessory 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, Edge 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.

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

Maximum Electrical Demand

The maximum coincident electrical demand, expressed in megawatts (MW), reasonably anticipated at full buildout of a Data Center or Data Center Campus, 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 or Data Center Campus, 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 or Data Center Campus 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.

Edge Data Center

A Micro Data Center or Small Data Center located near the users, devices, networks, or facilities it principally serves for the primary purpose of reducing communications latency or supporting localized processing, content delivery, network interconnection, public safety, utility, transportation, health-care, institutional, or similar distributed services. An Edge Data Center may be a principal use or an accessory use. Classification as an Edge Data Center shall not exempt the facility from the applicable Micro Data Center or Small Data Center standards.

Large Data Center

A Data Center or Data Center Campus 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 or Data Center Campus 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 Accessory Uses/Structures

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; domestic and non-contact cooling water and waste-water treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development for a data center campus.

Data Center Campus

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

Data Center Equipment

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

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

Data Center Campus 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 Data Center Campus, Large Data Center, or Hyperscale Data Center, as required by Section 400-91.4.

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

Sensitive Receptor

A protected land use against which compliance with noise, vibration, lighting, air quality, and emergency generator performance standards shall be measured.

ARTICLE II. DATA CENTER USE REGULATIONS

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

- A. Data Center Development. A Micro Data Center, and Small Data Center, Large Data Center, Hyperscale Data Center, or Data Center Campus ~~use~~ shall be permitted as a conditional use in the I – Industrial District, subject to compliance with this ~~section~~Section and all applicable Coolbaugh Township ordinances and federal and state statutes. An Edge Data Center proposed as a principal use shall be reviewed under its applicable Micro Data Center or Small Data Center classification. An Edge Data Center that primarily serves, and is accessory to, another lawful principal use may be permitted as an accessory use in a district where the principal use is permitted, subject to the requirements of this Section.
- B. ~~Accessory Uses/Structures. Data Center Equipment shall be permitted by right in support of a Data Center or Data Center Campus. Data Center Accessory Uses/Structures shall be permitted by right in support of a Data Center Campus. For purposes of the minimum distance between buildings, Data Center Equipment and unoccupied Data Center Accessory Structures shall not be subject to the 20-foot setback requirement for unattached structures accessory to nonresidential buildings in Section 400-18 of this Chapter.~~
- C. **Data Center Classification and Applicability.** Each application shall identify the proposed use as a Micro Data Center, Small Data Center, Large Data Center, or Hyperscale Data Center and shall state whether the facility also qualifies as an Edge Data Center or is part of a Data Center Campus. 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.

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

- (1) Except as expressly modified by the Standards for Micro Data Centers and Edge Data Centers subsection, all requirements of this Section apply to every tier. Where that subsection establishes a different requirement for a Micro Data Center or Edge Data Center, the more specific requirement shall control. Large Data Centers and Hyperscale Data Centers are additionally subject to the enhanced standards below.
- (2) ~~62 dB(A) at a receiving forest, agricultural, or residential land use~~

E. Enhanced Standards for Large Data Centers.

- (1) ~~70 dB(A) at any other receiving land use.~~
- (2) A campus master plan shall depict all reasonably anticipated phases, buildings, utilities, substations, generation equipment, cooling systems, access points, buffers, and supporting infrastructure.

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

- (3) The applicant shall submit utility-capacity, water-use, construction-management, emergency-response, and decommissioning plans meeting this Section.

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

- (1) Energy Infrastructure triggering Subsection E shall be subject to the component setbacks and supplemental studies specified therein.

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

H. Enhanced Standards for Hyperscale Data Centers.

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

- (1) A Hyperscale Data Center shall be developed only pursuant to an approved Data Center Campus 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 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 buildings and 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.
 - (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 shall require approval under the higher tier before issuance of any permit or approval required for the change.
- J. **Energy Infrastructure Triggers.** The following shall trigger supplemental review regardless of data center tier: a new substation; a transmission or distribution line rated at sixty-nine (69) kilovolts or greater; a battery energy storage system; bulk storage exceeding ten thousand (10,000) gallons of combustible or flammable fuel; or an installation of ten (10) or more backup generators. The application shall identify the facility, capacity, location, hazard classification, applicable third-party approvals, emergency controls, spill or fire protection, and proposed mitigation.
- K. 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.
- L. Any addition, replacement, or reconfiguration of servers, cooling systems, generators, batteries, electrical service, modular enclosures, or related equipment that increases 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 shall be obtained before issuance of any Township permit or approval required for the addition, replacement, or reconfiguration when the cumulative development exceeds a classification threshold.
- M. **Conversion or Change of Use of an Existing Building.** The establishment of a Micro Data Center, Edge Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, or Data Center Campus within an existing building, a portion of an existing building, or an existing previously approved development shall constitute a change of use and shall be subject to all 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. Lawful existing dimensional or site conditions that do not conform to current requirements shall be governed by the nonconforming-use, nonconforming-structure, variance, conditional-use, subdivision and land development, and other relief provisions otherwise applicable under this Chapter and Chapter 355. Conversion of an existing building shall not, by itself, exempt the proposed use from an applicable requirement or establish entitlement to a variance, waiver, modification, or other relief.

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

O. **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, 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.: 55 dBA.
2. Nighttime, 10:00 p.m. to 7:00 a.m.: 45 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 above, 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, special exception, or land development review process. The study shall identify all proposed noise sources; 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.
- (c) Independent Acoustical Professionals; Review Fees and Escrow. Each acoustical study, analysis, test, or report required by Subsection J 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, 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 Subsection J(4), evaluate proposed mitigation, observe or verify testing, review compliance reports submitted under Subsection J(5), or provide other professional services reasonably necessary to evaluate 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. Such fees shall be reasonable and customary for similar services in the community and shall not exceed the rate or cost charged by the consultant to the Township for comparable services not

reimbursed by an applicant. Before professional review begins, the applicant shall deposit with the Township an escrow in an amount reasonably estimated by the Township to cover anticipated professional-consultant review fees. The Township may pay properly documented review charges from the escrow and shall provide itemized invoices identifying the services performed, the person performing the services, and the time and date spent on each task. Upon written notice supported by an updated estimate or itemized statement, the applicant shall replenish the escrow to the amount reasonably required by the Township within fifteen (15) days. The applicant may dispute professional-consultant review fees in the manner and within the time established by the Pennsylvania Municipalities Planning Code, and the Township shall not delay or disapprove a subdivision or land-development application solely because the applicant has timely disputed a fee in accordance with that Code. Any unused escrow balance shall be returned after completion of the applicable review and payment of all undisputed invoices. Nothing in Subsection J(4)(c) authorizes assessment of municipal legal expenses, consultant expenses, expert-witness costs, appeal expenses, or other charges prohibited by applicable law. Costs arising solely from a conditional-use or special-exception hearing, and post-approval compliance or enforcement costs, shall be assessed only to the extent authorized by applicable law, an approved condition, a recorded agreement, Chapter 355, another applicable Township ordinance, or the Township's adopted fee schedule or resolution.

(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 Subsection J(5), demonstrating compliance with all requirements of Subsection J. The Township may require additional acoustical testing whenever there is reasonable evidence of noncompliance or upon receipt of documented noise complaints. Any such testing and professional review shall be subject to Subsection J(4)(c). Failure to comply with the noise limits established in Subsection J constitutes a violation of this Ordinance.

(6) Emergency Generator Testing.

- a. Emergency generators shall be included in all acoustical studies required by Subsections J(4) and J(5). 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 on Saturdays, Sundays, or legal holidays.

P. 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. It 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.

Q. Standards for Micro Data Centers and Edge Data Centers.

- (1) A Micro Data Center or Edge 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) Equipment 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 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 or Edge 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 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.

R. **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:
 - (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 use. Required buffers and berms may be located within a setback but shall not reduce it.

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

T. **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, Hyperscale Data Center, or Data Center Campus. A Micro Data Center or accessory Edge 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.

U. **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. 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 and/or Data Center Campus which ensures that there is sufficient capacity available to serve the Data Center and/or Data Center Campus as well as the projected service needs for future growth.
- (2) If the above-referenced assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the Data Center and/or Data Center Campus. The necessary system improvements shall conform to all specifications, procedures, and timelines required by the public utility.

V. **Utility Lines.** ~~To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a Data Center and/or Data Center Campus shall be placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of under-ground lines is not feasible.~~

W. Water Use and Conservation Plan.

X. ~~Emergency Access. It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Coolbaugh Township Volunteer Fire Company Chief shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, and fire hydrant availability on the site.~~

- (1) 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 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.
- (2) 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.
- (3) Utility Lines. To the extent practical, utility lines, including electronic, fiber-optic, cable, and telephone lines, from substations to a Data Center or Data Center Campus shall be placed underground. This requirement shall not apply when the utility company requires aboveground lines or underground placement is not feasible.
 - (a) 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.
- (4) **Height.** A Data Center and/or Data Center Campus shall comply with the minimum and maximum dimensional requirements of the Schedule of Development Standards in Section 400, Attachment 2. For purposes of determining the height of a Data Center or Data Center Accessory Use/Structure, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall not be counted.
- (5) **Outdoor Lighting.** Section 400-49.I of this Chapter shall apply to a Data Center and/or Data Center Campus development. Outdoor lighting structures shall not be mounted above a height of 20 feet above finished grade, or 25 feet above finished grade if the development has more than 100 parking spaces, unless a variance is obtained from the Coolbaugh Township Zoning Hearing Board.

Y. ~~**Environmental Impacts.** Environmental impacts associated with a Data Center and/or Data Center Campus shall be mitigated by demonstrating compliance with the following standards:~~

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

(1) **Purpose.** The purpose of this section is to preserve rural character, protect scenic resources, maintain existing forested landscapes, reduce visual impacts associated with data centers 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 Ordinance.

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

- (a) Existing mature forests, woodlands, and significant tree stands shall be preserved to the maximum extent practicable and incorporated into required buffer areas. Existing forested areas within required setbacks and buffers shall be credited toward landscape screening requirements where the existing vegetation provides equivalent or greater visual screening than required under this Ordinance.
- (b) Clearing of existing woodland within required buffer areas is prohibited except for necessary access drives, emergency access, utility crossings, stormwater management facilities, or removal of invasive, diseased, dead, or hazardous vegetation.
- (c) Where forest clearing occurs, all disturbed portions of the buffer shall be reforested in accordance with this section.

(3) **Reforestation Buffer Requirements.**

- (a) In addition to any setback requirements, all data center developments shall establish and maintain a continuous reforestation buffer along all property boundaries adjoining residential 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 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. 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.

- (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.
 - (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. For a Hyperscale Data Center, the minimum berm height shall be fifteen (15) feet. In every case, 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 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.
- (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.
 - a. The body having jurisdiction over the applicable application may require additional screening as a condition of approval 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 compounds, 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.

(7) **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.

- (b) Sustainability information is required for disclosure and monitoring and does not independently establish a prohibition unless another applicable ordinance provision or approval condition is violated.
- (8) **Environmental Impacts.** Environmental impacts associated with a Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, Edge Data Center, or Data Center Campus shall be mitigated by demonstrating compliance with the following standards:
- (9) **Air pollution controls.** All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following additional standards:
 - a. Visible emissions. Visible air contaminants shall not be emitted in ~~such~~ a manner that ~~the causes~~ opacity ~~of the emissions is~~ 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 shall other comply requirements with of Pennsylvania 25 Pa. Code Title §§ 25123.41 through 123.46, Chapter as 127A(7), or its most recent update amended.
 - (b) **Hazardous air emission.** All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
 - (c) **Dust, dirt, smoke, vapor, gas and odor control.** The use and applicant shall comply with Sections 400-49.J and 400-49.K. of this Chapter.
- (10) ~~Vibration control. The use and applicant shall comply with Section 400-49.H. of this Chapter.~~
- (11) **Vibration control.** The applicant shall submit a vibration analysis prepared by a qualified engineer demonstrating that operation of the Data Center and all Data Center Accessory Uses 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.
 - (a) Post-construction vibration testing may be required upon receipt of documented complaints or when the Township has reasonable evidence of vibration impacts. Testing shall be conducted by a qualified professional using accepted engineering practices and shall evaluate compliance at the property

boundary and at affected Sensitive Receptors. The report shall identify measurement locations, equipment operating conditions, background conditions, instrumentation, methods, results, and any required corrective measures.

(12) **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.

(13) **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.

(a) Construction Hours. Construction and related operation of heavy machinery, ~~operating or permitting the operation of any~~including tools; ~~and equipment or heavy machinery~~ used in construction, drilling, or demolition work associated with ~~or for a Data Center and/or Data Center Campus,~~ may occur only ~~occur~~ between ~~the hours of~~ 7:00 a.m. and 6:00 p.m. and shall comply with ~~the provisions of~~ Chapter 262 of the Coolbaugh Township Code of Ordinances. Upon written request, pertaining to noise. The Township may ~~permit~~authorize temporary additional construction hours ~~by when~~ administrative necessary modification to ~~upon protect request public by safety.~~ complete time-sensitive utility work, avoid substantial traffic disruption, respond to an applicant emergency, or complete work that cannot reasonably be interrupted. Any authorization shall specify its duration and may include conditions addressing noise, lighting, traffic, and notice to affected properties.

AA. On-Site Energy Generation and Energy Infrastructure. Any ~~form of~~ on-site energy generation, ~~including substations and~~ substation, fuel-cell power ~~stations~~ 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 ~~the review and approval~~ by the Township and Coolbaugh Township Volunteer Fire Company Chief. The applicant shall submit ~~an~~ safety emergency-response, fire-protection, hazardous-materials, spill-containment, ventilation, shutoff, access, and incident-command plan ~~for the on-site energy generation use appropriate to the satisfaction proposed and approval of the Coolbaugh Township Volunteer Fire Company Chief technology.~~ The ~~property~~ owner shall annually recertify the safety plan, ~~plan~~ provide updated contact and allow hazard for information, conduct annual training and site familiarization with emergency responders, and permit a site inspection by the Coolbaugh Township Volunteer Fire Company Chief or ~~his~~ designee to identify ~~any~~ emergency-response vulnerabilities and ~~to identify~~ compliance with the safety approved plan.

BB. ~~Data Center Campus Master Plan.~~ Data Center Campus development shall be subject to a Data Center Campus Master Plan which covers the full site. The submission of this Data Center Campus Master Plan shall be in addition to and not in place of the requirements of the Subdivision and Land Development provisions in Chapter 355 of the Coolbaugh Township

~~Code of Ordinances and all provisions therein must be complied with unless specifically exempted by this ordinance.~~

CC. **Private Energy Generation; Limitation on Off-Site Service and Export.** On-site generation serving an approved Data Center or Data Center Campus constitutes Data Center Equipment and, when meeting the definition of Energy Infrastructure, is also subject to all Energy Infrastructure requirements. An Edge Data Center remains governed by its applicable Micro Data Center or Small Data Center classification. On-site generation shall be accessory and subordinate to the approved Data Center use; shall comply with all applicable Energy Infrastructure Triggers, utility, sound, vibration, setback, screening, environmental, emergency-response, permit, study, inspection, testing, and operating requirements; and may supplement but shall not replace the public electric utility service required by the Utility Review subsection. Required utility-capacity verification shall be based upon the public service capacity requested or reserved without deducting anticipated on-site generation unless the utility expressly authorizes another basis in writing. The facility shall be designed, sized, and operated primarily for the approved Data Center's electrical, resiliency, emergency-backup, or operational needs. Electricity may be distributed among buildings, facilities, or tracts only when they are within the same approved Data Center Campus or unified development, under common ownership or control, and authorized by applicable law, utility requirements, and an executed interconnection agreement or other written utility authorization. Aggregation for classification purposes does not authorize private distribution between tracts or customers, and electricity shall not be supplied to an unrelated off-site customer. Grid export is permitted only as expressly authorized in writing for net metering, equipment testing, system protection, temporary transfer of surplus electricity during an abnormal operating condition, or demand-response participation using equipment approved for non-emergency operation. Emergency backup generators shall not participate in demand response, peak shaving, economic dispatch, or routine grid export unless separately approved as generation that is neither classified nor operated as emergency backup generation. Proposed interconnection documents may be submitted during zoning or land-development review, but export or distribution between tracts or customers shall not begin until the Township receives final written utility authorization and confirms consistency with the approved plans. Emergency backup generation remains subject to all applicable testing, noise-disclosure, operating, fuel-storage, fire-protection, and emergency-response requirements, and export authorization does not permit otherwise prohibited non-emergency operation. Authorized export shall remain secondary to the approved Data Center use, and the facility shall not be principally used for wholesale electricity sales, unauthorized grid export, or service to unrelated off-site customers. A facility that does not satisfy these limitations shall be reviewed as a principal electric-generation use and shall not qualify as Data Center Equipment, Energy Infrastructure, or an accessory use. The applicant shall submit electrical one-line diagrams; generation nameplate and operating capacities; anticipated peak and annual Data Center demand; operating protocols; proposed or executed interconnection documents; identification of all buildings, tracts, owners, operators, and customers served; estimated annual generation, consumption, imports, and exports; and other information reasonably necessary to demonstrate compliance. Zoning review and all otherwise required approvals shall be obtained before any increase in approved generation capacity; addition of a building, tract, or customer; change in ownership or control affecting the service

arrangement; change in interconnection or export authorization; authorization of off-site service; change in the approved purpose or schedule of emergency backup generation; or change causing the facility to enter a higher classification.

DD. **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.

EE. **Abandonment and Decommissioning.**

- (1) A Data Center, Data Center Campus, 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.

FF. **Data Center Campus Master Plan.**

- (1) Every Data Center Campus, every Large Data Center, and every Hyperscale Data Center, whether consisting of one or multiple buildings, shall be subject to a Data Center Campus Master Plan covering the full site and anticipated full buildout. A Micro Data Center, including an Edge Data Center classified within the Micro Data Center tier, shall not require a Data Center Campus Master Plan unless it is part of a Data Center Campus or unified development. A Small Data Center shall require a Data Center Campus 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 Ordinance.

- (2) **Individual Site Plan or Phase.** An individual site plan for each Data Center identified on the Data Center Campus Master Plan or each phase of the development of the Data Center Campus demonstrating compliance with the Data Center Campus Master Plan shall be submitted to the Township prior to the issuance of a building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of a building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits, NPDES permits and any additional Penn DOT and/or DEP permits deemed necessary.
- (3) An individual site plan for each Data Center or each phase of the development of the Data Center Campus shall be consistent with the approved Data Center Campus Master Plan. The procedure for a modification to an approved Data Center Campus Master Plan shall be the same as a new Data Center Campus Master Plan under this section.
- (a) A minor modification to an approved Data Center Campus Master Plan may be approved by the Board of Supervisors ~~at~~during land-development review only when the ~~time~~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 ~~land~~ingress development or andegress. ~~consistsA of~~modification developmentsatisfying thatthese resultslimitations inmay include any of the following:
 - (b) A rate of stormwater discharge and runoff from the site equal to or less than rates identified in the stormwater management plan approved in connection with the Data Center Campus Master Plan.
 - (c) Minor shifts in building locations that do not substantially deviate from the originally approved plans.
 - (d) Addition or relocation of Data Center Accessory Uses/Structures or Data Center Equipment within the approved development area.
 - (e) Adjustments to internal road layouts that do not modify overall traffic patterns or alter ingress and egress access points.
 - (f) Adjustments to utility line routes within the approved development area.
 - (g) Building adjustments that increase the square footage of a Data Center or Accessory Uses/Structures by up to 2% or any adjustment that decreases or eliminates the square footage of a planned Data Center or Data Center Campus.
 - (h) 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 400-91.4.P(1). 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.

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

ARTICLE III. ZONING DISTRICTS

The Coolbaugh Township Code of Ordinances is hereby amended at Chapter 400, Zoning, Attachment 1, Schedule of Uses, I Industrial District, by ~~adding~~ 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," "Hyperscale Data Center," and "Data Center Campus." An Edge Data Center proposed as a principal use shall be listed and reviewed under its applicable Micro Data Center ~~Campus or use~~ Small as Data conditional Center uses within the I Industrial District classification.

Chapter 400, Zoning, Attachment 1, Schedule of Uses, is further amended by adding the following general note applicable to all zoning districts: "An Edge Data Center that primarily serves, and is accessory to, another lawful principal use may be permitted as an accessory use in any zoning district in which the principal use is permitted, subject to Section 400-91.4 and all other applicable requirements. An accessory Edge Data Center shall not be listed or treated as a separate principal use."

ARTICLE IV. REPEALER

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

ARTICLE V. SEVERABILITY

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

ARTICLE VI. EFFECTIVE DATE

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

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

William Weimer, Chair

Alma I. Ruiz-Smith, Vice-Chair

Clare Colgan, Supervisor

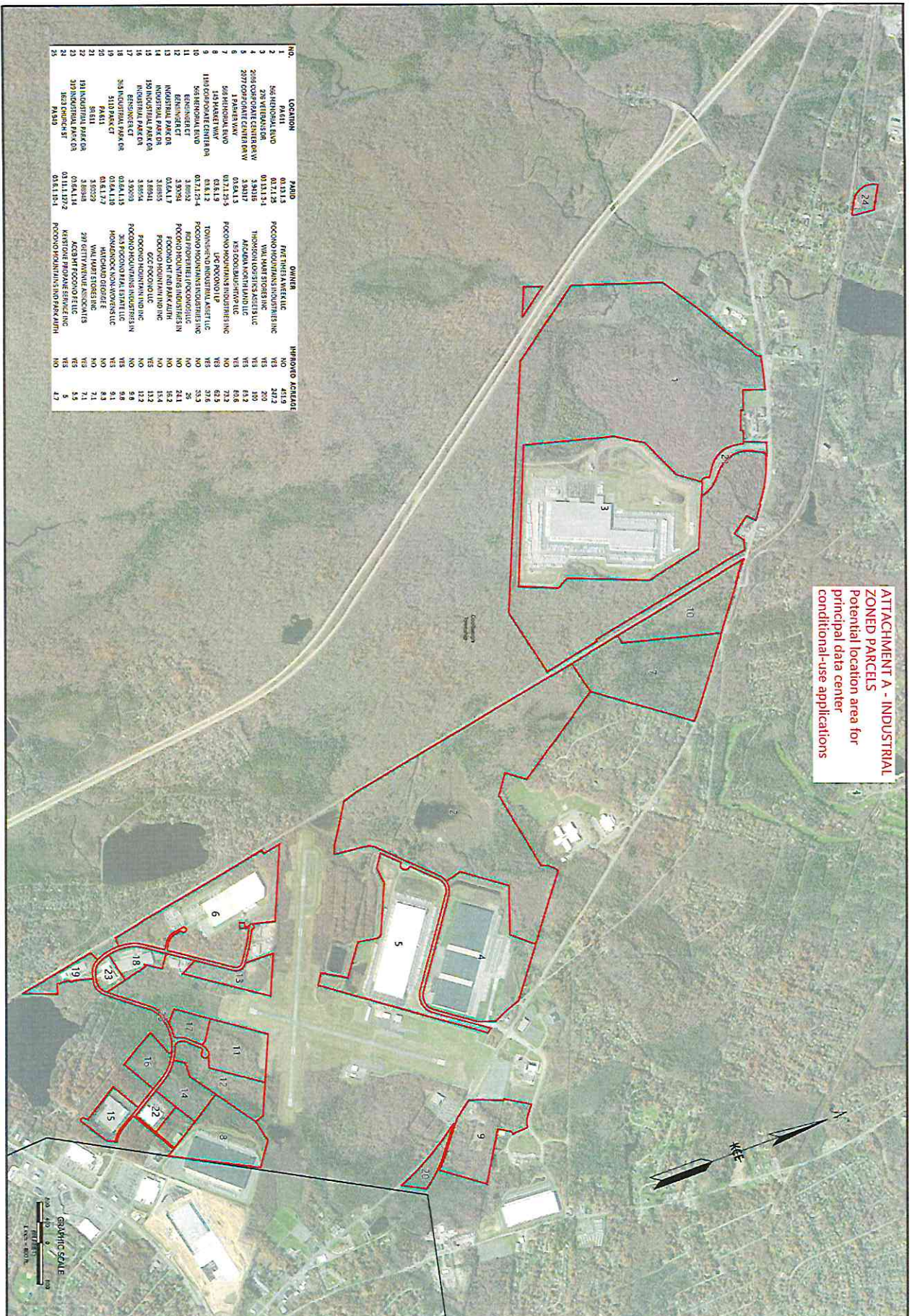
Attest:

Lynn Kelly, Supervisor

Erin Masker
Township Secretary

Cara Rogan, Supervisor

ATTACHMENT A - INDUSTRIAL
ZONED PARCELS
Potential location area for
principal data center
conditional-use applications



NO.	LOCATION	PAID	OWNER	IMPROVED	ACREAGE
1	568 HEDGECOCK LND	01/11/13	PRIME TRISTEIA WELLS LLC	YES	41.9
2	278 VETERANSDR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	287.2
3	278 VETERANSDR	01/11/13	VALLEY HILLS STORES INC	YES	200
4	2019 CORP/COM/CE CENTER DR W	3/30/15	THOMSON LOGISTICS ACQUISITION LLC	YES	180
5	2019 CORP/COM/CE CENTER DR W	3/30/15	THOMSON LOGISTICS ACQUISITION LLC	YES	180
6	2019 CORP/COM/CE CENTER DR W	3/30/15	THOMSON LOGISTICS ACQUISITION LLC	YES	180
7	568 HEDGECOCK LND	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	69.6
8	125 MARKET WAY	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	72.2
9	125 MARKET WAY	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	62.3
10	125 MARKET WAY	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	37.6
11	568 HEDGECOCK LND	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	25.3
12	568 HEDGECOCK LND	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	25.3
13	568 HEDGECOCK LND	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	25.3
14	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
15	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
16	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
17	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
18	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
19	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
20	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
21	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
22	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
23	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
24	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4
25	INDUSTRIAL PARK DR	01/11/13	POCONO MOUNTAINS INDUSTRIES INC	YES	15.4



**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

October 20, 2026

Roll Call

BOARD OF SUPERVISORS

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

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

1. Public Input

2. Approval of minutes / notes:

- October 6, 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, Zoning and STR Report

5. ZHB Hearing- 885 Country Place Drive

6. Adoption of Resolution #17-2026- ACT 172 Volunteer Service Credit Program Criteria

7. Adoption of Resolution #18-2026: Approval of the 2026 Pocono Mountain Regional Police Budget

8. Authorize Advertisement of Proposed Data Center Ordinance Public Hearing



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9. Minor Subdivision Joining Lots 511 & 512, Section F, A Pocono Country Place; Property Owner- Margaret Knipe
10. Authorize Release of Fire Tax Escrow for the Property located at 5429 Ridgefield Drive, Tobyhanna in the amount of \$ 38,480.00
11. Authorize Right of Way Advertisement – Winter Snow Operations
12. Authorize Advertisement of Public Hearing for Nuisance Ordinance Amendment
13. Controller Report
14. Current obligations

• General Fund	\$ 127,533.28
• Escrow Fund	\$ 3,042.89
• Sewer Fund	<u>\$ 81,338.26</u>
Total Disbursements	\$ 211,914.43
15. Business Manager Comments/Updates
16. Solicitor Armstrong Comments/Updates
17. Board of Supervisors Executive Sessions
18. Adjournment

Next meeting will be held on Monday, November 2, 2026 at 6pm due to the election

2

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

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

Board Members Present:

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

Board Members Absent:

None

Staff Present:

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

Staff Absent:

None

1. Discussion Regarding Proposed Zoning Text Amendment – Apartment Units Per Building

Mark Bahnick, Van Cleef Engineering, Andrew Miklos- Evergreen Farms were in attendance to discuss their proposed apartment building complex that would be located on Prospect Street in Tobyhanna. They proposed a 240-unit apartment development and requested the Board's consideration of a zoning text amendment increasing the permitted number of apartment units per building from the current ten (10) to the proposed twenty-four (24). M. Bahnick explained that the proposed 24-unit configuration would consist of three stories with eight apartments per floor, common stairways and a patio or balcony for each apartment. The applicant compared this layout with an 18-unit building configuration and stated that the larger buildings would be more economical to construct and operate while allowing the same overall number of apartments in fewer buildings.

The applicant presented conceptual site layouts indicating approximately 16% site disturbance for the 24-unit building arrangement versus 22% for the 18-unit arrangement. The applicant stated that fewer buildings and more compact parking areas could reduce impervious coverage and stormwater runoff. Mr. Weimer asked whether the buildings could be moved closer to Interstate 380 and farther from existing residences. The applicant indicated that revisions to the conceptual layout could be considered. The drawings were identified as comparisons rather than formal development plans.

Ms. Ruiz-Smith discussed building accessibility, particularly for older residents. A. Miklos stated that first-floor apartments would be designed as accessible units, while the three-story buildings would not have elevators. The proposed apartments would include a mix of one- and two-bedroom units, with in-unit washers and dryers. Ms. Kelly asked about the DEP standards for the sewer, being advised that DEP current requirement is 400 gallons per day per apartment, but M. Bahnick believes that the amount at the time of submission of the Sewage Planning Module will be less. The applicant described the development as market-rate housing with an emphasis on accommodating seniors. The concept also included a roughly 2,800-square-foot community

center, meeting and gathering space, an outdoor swimming pool and patio. Two parking spaces per unit were shown consistent with the Township ordinance; the applicant indicated a willingness to consider reducing parking if permitted.

Ms. Kelly questioned access to the development, proximity to the Tobyhanna Creek, and utilities. The applicant described a single entrance/exit and stated that buildings were approximately 250 feet from the creek. The proposal contemplated public water and sprinkler systems in all buildings. Wastewater would be handled through a large community on-lot septic system with primary and backup areas, potentially located across Route 423 from the buildings. The applicant said that public wastewater service had been explored but was not currently available. Ms. Kelly asked about the projected wastewater flows, system design, regulatory review and responsibility for long-term operation; the applicant advised that final DEP design assumptions had not yet been established. Ms. Ruiz-Smith asked about property management experience, proposed rental rates and responsibility for grounds maintenance. The Board considered the demand for rental housing and the implications of permitting 24 units per building throughout the applicable zoning district rather than only on this property. Solicitor Armstrong explained that the matter before the Board was a possible zoning ordinance text amendment, not approval of a land development plan. He had prepared a preliminary ordinance draft with the permitted unit count left blank. He and the Township Engineer could consider additional safeguards, including limitations on building length, if the Board wished to pursue an amendment.

- **Discussion:** J. Miller expressed support for carefully evaluating housing needs but raised concerns regarding the creek buffer, the broader precedent of a zoning amendment, the proposed wastewater system, responsibility for its operation and potential environmental effects on Tobyhanna Creek. Chairman Weimer thanked the gentlemen and advised that this would be on another work session for the Board to continue discussions and encouraged the applicant to attend in case there are any questions.

2. Public Comment

No further comments were heard.

There being no further comments, the work session was closed at 6:29pm.

Submitted by _____ Date _____

Erin Masker, Township Secretary

Witnessed by _____ Date _____

William Weimer, Chairman

**Coolbaugh Township Board of Supervisors
Regular Meeting Minutes
October 6, 2026**

The meeting was called to order at 6:29pm by Chairman Weimer at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members Present:

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

Board Members Absent:

None

Staff Present:

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

Staff Absent:

None

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 information regarding the number of wheeled vehicles and equipment associated with the fire department and the cost to service the equipment. Mr. Weimer stated that he believes 17 or 18 wheeled vehicles/ equipment and he was unsure of the cost, possibly \$100,000.00 a year.
- J. Miller addressed the Board regarding an ongoing excessive-noise complaint involving a neighboring property on Ross Road. She stated that loud music has continued for several years, at times late into the night, and expressed concern regarding enforcement of the Township's noise ordinance. Mr. Weimer advised that the matter would be followed up with the Pocono Mountain Regional Police Department.
- H. Smith asked for clarification regarding the water supply and fire-suppression system for the ambulance building. Discussion included the water service size, storage tank, sprinkler demand and fire-flow capacity.
- M. Wood expressed concern regarding vehicles, including school buses and parent vehicles, failing to stop at the stop sign when exiting the school campus. The Board discussed contacting the school district and requesting police enforcement at the location.

2. Approval Of Minutes - September 15, 2026 Public Hearing Minutes/ Minutes

Ms. Colgan made a motion second by Ms. Ruiz-Smith to approve the September 15, 2026 Public Hearing Minutes.

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

Ms. Colgan made a motion second by Ms. Ruiz-Smith to approve the September 15, 2026 Regular Meeting Minutes.

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

3. Landston Equities - Revised On-Lot Septic Systems and Monitoring Well Locations

Rocco Caracciolo, developer's representative was in attendance to discuss revisions to the on-lot septic system and monitoring well locations associated with the Landston Equities Preliminary Land Development Plan. The applicant discussed soil testing, system sizing, monitoring wells, wetland buffers, groundwater monitoring, outside agency approvals and the proposed conservation easement. He confirmed that there will be six primary and six alternate septic locations that remain outside the 300-foot wetland buffer and he stated that the alternate areas would remain protected for future use if necessary. Ms. Kelly asked about the total gpd for the sewage, being advised 14,000 gallons per day for both buildings with an expectation of 400 employees at 35 gpd. The Township Engineer indicated there were no objections provided the applicable conditions are properly addressed.

Ms. Rogan made a motion second by Mr. Weimer to conditionally approve the proposed revisions to the on-lot septic systems and monitoring well locations as depicted on the plan last revised October 21, 2025, Sheet No. S-12374, subject to satisfying the conditions of the August 12, 2026 Planning Commission recommendation, with the understanding that the revised layout satisfies Condition No. 7 of the March 16, 2026 conditional preliminary plan approval.

- **Discussion:** Questions were raised regarding potential blasting, monitoring wells, public water service, the conservation easement, wetland protection and the location of primary and replacement septic areas.
- **Vote:** All in favor, motion passes.

4. Adoption Of Resolution 15-2026 - Pocono Mountain Public Library Loan

Ms. Rogan made a motion second by Ms. Ruiz-Smith to adopt Resolution 15-2026 authorizing a loan to the Pocono Mountain Public Library, Inc. for authorized library expenses.

- **Discussion:** None
- **Vote:** 4-0-1, motion passes. (Ms. Kwelly abstained)

5. Adoption Of Resolution 16-2026 - Multimodal Transportation Fund Grant Application

Ms. Ruiz-Smith made a motion second by Ms. Colgan to adopt Resolution 16-2026 approving submission of a Multimodal Transportation Fund grant application for the Main Street Safety and Revitalization Project.

- **Discussion:** None
- **Vote:** 4-0-1, motion passes. (Ms. Rogan Abstained)

6. Pocono Mountain Regional Police - 2027 Minimum Municipal Obligation (MMO)

Mr. Weimer made a motion second by Ms. Colgan to approve the 2027 Minimum Municipal Obligation for the Pocono Mountain Regional Police Department in the amount of \$194,465.00 for the Uniform Pension Plan and \$3,210.00 for the Non-Uniform Pension Plan.

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

7. Coolbaugh Township - 2027 Non-Uniform Pension Minimum Municipal Obligation (MMO)

Mr. Weimer made a motion second by Ms. Colgan to approve the Township's 2027 Minimum Municipal Obligation for the Non-Uniform Pension Plan in the amount of \$124,093.53.

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

8. Authorization for General Code Codification

Ms. Ruiz-Smith made a motion second by Mr. Weimer to authorize codification at a cost not to exceed \$835.00 pursuant to the General Code proposal dated September 8, 2026.

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

9. LSA Letter of Support - Stillwater Lake Civic Association

Ms. Ruiz-Smith made a motion second by Ms. Rogan to authorize a letter of support for the Stillwater Lake Civic Association's LSA grant application.

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

10. Authorization to Advertise 2026 Fall Leaf Pickup Schedule

Mr. Weimer made a motion second by Ms. Colgan to authorize advertisement of the 2026 Fall Leaf Pickup Schedule as follows: October 12-16: Tobyhanna Village and surrounding non-private development areas; October 19-23: Pocono Farms; October 26-30: Pocono Farms East; November 2-6: Private developments, with pickup at one location designated by the community association; November 9-13: Pocono Summit, excluding November 11 due to the holiday; and November 16-20: Miscellaneous pickup.

- **Discussion:** The Board discussed publicizing the schedule through Township communication channels.
- **Vote:** All in favor, motion passes.

11. Authorization of Township Trick-or-Treat Hours

Ms. Colgan made a motion second by Ms. Ruiz-Smith to establish Township Trick-or-Treat hours from 5:00pm to 8:00pm on Saturday, October 31, 2026.

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

12. Proclamation Recognizing October as Domestic Violence Awareness Month

Ms. Rogan made a motion second by Ms. Colgan to approve a proclamation recognizing October as Domestic Violence Awareness Month.

- **Discussion:** Mr. Weimer stated that Mary Allen had agreed to deliver the proclamation.
- **Vote:** All in favor, motion passes.

13. Authorization for Penn Strategies to Research and Apply for Grant Funding Opportunities for the Update of the Regional Comprehensive Plan

The Board discussed potential funding for the Regional Comprehensive Plan update, including DCED funding and possible Local Share Account grant opportunities. Preliminary consultant estimates, development of the scope of work, draft RFP, regional planning committee composition, cost-sharing formula and an intermunicipal agreement were discussed.

Mr. Weimer made a motion second by Ms. Ruiz-Smith to authorize Penn Strategies to research and apply for grant funding opportunities for the update of the Regional Comprehensive Plan.

- **Discussion:** Discussion included the participating municipalities, the invitation to Barrett Township, public participation, surveys, Monroe County mapping assistance, potential grant funding and the anticipated timeframe for completion.
- **Vote:** All in favor, motion passes.

14. Authorization for Solicitor Armstrong to Draft the Updated Intermunicipal Agreement that Incorporates the Tasks Relating to Updating the Regional Comprehensive Plan

Mr. Weimer made a motion second by Ms. Ruiz-Smith to authorize Solicitor Armstrong to draft an updated intermunicipal agreement incorporating responsibilities related to the Regional Comprehensive Plan update.

- **Discussion:** The Board discussed using the prior 2005 agreement, the Pre-Planning Committee's proposed components and a Northern Lackawanna regional agreement as references. Mr. Armstrong clarified that the agreement would govern participation in moving the planning process forward and would be separate from a future implementation agreement.
- **Vote:** All in favor, motion passes.

15. Authorization for Release of 2026 Annual Donations

Mr. Weimer made a motion second by Ms. Ruiz-Smith to authorize release of the 2026 annual donations.

- **Discussion:** Ms. Ruiz-Smith questioned the VFW request in the amount of \$3,500.00 for a point-of-sale system. She asked if this is what the funding will be used for or if they are looking for this in addition to the \$3,000.00 donation being released this evening. It was clarified that the request was in addition to the organization's annual \$3,000.00 Township donation. The Board indicated that the annual allocation would remain \$3,000.00 and that the additional request could be considered separately or during a future budget process.
- **Vote:** All in favor, motion passes.

16. Current Obligations

• General Fund	\$644,662.73
• Sewer Fund	<u>\$ 23,131.33</u>
Total Disbursements	\$667,794.06

Ms. Colgan made a motion second by Ms. Kelly to authorize paying the current obligations in the amount of \$667,794.06 as corrected.

- **Discussion:** A referenced escrow check was identified as not applicable and was excluded from the obligations.
- **Vote:** All in favor, motion passes.

17. Business Manager Comments and Updates

Ms. Eilber had no comments or updates.

18. Solicitor Armstrong - Comments and Updates

- Solicitor Armstrong advised that a signed copy of the Mount Pocono Municipal Authority amendment to the Municipal Service Agreement had been received. The Board had previously authorized execution of the agreement and the document is ready for Township signature.
- Solicitor Armstrong and Township Engineer, Daren Martocci, discussed the Board's request to expand the brake-retarder restriction along the lower portion of Main Street. Mr. Martocci advised that an additional study would be submitted to PennDOT and the matter would return to the Board following PennDOT review. The Board expressed consensus for the Engineer to proceed.
- Ms. Kelly discussed concerns associated with proposed Wawa-related improvements near Route 611 and Prospect Street, including the paved shoulder/bypass area near the entrance to Prospect Street at the traffic light. She asked about the potential for guiderails to be installed and was advised by Mr. Martocci that there are some characteristics in the slopes, traffic counts and other items that are calculated to determine if guiderails are warranted. He stated that the Township would participate in PennDOT scoping and review meetings and provide comments from the Township's perspective. Ms. Kelly asked if PennDot is named in lawsuits like the Township, being advised by Solicitor Armstrong that they are as they are the ones that set the rules for the roads.
- Ms. Ruiz-Smith stated that the first meeting of November will be held on Monday, November 2, 2026, due to the election.

19. Board of Supervisors Executive Sessions

- No executive session was held.

18. Adjournment

Ms. Colgan made a motion seconded by Ms. Ruiz-Smith to adjourn the meeting at 7:55pm.

- **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, October 20, 2026 at 6:00pm.

Submitted by _____ Date _____

Erin Masker, Township Secretary

Witnessed by _____ Date _____
William Weimer, Chairman

Upcoming Event

Parks and Recreation Halloween event scheduled for October 31, 2026 from 1:00pm to 3:00pm at Coolbaugh Township Municipal Park.

3

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

COOLBAUGH TOWNSHIP

Enforcement														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	Sept	Prior YTD
Total Calls	402	375	376	390	445	478	503	460	468				3897	391	3753
<i>Complaints</i>	368	347	355	373	425	449	473	430	451				3671	369	3519
<i>Accidents</i>	34	28	21	17	20	29	30	30	17				226	22	234
Criminal Arrests	27	16	27	27	19	22	50	11	20				219	15	190
Traffic Arrests	27	16	18	42	45	27	46	36	42				299	80	488
Vehicle Code Warnings	28	18	48	34	49	16	42	41	50				326	81	416
Ordinance Arrests	5	5	10	3	1	0	3	0	1				28	0	22

Hours Breakdown													
Patrol	686.28	556.69	647.75	496.11	492.30	550.37	593.07	604.88	568.17				5195.62
Investigation	578.28	774.52	628.92	643.91	660.54	938.50	698.06	683.84	639.63				6246.20
Paperwork	150.52	137.16	152.15	137.32	119.43	133.27	133.85	107.33	154.72				1225.75
Court	53.25	39.78	45.59	44.36	44.15	104.59	54.91	31.89	27.51				446.03
Assigned	1159.44	891.82	1075.93	1120.93	1218.42	1010.39	1121.09	1048.42	1046.34				9692.78

Hours Actual vs Purchased													
Total Actual Time	2627.77	2399.97	2550.34	2442.63	2534.84	2737.12	2600.98	2476.36	2436.37				22806.38
Hours Purchased	2664.59	2406.65	2664.59	2578.99	2664.59	2578.99	2664.59	2664.59	2578.99				23466.56
Hours Over/Under	-36.82	-6.68	-114.25	-136.36	-129.75	158.13	-63.61	-188.23	-142.62				-660.18

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	-339.15				

Percentage of Hours													
% Actual	37.19%	37.61%	36.09%	35.72%	35.87%	40.02%	36.81%	35.05%	35.62%				
% Purchased	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%	-2.09%				

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOTAL ENFORCEMENT														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	Sept	Prior YTD
Total Calls	996	952	949	968	1149	1233	1338	1438	1151				10174	1075	9944
<i>Complaints</i>	890	856	867	901	1070	1147	1232	1326	1073				9362	994	9160
<i>Accidents</i>	106	96	82	67	79	86	106	112	78				812	81	784
Criminal Arrests	57	39	49	65	59	68	73	60	78				548	56	574
Traffic Arrests	113	78	164	141	174	102	135	145	161				1213	213	1672
Vehicle Code Warnings	116	113	220	162	157	69	150	203	172				1362	283	1563
Ordinance Arrests	20	17	38	47	9	26	28	26	20				231	13	155

Total Hours															
Patrol	2101.49	1902.16	2259.62	1946.96	1848.66	2045.53	1950.16	1997.35	1986.29				18038.22		
Investigation	1425.94	1655.20	1515.76	1516.45	1551.98	1663.32	1656.67	1753.46	1549.62				14288.40		
Paperwork	325.43	337.42	327.23	298.23	287.33	269.85	326.38	384.36	375.67				2931.90		
Court	138.52	122.28	110.23	104.87	147.00	180.92	159.86	150.61	152.72				1267.01		
Assigned	3074.62	2364.94	2853.16	2972.49	3231.03	2679.37	2972.93	2780.22	2774.70				25703.46		
Total Actual Time	7066.00	6382.00	7066.00	6839.00	7066.00	6839.00	7066.00	7066.00	6839.00				62228.99		

Assigned Time															
Training	623.37	337.16	567.90	663.25	516.27	608.02	591.81	454.34	730.63				5092.75		
Assists	0.93	0.67	7.87	0.00	9.11	72.74	1.50	7.93	3.08				103.83		
Admin	2450.32	2027.11	2277.39	2309.24	2705.65	1998.62	2379.62	2317.95	2040.99				20506.89		
Total	3074.62	2364.94	2853.16	2972.49	3231.03	2679.38	2972.93	2780.22	2774.70				25703.47		

ACTIVITY OUTSIDE JURISDICTION (Included In Totals Above)													YTD
Calls Outside our Jurisdiction	2	2	1	1	2	3	1	5	6				23
<i>Complaints</i>	2	2	1	1	1	3	1	5	6				22
<i>Accidents</i>	0	0	0	0	1	0	0	0	0				1
Arrests Outside our Jurisdiction	1	0	0	1	1	0	0	2	0				5
Traffic Arrests	0	1	1	0	0	0	0	0	0				2
Vehicle Code Warnings	1	0	3	1	1	0	0	1	0				7
Ordinance Arrests	0	0	0	0	0	0	0	0	0				0

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOBYHANNA TOWNSHIP

Enforcement														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	Sept	Prior YTD
Total Calls	250	237	244	256	283	314	319	356	287				2546	279	2530
<i>Complaints</i>	226	216	213	239	266	287	291	325	260				2323	263	2339
<i>Accidents</i>	24	21	31	17	17	27	28	31	27				223	16	191
Criminal Arrests	15	9	9	13	11	12	8	14	20				111	21	148
Traffic Arrests	25	19	54	41	55	31	30	41	52				348	33	438
Vehicle Code Warnings	37	29	71	56	26	20	53	49	48				389	49	459
Ordinance Arrests	1	1	3	4	0	0	5	0	0				14	0	8

Hours Breakdown													
Patrol	824.50	806.67	924.20	762.11	803.37	699.35	772.65	778.40	764.24				7135.49
Investigation	332.73	366.99	310.41	460.04	389.25	300.90	370.00	363.95	353.15				3247.42
Paperwork	84.70	80.07	66.18	63.63	47.64	79.60	64.63	98.48	68.04				652.97
Court	31.42	16.50	10.46	43.65	45.74	25.48	36.57	47.58	45.55				302.95
Assigned	942.37	724.85	874.49	911.07	990.31	821.23	911.20	852.14	850.45				7878.11

Hours Actual vs Purchased													
Total Actual Time	2215.72	1995.08	2185.74	2240.50	2276.31	1926.56	2155.05	2140.55	2081.43				19216.94
Hours Purchased	2165.73	1956.08	2165.73	2096.15	2165.73	2096.15	2165.73	2165.73	2096.15				19073.19
Hours Over/Under	49.99	39.00	20.01	144.35	110.58	-169.59	-10.68	-25.18	-14.72				143.75

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	20.93				

Percentage of Hours													
% Actual	31.36%	31.26%	30.93%	32.76%	32.21%	28.17%	30.50%	30.29%	30.43%				
% Purchased	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%	-0.22%				

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

MOUNT POCONO BOROUGH

Enforcement														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	Sept	Prior YTD
Total Calls	164	159	166	139	137	171	230	208	189				1563	160	1654
<i>Complaints</i>	134	133	149	119	113	151	201	173	169				1342	134	1436
<i>Accidents</i>	30	26	17	20	24	20	29	35	20				221	26	218
Criminal Arrests	10	11	11	12	10	9	7	11	25				106	15	124
Traffic Arrests	37	29	55	39	59	33	42	53	56				403	90	579
Vehicle Code Warnings	35	48	51	31	56	22	46	57	63				409	137	424
Ordinance Arrests	14	11	25	40	8	26	19	24	19				186	12	121

Hours Breakdown													
Patrol	230.07	245.31	287.60	221.22	202.37	169.23	282.83	249.67	252.02				2140.32
Investigation	240.83	144.64	174.55	138.93	156.53	137.44	178.35	194.53	243.03				1608.83
Paperwork	43.55	82.38	68.49	39.56	40.37	22.85	81.1	58.32	95.26				531.88
Court	41.85	42.15	40.68	9.20	19.82	28.28	37.47	59.22	26.76				305.43
Assigned	385.86	296.80	358.07	373.05	405.49	336.26	373.10	348.92	348.22				3225.77

Hours Actual vs Purchased													
Total Actual Time	942.16	811.28	929.39	781.96	824.58	694.06	952.85	910.66	965.29				7812.23
Hours Purchased	886.78	800.94	886.78	858.29	886.78	858.29	886.78	886.78	858.29				7809.74
Hours Over/Under	55.38	10.34	42.61	-76.33	-62.20	-164.23	66.07	23.88	107.00				2.49

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	7.54				

Percentage of Hours													
% Actual	13.33%	12.71%	13.15%	11.43%	11.67%	10.15%	13.48%	12.89%	14.11%				
% Purchased	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%	1.56%				

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TUNKHANNOCK TOWNSHIP

Enforcement														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	Sept	Prior YTD
Total Calls	115	117	108	117	168	183	153	322	113				1396	154	1219
<i>Complaints</i>	105	104	98	110	158	176	141	313	104				1309	147	1139
<i>Accidents</i>	10	13	10	7	10	7	12	9	9				87	7	80
Criminal Arrests	3	1	1	7	10	3	5	19	9				58	3	72
Traffic Arrests	13	9	17	3	4	8	11	15	8				88	5	59
Vehicle Code Warnings	10	11	27	12	10	8	3	54	6				141	11	145
Ordinance Arrests	0	0	0	0	0	0	0	0	0				0	0	0

Hours Breakdown													
Patrol	183.10	146.13	179.19	174.25	139.25	506.18	103.44	252.63	282.11				1966.28
Investigation	170.83	249.95	308.07	149.47	156.41	205.39	257.36	417.09	149.61				2064.18
Paperwork	29.08	17.87	22.33	33.50	44.04	26.60	25.40	104.31	33.62				336.75
Court	10.00	13.60	8.75	1.08	8.50	5.64	14.91	5.92	16.93				85.33
Assigned	335.44	258.01	311.28	324.30	352.51	292.32	324.35	303.32	302.72				2804.25

Hours Actual vs Purchased													
Total Actual Time	728.45	685.56	829.62	682.60	700.71	1036.13	725.46	1083.27	784.99				7256.79
Hours Purchased	770.90	696.28	770.90	746.13	770.90	746.13	770.90	770.90	746.13				6789.18
Hours Over/Under	-42.45	-10.72	58.72	-63.53	-70.19	290.00	-45.44	312.37	38.86				467.61

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	365.18				

Percentage of Hours													
% Actual	10.31%	10.74%	11.74%	9.98%	9.92%	15.15%	10.27%	15.33%	11.48%				
% Purchased	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%	0.57%				

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

BARRETT TOWNSHIP

Enforcement														2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	Sept	Prior YTD
Total Calls	63	62	54	65	114	84	132	87	88				749	91	788
<i>Complaints</i>	55	54	51	59	107	81	125	80	83				695	81	727
<i>Accidents</i>	8	8	3	6	7	3	7	7	5				54	10	61
Criminal Arrests	1	2	1	5	8	22	3	3	4				49	2	40
Traffic Arrests	11	4	19	16	11	3	6	0	3				73	5	108
Vehicle Code Warnings	5	7	20	28	15	3	6	1	5				90	5	119
Ordinance Arrests	0	0	0	0	0	0	1	2	0				3	1	4

Hours Breakdown													
Patrol	177.54	147.36	220.88	293.27	211.37	120.40	198.17	111.77	119.75				1600.51
Investigation	103.27	119.10	93.81	124.10	189.25	81.09	152.90	94.05	164.20				1121.77
Paperwork	17.58	19.94	18.08	24.22	35.85	7.53	21.40	15.92	24.03				184.55
Court	2.00	10.25	4.75	6.58	28.79	16.93	16.00	6.00	35.97				127.27
Assigned	251.50	193.45	233.39	243.15	264.30	219.17	243.19	227.42	226.97				2102.54

Hours Actual vs Purchased													
Total Actual Time	551.89	490.10	570.91	691.32	729.56	445.12	631.66	455.16	570.92				5136.64
Hours Purchased	578.00	522.05	578.00	559.43	578.00	559.43	578.00	578.00	559.43				5090.33
Hours Over/Under	-26.11	-31.95	-7.09	131.89	151.56	-114.31	53.66	-122.84	11.49				46.31

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	-54.88				

Percentage of Hours													
% Actual	7.81%	7.68%	8.08%	10.11%	10.32%	6.51%	8.94%	6.44%	8.35%				
% Purchased	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%	0.17%				

2026 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

	ASSISTS													2025	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	Sept	Prior YTD
Ambulance Assists	21	19	23	15	28	20	43	26	19				214	18	194
Fire Assists	3	10	2	3	6	4	4	3	3				38	3	40
Assist to other Agencies	8	13	9	8	9	16	5	12	11				91	15	102
DCNR									1						
Fern Ridge PSP		1						1	2						
New Jersey State Police - Hope Barracks									1						
PA Fish and Boat Commission									1						
PA Game Commission		1							1						
Pocono Twp	1	2		2	1		1	1	1						
SARP	2		2		2	4		1	1						
South River PD - NJ									1						
Stroud PSP	3	3				2	2	1	1						
Wilksebarre City PID									1						

SEPTEMBER 2026

1		2	3	4	5	6
Classification of Offenses PART I OFFENSES		Offenses Reported or known to police (include unfounded and attempted)	Unfounded, i.e. False or Baseless Complaints	Number of Actual Offenses(Col. 2 minus Col. 3) Include Attempts	Total Offenses Cleared by Arrest or Exceptional means Includes Col. 6	Number of Clearances Involving only Persons under 18
01. CRIMINAL HOMICIDE		-	-	-	-	-
A. Murder and Nonnegligent Manslaughter	11			-		
B. Manslaughter by Negligence	12			-		
02. FORCIBLE RAPE Total	20	1	-	1	-	-
A. Rape by Force	21	1		1		
B. Assault to Rape-Attempts	22			-		
03. ROBBERY Total	30	1	-	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	1	
04. ASSAULT Total	40	13	-	13	10	1
A. Firearm	41			-		
B. Knife or cutting instrument	42			-		
C. Other Dangerous Weapon	43			-		
D. Hands, fist, feet, etc.	44	3		3	1	1
E. Other Assaults-Not aggravated	45	10		10	9	
05. BURGLARY Total	50	2	1	1	1	-
A. Forcible Entry	51	2	1	1	1	
B. Unlawful Entry-No force	52			-		
C. Attempted forcible entry	53			-		
06. LARCENY - THEFT (except motor vehicle theft)	60	27	3	24	9	1
07. MOTOR VEHICLE THEFT Total	70	2	1	1	-	-
A. Autos	71	2	1	1		
B. Trucks and Buses	72			-		
C. Other Vehcles	73			-		
09. ARSON	90			-		
TOTAL PART I OFFENSES	77	46	5	41	21	2

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	2		2		
110. Fraud	19		19	8	
120. Embezzlement			-		
130. Stolen Prop., Rec., Possess., Buying	1		1	1	
140. Vandalism	10	1	9	4	
150. Weapons, Carrying, Possess, etc.	6		6	7	1
160. Prostitution and Commercialized Vice			-		
170. Sex Offenses (except 02 and 160)	11		11	1	
180. Drug Abuse Violations Total	10	-	10	6	4
Sale/mfg. 18A. Opium-Cocaine	3		3	2	
18B. Marijuana			-		
18C. Synthetic	1		1		
18D. Other			-		
Possession 18E. Opium-Cocaine	1		1		
18 F. Marijuana	2		2	1	1
18G. Synthetic	3		3	3	3
18H. Other			-		
190. Gambling Total	-	-	-	-	-
19A. Book Making	-		-		
19B. Numbers. Etc.	-		-		
19C. Other	-		-		
200. Offenses Against Family & Children	12		12	4	
210. Driving Under the Influence	1		1	1	
220. Liquor Laws			-		
230. Drunkenness	9		9	10	
240. Disorderly Conduct	63	3	60	48	4
250. Vagrancy			-		
260. All Other Offenses (except traffic)	53	6	47	55	1
TOTAL PART II OFFENSES	197	10	187	145	10

Pocono Mountain Regional Police UCR Crime Stats
September 2026

	DEPART TOTAL	TOBY	TUNK	BORO	COOL	BAR	OUT	SRO
Homicide	0	0	0	0	0	0	0	0
Rape	1	0	0	0	1	0	0	0
Robbery	1	0	0	1	0	0	0	0
Assaults	12	1	0	5	4	2	0	1
Burglary	2	0	0	0	2	0	0	0
Larceny - Thefts	27	6	1	11	8	1	0	0
Stolen Vehicles	2	0	0	0	2	0	0	0
Arson	0	0	0	0	0	0	0	0
Forgery	2	1	0	0	1	0	0	0
Fraud	19	2	3	5	9	0	0	0
Embezzlement	0	0	0	0	0	0	0	0
Stolen Property	1	0	0	0	1	0	0	0
Vandalism	10	2	0	1	6	1	0	0
Weapons	5	1	2	0	2	0	0	1
Prostitution	0	0	0	0	0	0	0	0
Sex Offenses	10	4	2	0	2	2	0	1
Drug Violations	6	0	0	1	4	0	1	4
Gambling	0	0	0	0	0	0	0	0
Offenses Family	12	1	1	1	6	3	0	0
DUI	1	0	0	0	1	0	0	0
Liquor Laws	0	0	0	0	0	0	0	0
Drunkenness	9	2	0	3	4	0	0	0
Disorderly Conducts	59	14	5	17	22	1	0	4
All Others	51	12	1	5	26	7	0	2
UCR TOTALS	230	46	15	50	101	17	1	13

Domestics	88	15	11	11	44	7	0	0
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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	0		
November	0		
December	0		
2026 Total	91	6	85

[Bills Shop Rite - 2](#)
[Dollar Tree - 1](#)
[Lowes - 2](#)
[Pioneer Diner - 2](#)
[Verizon - 1](#)
[Walmart - 1](#)
[Weis - 1](#)

TOWNSHIP MONTHLY ACTIVITY REPORT
September 2026 Dispatch Report

TOTAL RESPONSE VOLUME						
MUNICIPALITY	CURRENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
BARRETT TWP	46	426	40	484	15.00%	-12.0%
COOLBAUGH TWP	246	2432	211	2051	16.59%	18.6%
MT POCONO BORO	65	570	61	600	6.56%	-5.0%
PARADISE TWP	49	433	44	386	11.36%	12.2%
PRICE TWP	33	219	21	232	57.14%	-5.6%
TOBYHANNA TWP	101	970	138	1133	-26.81%	-14.4%
TUNKHANNOCK TWP	29	296	33	292	-12.12%	1.4%
TOTALS - INSIDE SERVICE AREA	569	5346	548	5178	3.8%	3.2%
Outside Primary SVC Area						
CHESTNUT HILL TWP	0	7	0	14		-50.0%
EAST STROUDSBURG	2	9	0	7		28.6%
HAMILTON/ROSS	1	3	1	4	0%	-25.0%
POCONO TWP	26	228	31	220	-16%	3.6%
LEMAN	0	0	0	0		
JACKSON TWP	1	21	2	20	-50%	5.0%
PIKE COUNTY/WAYNE	3	17	3	22	0%	-22.7%
POLK TWP	0	1	2	3	-100%	-66.7%
MIDDLE SMITHFIELD TWP.	2	9	1	24	100%	-62.5%
STROUDSBURG BORO/DEL/GAP	1	14	3	27	-67%	-48.1%
OUTSIDE MONROE CO	1	9	2	17	-50%	-47.1%
TOTAL OUTSIDE PRIMARY AREA	37	318	45	358	-18%	-11.2%
GRAND TOTAL	606	5664	593	5536	2.19%	2.31%
NON-EMERG TRANSPORTS	50	511	67	630	-25%	-18.9%

FOR STATION 8 LVHN 5/7

CALLS COVER BY OTHER AGENCIES

CALLS COVERED BY	CURRENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
LAKE HARMONY/CARBON	0	1	0	4		-75.0%
BUSHKILL/MARSHALLS/LEMAN	2	51	4	40	-50%	27.5%
LVHN / WINDGAP	7	67	9	68	-22%	-1.5%
ST LUKES	19	188	18	167	6%	12.6%
SUBURBAN	12	60	0	42		42.9%
LACKAWANA/LUZERNE/GOULDS	1	6	0	6		0.0%
TAD/VMAC	0	25	7	56	-100%	-55.4%
GRAND TOTAL	41	398	38	383	7.89%	3.92%

ALS ASSIST TO OTHER AGENCIES

UNITS RECEIVING ASSIST	CURRENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
BUSHKILL AMBULANCE	1	4	1	2	0%	100.0%
ST LUKES	1	8	3	6	-67%	33.3%
GOULDSBORO	0	0	0	0		
LAKE HARMONY/PENN/WHITE H	0	1	0	0		
MARSHALL CREEK STATION 5	2	3	0	4		-25.0%
NEWFOUNDLAND/TAFTON/LACK	3	8	0	4		100.0%
PROMISE LAND /HAMLIN/HEM	0	0	0	0		
TAD/VMAC	0	5	2	21	-100%	-76.2%
LVHN /WIND GAP BLS/SUBURBAN	0	0	1	7	-100%	-100.0%
GRAND TOTAL	7	29	7	44	0.00%	-34.09%

ALS ASSIST RECEIVED FROM OTHER AGENCIES

UNITS PROVIDING ASSIST	CURRENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
ST LUKES	3	26	1	10	200%	160.0%
LVHN	2	5	0	4		25.0%
SUBURBAN ALS	0	5	0	3		66.7%
GRAND TOTAL	5	31	1	17	400.00%	82.35%

Pocono Summit VFC

Sep-26

Total Monthly Calls: 21

251

Tobyhanna 11

Tobyhanna 150

Total Mutual Aid Calls to Other Townships:

Total dispatched in MTD:

Coolbaugh	8
Mt.Pocono	0
Pocono	1
Tunk	1
other	0

Total dispatched in YTD:

Coolbaugh	70
Mt.Pocono	1
Pocono	22
Tunk	7
other	1

Total Man Hours (Calls) Month: 98

Total Man Hours (Calls) YTD: 913

Training Hours Month: 60

Training Hours YTD: 395

Total Man Hours Business Month: 212

total Man Hours Business YTD: 1,412

Total Hours MTD: 370

Total Hours YTD: 2,720

Monthly Call Breakdown Report

Call Type

per Month

Automatic Alarm	6	62
Dwelling Fire	3	29
Fire, other	1	3
Extrication	3	9
Hazmat	0	0
Lift Assist/EMS Assist/ Medivac Landing	1	10
Severe Weather	0	2
Odor Investigation - remove smoke	0	23
Structure (Commercial) Fire	0	0
Traffic Control Only	0	1
Vegetation (Brush) Fire	0	9
Vehicle Accident	2	53
Vehicle Fire	0	16
Wires Down/ Tree on Wires/ Tree Across Road	1	5
Special Type of incident	4	29

Total Calls per Month

21

251

Average # of firefighters per call

10.8

Fire Company: **Gouldsboro Vol Fire Co**

Month: July-September 2026

Total Quarter Calls: 90

Total Calls YTD: 170

Total dispatched in Coolbaugh QTD: 20

Total dispatched in Coolbaugh YTD: 33

Total Mutual Aid Calls to Other Townships: 17

Total Man Hours (Calls) QTD 282.25

Total Man Hours (Calls) YTD: 645

Training Hours QTD 428

Training Hours YTD: 1064.5

Total Man Hours Business QTD 1518.5

Total Man Hours Business YTD: 4476

Total Hours QTD: 2228.75

Total Hours YTD: 6185.5

Monthly Call Breakdown Report

Call Type	# per Month
Automatic Alarm	8
Dwelling Fire	5
Fire, other	
Extrication	
Hazmat	1
Lift Assist/EMS Assist/ Medivac Landing	2
Mutual Aide	17
CO Alarm/Investigation	3
Odor Investigation - remove smoke	7
Structure (Commercial) Fire	
Traffic Control Only	1
Vegetation (Brush) Fire	1
Vehicle Accident	12
Vehicle Fire	1
Wires Down/ Tree on Wires/ Tree Across Road	27
Special Type of incident	5
Total Calls per Month	90

Average #firefighters per call: 5.3

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.

Fire Company: **Gouldsboro Vol Fire Co**

Month: September 2026

Total Monthly Calls: 18

Total Calls YTD: 170

Total dispatched in Coolbaugh MTD: 4

Total dispatched in Coolbaugh YTD: 33

Total Mutual Aid Calls to Other Townships: 7

Total Man Hours (Calls) Month: 68

Total Man Hours (Calls) YTD: 645

Training Hours Month: 72

Training Hours YTD: 1064.5

Total Man Hours Business Month: 562

Total Man Hours Business YTD: 4476

Total Hours MTD: 702

Total Hours YTD: 6185.5

Monthly Call Breakdown Report

Call Type	# per Month
Automatic Alarm	1
Dwelling Fire	3
Fire, other	
Extrication	
Hazmat	
Lift Assist/EMS Assist/ Medivac Landing	1
Mutual Aide	7
CO Alarm/Investigation	1
Odor Investigation - remove smoke	1
Structure (Commercial) Fire	
Traffic Control Only	
Vegetation (Brush) Fire	
Vehicle Accident	3
Vehicle Fire	
Wires Down/ Tree on Wires/ Tree Across Road	1
Special Type of incident	
Total Calls per Month	18

Average #firefighters per call: 5.5

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.

4

Coolbaugh Township

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



Total Permits for 01/01/2026 to 09/30/2026

Permit Type	# of Permits
Alarm Permit	65
Board of Supervisors Hearing Request	1
Code Citation	276
Driveway Permit	41
Establish a Business	16
Field/Pavilion Use Request	24
Final Zoning Certificate Application	24
Land Development Permit	15
Recycling Permit	669
Road Occupancy Permit	4
Sewage Permit	85
Sewage Pumping Report Permit	660
Sewage Violation	9
Short Term Rental/Renewal Application	1,084
Sign Permit	7

Coolbaugh Township

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



Total Permits for 01/01/2026 to 09/30/2026

Permit Type	# of Permits
Tenant Registration Permit	385
Zoning Hearing Board Application	13
Zoning Permit	729
Total	4,107

Coolbaugh Township

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



Permits Issued 01/01/2026 to 09/30/2026

Total Recycling Permits Issued: 669

Total Mulch Punches: 133

Total Recycle Punches: 417

Coolbaugh Township

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



Violation Totals 01/01/2026 to 09/30/2026

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	5	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	1	2	0
No Tenant Violation	0	0	0	3	0	0
Nuisance Violation	0	0	0	13	3	0
Right of Way Violation	0	0	0	1	2	0
Septic Pumping Violation	0	0	0	61	27	0
Sewage Violation	0	0	0	0	1	0
Short Term Rental Violation	0	0	0	9	18	1
Zoning Violation	0	0	0	61	31	2
Totals:	1	0	1	168	129	4

TOTAL 303

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Resolution # 17-2026
Coolbaugh Township Act 172:
Volunteer Service Credit Program Criteria

WHEREAS, The Township of Coolbaugh has adopted Ordinance #129-2017 under ACT 172 of 2016, Incentives for Volunteers: and

WHEREAS, Section 2 of the Ordinance requires the Board of Supervisors to annually adopt the Volunteer Service Credit criteria by resolution.

NOW THEREFORE, the Board of Supervisors hereby adopts the following as the 2026 Volunteer Service Credit Program Criteria on this the 20th day of October, 2026.

A.) Active Volunteer Members:

(1) Achieving attendance of 25% of calls for the fire company for the tax credit period listed in this Ordinance and

(2) Attaining 30 additional points for the attendance at monthly meetings, maintenance nights, other meetings required by the Chief or President of said fire company as well as any other training classes that are required as set forth in Ordinance 129-2017, Section 2 (b), Program Criteria

B.) Auxiliary Member (Non-Firefighters):

(1.) Achieving attendance of 20% of calls for the fire company for the tax credit period listed in Ordinance #129-2017 and

2.) Attaining 40 additional points for the attendance at monthly meetings, maintenance nights, other meetings required by the Chief or President of said fire company as well as any other training classes that are required as set forth in Ordinance 129-2017, Section 2 (b), Program Criteria

C.) Associate Members and Social Members (Non-Firefighter) are not eligible for the tax credit.

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

William Weimer, Chairman

Alma I Ruiz-Smith, Vice Chairman

Lynn Kelly, Supervisor

Clare Colgan, Supervisor

Cara Rogan, Supervisor

ATTEST:

Erin Masker, Township Secretary

(TOWNSHIP SEAL)

7

**Township of Coolbaugh
Monroe County
Resolution # 18-2026**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP (THE "BOARD")
APPROVING THE PROPOSED 2026 BUDGET OF THE POCONO MOUNTAIN REGIONAL POLICE
COMMISSION.**

WHEREAS, the proposed 2027 budget of the Pocono Mountain Regional Police Commission amounts to a total of \$9,897,437.00; and,

WHEREAS, of the total proposed 2027 budget of the Pocono Mountain Regional Police Commission, the Coolbaugh Township commitment for police services for 2027 is \$3,731,952.34; and,

WHEREAS, Coolbaugh Township agrees to and will pay its above-referenced commitment for police services in twelve (12) equal monthly payments of \$310,996.03 for the year 2027; and,

WHEREAS, Coolbaugh Township further agrees to satisfy its uniform and non-uniform MMO as set forth in the 2027 budget of the Pocono Mountain Regional Police Commission.

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

1. The Board of Supervisors of Coolbaugh Township hereby approves the proposed 2027 budget of the Pocono Mountain Regional Police Commission in the total amount of \$9,897,437.00.
2. The Board of Supervisors of Coolbaugh Township hereby approves and confirms its 2027 commitment of \$3,731,952.34 for police services to be paid in monthly payments of \$310,996.03, plus its uniform and non-uniform MMO during 2027 if the budget is approved, as set forth in the proposed 2027 budget of the Pocono Mountain Regional Police Commission.

RESOLVED AND ENACTED, this _____ day of _____, 2026.

**BOARD OF SUPERVISORS OF
COOLBAUGH TOWNSHIP**

William Weimer, Chairman

Alma I Ruiz-Smith, Vice-Chairman

Clare Colgan, Supervisor

Lynn Kelly, Supervisor

ATTEST:

Erin Masker, Township Secretary

Cara Rogan, Supervisor

	2027 BUDGET		
	2027 BUDGET	2026 BUDGET	Budget Difference
Estimated Carryover used \$ 175,000.00	9,897,437.00	9,602,305.79	295,131.21
40 officers			
40 Ofc x 40 Hours/Ofc = Total Hours per Week	1,600.00	1,600.00	-
Divided by 1 Unit of Service = Total Units of	160.00	160.00	-
Revenue Adjusted Budget/Total Unit of Service = Cost/Unit	61,858.98	60,014.41	1,844.57
MOUNT POCONO	12.55%	12.55%	
Level of Service Demanded/1Unit of Service =	20.08	20.08	
Cost/Unit x Units of Service = Total Cost/Mt.	1,242,128.34	1,205,089.38	37,038.97
TOBYHANNA TOWNSHIP	30.65%	30.65%	
Level of Service Demanded/1Unit of Service =	49.05	49.05	
Cost/Unit x Units of Service = Total	3,034,183.03	2,943,706.87	90,476.16
TUNKHANNOCK TOWNSHIP	10.91%	10.91%	
Level of Service Demanded/1Unit of Service =	17.45	17.45	
Cost/Unit x Units of Service = Total	1,079,439.22	1,047,251.48	32,187.75
COOLBAUGH TOWNSHIP	37.71%	37.71%	
Level of Service Demanded/1Unit of Service =	60.33	60.33	
Cost/Unit x Units of Service = Total	3,731,952.34	3,620,669.43	111,282.91
BARRETT TOWNSHIP	8.18%	8.18%	
Level of Service Demanded/1Unit of Service =	13.09	13.09	
Cost/Unit x Units of Service = Total	809,734.06	785,588.64	24,145.42
	160.00	160.00	2.98%
	9,897,437.00	9,602,305.79	

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COOL-26-002

October 7, 2026

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

RE: LD-2026-3, Margaret Knipe – Lot Joinder Plan – Review #2
6549 Laurel Hollow Drive (03.8C.1.174) & 6549 Laurel Hollow Drive (03.8C.1.173)

Dear Erin,

We have reviewed the plan titled, "Lot Consolidation Survey of Land of Margaret Knipe", dated November 10, 2025, last revised September 16, 2026, prepared by TS Land Surveying PC, and the accompanying draft Legal Description and Lot Closure Computations. Our comments have been satisfied, and the plan can be considered by the Board of Supervisors;

1. **SALDO – Section 355-17.D. Comment Addressed.** A review letter dated October 2, 2026 has been received from the MCPC.
2. **SALDO – Section 355-20.B.(2)(b) Comment Addressed** – A copy of the original, recorded subdivision plan which created the lots shall be provided. ***A copy of the Record Plan, Pocono Country Place has been provided.***
3. **SALDO – Section 355-20.B.(2)(c) Comment Addressed.** Copies of existing deeds for both parcels have been provided.
4. **SALDO – Section 355-20.B(2)(e) Comment Addressed.** Notification to the HOA has been provided in the form of a sale agreement.
5. **SALDO – Section 355-29.B.(7) Comment Addressed.** Tax certifications have been provided for both lots.

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

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

October 2nd, 2026

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

Re: Knipe
Minor Subdivision
Coolbaugh Township
MCPC Review #158-26

Dear Ms. Masker:

Our office has received a copy of the above-noted minor subdivision plan concerning a 0.767-acre site located on the westerly end of Laurel Hollow Drive, approximately 700 feet west of its intersection with Country Place Drive. The site currently consists of two parcels: the undeveloped Lot 512 (0.435-acres) and Lot 511 (0.332-acres), which contains a residential dwelling and accessory structures. The plan proposes combining Lots 511 and 512 to create a single 0.767-acre lot. The site is served by central water and sewer systems and is located in the Medium Density Residential (R-3) Zoning District where the current use is permitted.

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

1. It appears the plan does not delineate site contour lines and soils as required by §355-28 of the Ordinance. The required information should be included on the plan to comply with Ordinance standards.
2. It appears the plan does not provide a legend explaining the map symbology (lines and symbols). While a map legend is not explicitly required by the ordinance, it is recommended that this information be provided in alignment with the intent of §355-28 (plan requirements) of the Ordinance. The Township should confirm that the information provided is acceptable.
3. The plan delineates the location of a wet/wetland area on the site. It should be noted that the plan proposes no development within this area.
4. Because this lot combination proposes no further development at this time, the submitted plan has addressed all other pertinent County review factors.

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 October 13th, 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: Tomasz Suwala, P.L.S

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COOLBAUGH TOWNSHIP Codes & Zoning Department

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

Board of Supervisors

10/15/2026

Fire Escrow Check Reimbursement Request, 5429 Ridgefield Dr, Tobyhanna, PA 18466

The property located at 2133 Little Billy Ln, suffered extensive damage resulting from a fire.

The structure has been demolished and all debris removed as per the township code and a final certificate provided by the Building Dept (#CT25-405315).

There are no delinquent taxes on the property as per Monroe County Tax Office, with certificate #6047070

The fire escrow check # 21667870 received in the amount of \$38,480.00 (copy attached).

The property meets the requirements of the Coolbaugh Township Ordinance to receive the total reimbursement amount.

Tomas Keane
Director of Zoning

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**ANY VEHICLE LEFT ON A TOWNSHIP
RIGHT OF WAY DURING PERIODS OF
ICE OR SNOW REMOVAL WILL BE
TOWED AT THE OWNER'S EXPENSE.**

A Right of Way is **4 FEET** from the edge of any Township road. It is unlawful to deposit cleared snow and/or ice onto any Township road or over fire hydrants.



MAILBOXES

The face of a residential mailbox must be mounted **4 feet** from the edge of the road.



PROPERTY WITHIN RIGHT OF WAY

Mailboxes, lighting, fencing or landscaping in a Township Right of Way damaged during snow maintenance will be the responsibility of the property owner and/or tenant.



KEEP IT OUT

Basketball hoops must be off the Township Right of Way.



Coolbaugh Township will not be liable for personal property placed within a Township Right Of Way or within any distance needed to safely clear snow from the roads.



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TOWNSHIP OF COOLBAUGH
ORDINANCE NO. _____

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, Member

Attest:

Meredith Thompson
Business Manager

Lynn Kelly, Member

Cara Rogan, Member

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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

OCTOBER 20, 2026 BOARD MEETING

AS OF SEPTEMBER 30, 2026

Revenue

2026 General Fund Budget = \$10,033,396

ITEM	AMOUNT	% BUDGET LINE
Real Estate Taxes (Current & Delinquent)	\$ 4,145,022	98%
Earned Income Tax	1,757,674	80%
Real Estate Transfer Tax	859,891	91%
LST	262,740	73%
Licenses & Permits	249,661	79%
Rents	30,478	76%
Zoning Fees	154,532	83%
Fines & Forfeits	18,711	70%
Building Code Fees	87,753	219%
Grant Proceeds	180,529	88%
All other sources	551,336	38%
Total Revenue	\$ 8,298,327	

Expense

2026 General Fund Budget = \$10,033,396

ITEM	AMOUNT	% BUDGET LINE
Pocono Mountain Regional Police Dept.	\$ 2,594,087	75%
Salaries	1,160,099	68%
Capital Purchases	398,628	74%
Employee Benefits	740,037	74%
Fire	183,495	47%
Interfund Transfers	371,017	43%
Contracted Services	209,111	60%
Road Materials	154,809	82%
Pocono Mountain EMS	90,000	90%
Insurance	193,739	70%
Vehicle Repair & Maintenance	79,127	63%
Fuel	85,106	84%
Legal Fees	85,817	96%
Utilities	69,103	84%
Engineering	66,772	92%
Control Center	45,729	100%
All other sources	249,243	40%
Total Expense	\$ 6,775,918	



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 OCTOBER 20, 2026 BOARD MEETING AS OF SEPTEMBER 30, 2026

Revenue

2026 Sewer Fund Budget = \$1,032,448

<u>ITEM</u>	<u>AMOUNT</u>	<u>% BUDGET LINE</u>
Interfund Transfers	\$ 371,017	43%
Interest	407	81%
User fees	131,854	82%
Total Revenue	\$ 503,278	

Expense

2026 Sewer Fund Budget = \$1,032,448

<u>ITEM</u>	<u>AMOUNT</u>	<u>% BUDGET LINE</u>
All other Sources	\$ 32,090	46%
Capital Purchases	2,500	1%
Legal Fees	4,810	48%
Utilities	47,779	96%
Contracted Services	57,995	99%
Plant Operators	46,400	67%
Engineering	135,275	48%
Maintenance & Repair	108,094	166%
Outstanding Loans	54,600	74%
Total Expense	\$ 489,544	

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
=====				
01.301.000	REAL PROPERTY TAXES	-	-	-
01.301.100	REAL ESTATE REVENUE TAX	3,995,312.00	(3,936,229.63)	59,082.37
01.301.400	REAL ESTATE TX DELINQUENT	245,000.00	(208,792.66)	36,207.34
		=====		
Totals for XX.X01.XXX		4,240,312.00	(4,145,022.29)	95,289.71
		=====		
01.310.000	ACT 511 TAXES	-	-	-
01.310.100	REAL ESTATE TRANSFER TAX	950,000.00	(859,891.47)	90,108.53
01.310.210	EARNED INCOME TAX CURRENT	2,205,000.00	(1,757,674.22)	447,325.78
01.310.500	LST	360,000.00	(262,739.53)	97,260.47
		=====		
Totals for XX.X10.XXX		3,515,000.00	(2,880,305.22)	634,694.78
		=====		
01.321.000	LICENSES & PERMITS	-	-	-
01.321.350	FIRE ALARM REGISTRATION	2,500.00	(2,700.00)	(200.00)
01.321.360	SHORT TERM RENTAL PERMITS	175,000.00	(138,845.50)	36,154.50
01.321.800	CABLE TV FRANCHISE	80,000.00	(60,112.18)	19,887.82
		=====		
Totals for XX.X21.XXX		257,500.00	(201,657.68)	55,842.32
		=====		
01.331.000	FINES & FOREFITS	-	-	-
01.331.110	VEHICLE CODE VIOLATIONS	20,000.00	(11,348.64)	8,651.36
01.331.120	VIOLATIONS ORDINANCES & STAT	6,000.00	(6,937.43)	(937.43)
01.331.121	VIOLATIONS ALARM ORDINANCE	750.00	(425.00)	325.00
		=====		
Totals for XX.X31.XXX		26,750.00	(18,711.07)	8,038.93
		=====		
01.340.000	RENTS	-	-	-
01.340.002	MONROE COUNTY RENTS	32,163.00	(27,388.30)	4,774.70
01.340.100	NON-GOVERNMENTAL RENTS	7,145.00	(2,614.30)	4,530.70
01.340.200	PARK PAVILION RENTAL FEE	1,000.00	(550.00)	450.00
		=====		
Totals for XX.X40.XXX		40,308.00	(30,552.60)	9,755.40
		=====		
01.341.000	INTEREST EARNED	180,000.00	(139,705.75)	40,294.25
		=====		
Totals for XX.X41.XXX		180,000.00	(139,705.75)	40,294.25
		=====		
01.354.000	STATE CAPITAL & OPER. GRANTS	-	-	-
01.354.016	STORMWATER MITIGATION - PEMA	10,025.00	-	10,025.00
01.354.081	RECYCLING GRANT	180,529.00	(180,529.00)	-
01.354.082	ACT 101/ SECT 904	15,000.00	-	15,000.00
		=====		
Totals for XX.X54.XXX		205,554.00	(180,529.00)	25,025.00
		=====		
01.355.000	STATE SHARED REV/ENTITLEMENTS	-	-	-
01.355.010	PUBLIC UTILITY TAX	7,000.00	-	7,000.00
01.355.080	ALCOHOL BEVERAGE TAX	2,300.00	(2,200.00)	100.00
01.355.130	FOREIGN FIRE CASUALTY INS.	150,000.00	(145,675.14)	4,324.86
		=====		

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
Totals for XX.X55.XXX		159,300.00	(147,875.14)	11,424.86
01.356.000	STATE PMTS IN LIEU OF TAXES	-	-	-
01.356.020	GAME COMMISSION	75,000.00	(76,162.95)	(1,162.95)
Totals for XX.X56.XXX		75,000.00	(76,162.95)	(1,162.95)
01.358.000	LOCAL GOVT UNITS SHARED REV/EN	-	-	-
01.358.532	NON-UNIFORM PENSION	130,000.00	(120,268.56)	9,731.44
Totals for XX.X58.XXX		130,000.00	(120,268.56)	9,731.44
01.361.000	GENERAL GOVERNMENT	-	-	-
01.361.300	ZONING FEES	175,000.00	(142,832.22)	32,167.78
01.361.301	SUBDIVISION FEES	2,000.00	(1,200.00)	800.00
01.361.302	VARIANCE & SPECIAL EXCEPTION	10,000.00	(10,500.00)	(500.00)
01.361.535	ADMIN CHARGE ESCROW	10,000.00	(17,239.25)	(7,239.25)
01.361.536	BUILDING CODES FEES 20%	40,000.00	(87,752.71)	(47,752.71)
01.361.537	SEPTIC PUMPER/HAULER REGISTRATION	400.00	(120.00)	280.00
Totals for XX.X61.XXX		237,400.00	(259,644.18)	(22,244.18)
01.362.000	PUBLIC SAFETY	-	-	-
01.362.440	SEWAGE PERMITS	55,000.00	(45,703.00)	9,297.00
01.362.520	DRIVEWAY PERMITS	2,000.00	(2,300.00)	(300.00)
01.362.530	ROAD OPENING & OCCUPANCY PERMI	2,500.00	(1,350.00)	1,150.00
Totals for XX.X62.XXX		59,500.00	(49,353.00)	10,147.00
01.363.000	HIGHWAYS & STREETS	-	-	-
01.363.510	SNOW REMOVAL	9,767.00	(4,080.39)	5,686.61
Totals for XX.X63.XXX		9,767.00	(4,080.39)	5,686.61
01.380.000	MISCELLANEOUS	-	-	-
01.380.001	MISCELLANEOUS	-	(479.46)	(479.46)
01.380.451	RECYCLE	13,000.00	(10,302.98)	2,697.02
Totals for XX.X80.XXX		13,000.00	(10,782.44)	2,217.56
01.387.000	CONTRIBUTIONS AND DONATIONS FROM PRIVATE SOURCES	-	(12,250.00)	(12,250.00)
Totals for XX.X87.XXX		-	(12,250.00)	(12,250.00)
01.391.000	PROCEEDS OF GENERAL ASSET SALE	-	-	-
01.391.100	SALES GENERAL FIXED ASSETS	-	(25,000.00)	(25,000.00)
Totals for XX.X91.XXX		-	(25,000.00)	(25,000.00)

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
=====				
01.399.000	GENERAL FUND CARRYOVER	-	-	-
01.399.100	PROVIDED FROM FUND BALANCE	884,005.00	-	884,005.00
=====				
Totals for XX.X99.XXX		884,005.00	-	884,005.00
=====				
=====				
Totals for XX.3XX.XXX		10,033,396.00	(8,301,900.27)	1,731,495.73
=====				
01.400.000	GENERAL GOV'T	-	-	-
01.400.110	SALARIES ELECTED OFFICIALS	(20,625.00)	15,468.75	(5,156.25)
01.400.200	HEALTH/DENTAL/VISION INSURANCE	(105,148.00)	87,604.95	(17,543.05)
01.400.220	POSTAGE / METER	(7,000.00)	5,353.11	(1,646.89)
01.400.300	OTHER SERVICES & CHARGES	(9,070.00)	5,859.15	(3,210.85)
01.400.312	COMPUTER MAINT / REPAIR	(20,780.00)	9,555.25	(11,224.75)
01.400.320	TELEPHONE	(6,000.00)	2,443.43	(3,556.57)
01.400.325	WIRELESS COMM	(15,000.00)	9,918.32	(5,081.68)
01.400.331	MILEAGE REIMBURSEMENT	(500.00)	176.96	(323.04)
01.400.376	COPIERS	(16,507.00)	8,495.65	(8,011.35)
01.400.420	DUES SUBSCRIPTION & MEMBERSHIP	(4,910.00)	4,361.00	(549.00)
01.400.450	CONTRACT SERVICE	(50,000.00)	32,200.00	(17,800.00)
01.400.460	MEETINGS & CONFERENCES	(3,000.00)	4,656.99	1,656.99
=====				
Totals for XX.X00.XXX		(258,540.00)	186,093.56	(72,446.44)
=====				
01.401.000	MANAGER -EXECUTIVE	-	-	-
01.401.120	MANAGER SALARY	(89,802.00)	68,978.69	(20,823.31)
01.401.200	SUPPLIES	(1,000.00)	241.07	(758.93)
01.401.420	DUES SUBSCRIPTIONS & MEMBERSHIP	(550.00)	573.01	23.01
01.401.460	MEETINGS & CONFERENCES	(1,000.00)	100.00	(900.00)
=====				
Totals for XX.X01.XXX		(92,352.00)	69,892.77	(22,459.23)
=====				
01.402.000	FINANCIAL ADMIN	-	-	-
01.402.110	AUDITORS	(50.00)	-	(50.00)
01.402.112	CONTROLLER SALARY	(88,139.00)	67,700.99	(20,438.01)
01.402.120	TREASURER SALARY	(71,534.00)	55,340.51	(16,193.49)
01.402.200	SUPPLIES	(2,000.00)	1,766.07	(233.93)
01.402.310	CPA SERVICES	(16,500.00)	-	(16,500.00)
01.402.350	INSURANCE BOND	(1,581.00)	1,250.00	(331.00)
01.402.460	MEETINGS & CONFERENCES	(500.00)	-	(500.00)
01.402.750	MINOR EQUIPMENT	-	464.28	464.28
=====				
Totals for XX.X02.XXX		(180,304.00)	126,521.85	(53,782.15)
=====				
01.403.000	TAX COLLECTION	-	-	-
01.403.110	TAX COLLECTOR SALARY	(28,540.00)	21,954.00	(6,586.00)
01.403.130	COMMISSION EIT TAX	(30,000.00)	-	(30,000.00)
01.403.131	COMMISSION LST	(6,000.00)	4,369.54	(1,630.46)
01.403.132	COMMISSION TRANSFER TAX	(18,000.00)	17,197.84	(802.16)
01.403.220	OPER.EXPENSES POSTAGE /PRIN	(14,000.00)	1,864.47	(12,135.53)
01.403.316	R/E TAX REFUNDS	(3,000.00)	65.00	(2,935.00)
01.403.350	INSURANCE & BOND	-	3,882.00	3,882.00
=====				

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
Totals for XX.X03.XXX		(99,540.00)	49,332.85	(50,207.15)
01.404.000	LAW	-	-	-
01.404.310	SOLICITOR'S FEE	(35,000.00)	30,320.50	(4,679.50)
01.404.314	SPECIAL LEGAL SERVICES	(25,000.00)	43,280.31	18,280.31
Totals for XX.X04.XXX		(60,000.00)	73,600.81	13,600.81
01.405.000	MUNICIPAL OFFICE	-	-	-
01.405.120	SALARY OF SECRETARY	(70,874.00)	50,844.69	(20,029.31)
01.405.142	ADMIN - INTERN	(16,800.00)	11,153.06	(5,646.94)
01.405.180	CLERICAL OVERTIME	(6,500.00)	4,855.00	(1,645.00)
01.405.200	OFFICE SUPPLIES	(2,000.00)	1,546.95	(453.05)
01.405.340	ADVERTISING/PRINTING/BINDING	(5,500.00)	4,752.26	(747.74)
Totals for XX.X05.XXX		(101,674.00)	73,151.96	(28,522.04)
01.408.000	ENGINEER	-	-	-
01.408.313	ENGINEER FEES	(50,000.00)	46,685.44	(3,314.56)
Totals for XX.X08.XXX		(50,000.00)	46,685.44	(3,314.56)
01.409.000	BUILDING & PLANTS	-	-	-
01.409.140	WAGES BLDG. / GROUND MAINT.	(153,636.00)	110,412.81	(43,223.19)
01.409.180	BLDG. / GROUND OVERTIME	(7,500.00)	16,292.55	8,792.55
01.409.200	SUPPLIES	(32,000.00)	18,890.24	(13,109.76)
01.409.226	CLEANING SUPPLIES	-	58.97	58.97
01.409.238	CLOTHING & UNIFORMS	(1,000.00)	145.18	(854.82)
01.409.300	OTHER SERVICES & CHARGES	(3,000.00)	6,536.35	3,536.35
01.409.330	FUEL	(3,000.00)	-	(3,000.00)
01.409.360	PUBLIC UTILITIES- STREET LIGHT	(13,500.00)	11,481.04	(2,018.96)
01.409.361	PUBLIC UTILITIES - ELECTRIC	(20,000.00)	22,244.38	2,244.38
01.409.362	PUBLIC UTILITIES - WATER	(2,000.00)	1,426.19	(573.81)
01.409.363	PUBLIC UTILITIES - SEWER	(4,500.00)	4,019.26	(480.74)
01.409.367	PUBLIC UTILITIES - HEAT	(25,000.00)	18,321.11	(6,678.89)
01.409.373	MAINTENANCE & REPAIRS BLDG	(17,000.00)	11,244.83	(5,755.17)
01.409.374	MAINTENANCE & REPAIRS EQUIPMEN	(5,000.00)	5,967.07	967.07
01.409.450	BOTTLED WATER	(1,500.00)	1,021.81	(478.19)
01.409.451	CONTRACTED SERVICES GENERATORS	(7,000.00)	5,235.00	(1,765.00)
01.409.453	CONTRACTED SVCS - TRASH COLLEC	(8,800.00)	4,330.33	(4,469.67)
01.409.454	CONTRACTED SVCS - ELEVATOR/WE	(5,000.00)	7,410.89	2,410.89
01.409.455	CONTRACTED SVCS - TANKS/BOILER	(16,100.00)	6,761.83	(9,338.17)
01.409.456	CONTRACTED SVCS - FIRE EXTING	(3,000.00)	4,793.93	1,793.93
01.409.457	CONTRACTED SVCS - FLOOR MATS	(4,500.00)	4,133.95	(366.05)
01.409.459	CONTRACTED SVCS - AEDS	-	10,935.00	10,935.00
01.409.600	CAPITAL CONSTRUCTION	(12,500.00)	13,740.66	1,240.66
01.409.700	CAPITAL PURCHASES	(5,577.00)	13,467.84	7,890.84
Totals for XX.X09.XXX		(351,113.00)	298,871.22	(52,241.78)
01.410.000	POLICE	-	-	-
01.410.450	CONTRACTED SVCS - PMRPC	(3,466,489.00)	2,594,086.50	(872,402.50)
Totals for XX.X10.XXX		(3,466,489.00)	2,594,086.50	(872,402.50)

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
=====				
01.411.000	FIRE	-	-	-
01.411.400	FIRE DEPT FUEL	(15,000.00)	-	(15,000.00)
01.411.450	CONTRACTED SVCS - FIRE HYDRANT	(27,600.00)	18,495.12	(9,104.88)
01.411.451	COOLBAUGH TWP VOL FIRE CO DONATION	(165,000.00)	165,000.00	-
01.411.452	POCONO SUMMIT VOL FIRE CO DONATION	(15,000.00)	-	(15,000.00)
01.411.453	THORNHURST FIRE & RESCUE DONATION	(15,000.00)	-	(15,000.00)
01.411.454	GOULDSBORO VOL FIRE CO DONATION	(15,000.00)	-	(15,000.00)
01.411.458	MOUNT POCONO VOL FIRE CO	(5,000.00)	-	(5,000.00)
01.411.500	FOREIGN FIRE CASUALTY INS EXPE	(150,000.00)	-	(150,000.00)
		=====	=====	=====
Totals for XX.X11.XXX		(407,600.00)	183,495.12	(224,104.88)
		=====	=====	=====
01.412.000	AMBULANCE / RESCUE	-	-	-
01.412.400	AMBULANCE FUEL	(20,000.00)	-	(20,000.00)
01.412.500	CONTRIBUTIONS	(100,000.00)	90,000.00	(10,000.00)
		=====	=====	=====
Totals for XX.X12.XXX		(120,000.00)	90,000.00	(30,000.00)
		=====	=====	=====
01.413.000	SEO / BUILDING CODE	-	-	-
01.413.142	CLERICAL STAFF	(60,388.00)	45,798.65	(14,589.35)
01.413.144	CONTRACTED SEO	(145,000.00)	83,022.23	(61,977.77)
01.413.200	SUPPLIES	(750.00)	-	(750.00)
		=====	=====	=====
Totals for XX.X13.XXX		(206,138.00)	128,820.88	(77,317.12)
		=====	=====	=====
01.414.000	ZONING OFFICE	-	-	-
01.414.120	SALARY OF ZONING OFFICER	(309,464.00)	157,545.89	(151,918.11)
01.414.180	ZONING OFFICE OVERTIME	(1,500.00)	2,938.21	1,438.21
01.414.200	SUPPLIES	(3,000.00)	928.83	(2,071.17)
01.414.300	OTHER SERVICES & CHARGES	(28,190.00)	12,313.39	(15,876.61)
01.414.310	ENGINEERING/ARCHITECTURAL FEES	(5,000.00)	1,906.00	(3,094.00)
01.414.314	PROFESSIONAL FEES -SOLICITOR	(10,000.00)	2,031.00	(7,969.00)
01.414.331	TRANSPORTATION - MILEAGE	(150.00)	-	(150.00)
01.414.340	ADVERTISING & PRINTING	-	148.00	148.00
01.414.370	VEHICLE REPAIRS & MAINTENANCE	-	131.14	131.14
01.414.400	FUEL	(3,000.00)	2,578.15	(421.85)
01.414.460	TRAINING/CONFERENCES	(1,000.00)	760.00	(240.00)
		=====	=====	=====
Totals for XX.X14.XXX		(361,304.00)	181,280.61	(180,023.39)
		=====	=====	=====
01.415.000	EMERGENCY MANAGEMENT	-	-	-
01.415.200	SUPPLIES	(3,000.00)	-	(3,000.00)
01.415.210	CRIME WATCH	(500.00)	-	(500.00)
01.415.250	APCP EMER. ROAD ACCESS	(1,000.00)	-	(1,000.00)
01.415.450	CONTRACTED SVCS - CONTROL CTR	(45,729.00)	45,728.52	(0.48)
		=====	=====	=====
Totals for XX.X15.XXX		(50,229.00)	45,728.52	(4,500.48)
		=====	=====	=====
01.418.000	ZONING HEARING BOARD	-	-	-
01.418.120	SALARIES ZHB MEMBERS	(1,000.00)	1,105.00	105.00
01.418.200	SUPPLIES	(250.00)	70.00	(180.00)
01.418.314	ZHB SOLICITOR	(15,000.00)	8,382.50	(6,617.50)
01.418.316	SPECIAL SERVICES/STENO	(2,000.00)	1,653.20	(346.80)
01.418.340	ADVERTISING & PRINTING	(1,000.00)	702.61	(297.39)

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
=====	=====	=====	=====	=====
Totals for XX.X18.XXX		(19,250.00)	11,913.31	(7,336.69)
		=====	=====	=====
01.419.000	PLANNING COMMISSION	-	-	-
01.419.140	SALARIES PLANNING COMMISSION	(4,800.00)	2,100.00	(2,700.00)
01.419.200	SUPPLIES	(250.00)	105.00	(145.00)
01.419.313	ENGINEERING SERVICES	(500.00)	-	(500.00)
01.419.314	PLANNING COMMISSION SOLICITOR	(4,500.00)	1,802.50	(2,697.50)
01.419.340	ADVERTISING & PRINTING	(200.00)	-	(200.00)
Totals for XX.X19.XXX		(10,250.00)	4,007.50	(6,242.50)
		=====	=====	=====
01.426.000	COMPOST FACILITY	-	-	-
01.426.200	MATERIAL & SUPPLIES	(1,000.00)	-	(1,000.00)
01.426.330	FUEL	(5,000.00)	-	(5,000.00)
01.426.374	REPAIR/MAINT	(10,000.00)	12,968.53	2,968.53
Totals for XX.X26.XXX		(16,000.00)	12,968.53	(3,031.47)
		=====	=====	=====
01.427.000	SOLID WASTE COLLECTION / DISPO	-	-	-
01.427.200	SUPPLIES	(500.00)	125.88	(374.12)
01.427.300	OTHER SERVICES & CHARGES	(3,000.00)	1,200.00	(1,800.00)
01.427.450	CONTRACT SERVICES-TWP CLEAN-UP	(47,000.00)	20,043.00	(26,957.00)
Totals for XX.X27.XXX		(50,500.00)	21,368.88	(29,131.12)
		=====	=====	=====
01.430.000	DPW-HIGHWAYS ROADS STREETS	-	-	-
01.430.140	WAGES ROAD CREW	(710,389.00)	416,609.88	(293,779.12)
01.430.180	ROAD CREW OVERTIME	(20,000.00)	51,949.88	31,949.88
01.430.190	OTHER PERSONAL-UNIFORM CLEANIN	(16,120.00)	11,193.83	(4,926.17)
01.430.191	CDL LICENSE REIMBURSEMENT	(500.00)	176.00	(324.00)
01.430.192	BOOT REMIBURSEMENT	(3,900.00)	1,774.13	(2,125.87)
01.430.240	SUPPLIES	(12,000.00)	6,211.76	(5,788.24)
01.430.260	SMALL TOOLS & MINOR EQUIPMENT	(2,500.00)	139.99	(2,360.01)
01.430.300	OTHER SERVICES & CHARGES	(4,500.00)	1,326.28	(3,173.72)
01.430.310	ENGINEERING SERVICES	(15,000.00)	10,859.74	(4,140.26)
01.430.320	COMMUNICATIONS RADIOS & TELEPH	(1,500.00)	926.87	(573.13)
01.430.330	FUEL	(55,000.00)	84,964.87	29,964.87
01.430.410	JUDGEMENTS & DAMAGES	-	7,000.00	7,000.00
01.430.700	CAPITAL PURCHASES	(510,262.00)	367,854.83	(142,407.17)
Totals for XX.X30.XXX		(1,351,671.00)	960,988.06	(390,682.94)
		=====	=====	=====
01.431.000	DPW-STREET CLEANING	-	-	-
01.431.240	PARTS AND SUPPLIES	(2,000.00)	-	(2,000.00)
Totals for XX.X31.XXX		(2,000.00)	-	(2,000.00)
		=====	=====	=====
01.432.000	DPW-SNOW & ICE REMOVAL	-	-	-
01.432.180	SNOW & ICE REMOVAL OVERTIME	(25,000.00)	-	(25,000.00)
01.432.240	ROAD MATERIALS	(160,000.00)	144,334.52	(15,665.48)
		=====	=====	=====

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
Totals for XX.X32.XXX		(185,000.00)	144,334.52	(40,665.48)
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	-	-	-
01.433.240	ROAD MATERIALS	(17,500.00)	7,975.58	(9,524.42)
01.433.360	PUBLIC UTILITY-ELECTRIC	(10,000.00)	6,533.28	(3,466.72)
01.433.450	CONTRACTED SERVICES	(33,500.00)	19,896.53	(13,603.47)
Totals for XX.X33.XXX		(61,000.00)	34,405.39	(26,594.61)
01.436.000	DPW-STORM SEWERS & DRAINS	-	-	-
01.436.240	ROAD MATERIALS	(1,000.00)	350.00	(650.00)
01.436.384	EQUIPMENT RENTAL	(3,500.00)	-	(3,500.00)
01.436.600	CAPITAL CONSTRUCTION	(3,500.00)	-	(3,500.00)
Totals for XX.X36.XXX		(8,000.00)	350.00	(7,650.00)
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	-	-	-
01.437.100	INSPECTION STATION	(5,000.00)	1,206.81	(3,793.19)
01.437.240	PARTS & MATERIALS	(120,000.00)	69,822.38	(50,177.62)
01.437.240.012	2010 INTL 7400	-	32.18	32.18
01.437.240.020	2014 FORD 350	-	28.74	28.74
01.437.240.025	2017 VOLVO	-	1,720.50	1,720.50
01.437.240.026	2017 FORD F350	-	285.00	285.00
01.437.240.055	BUCKET TRUCK - 2011	-	533.50	533.50
01.437.240.067	2019 VOLVO	-	392.68	392.68
01.437.240.070	2019 VOLVO	-	3,914.35	3,914.35
01.437.240.073	2019 F350 SIGN TRUCK	-	448.57	448.57
01.437.240.077	#10 2021 MACK GRANITE	-	208.42	208.42
01.437.240.080	2022 WESTERN STAR	-	402.75	402.75
Totals for XX.X37.XXX		(125,000.00)	78,995.88	(46,004.12)
01.438.000	DPW-HIGHWAY REPAIR & MAINT	-	-	-
01.438.240	ROAD MATERIALS	(10,000.00)	2,148.71	(7,851.29)
Totals for XX.X38.XXX		(10,000.00)	2,148.71	(7,851.29)
01.439.000	DPW-HIGHWAY CONSTR & REBUILDIN	-	-	-
01.439.310	ENGINEERING FEES	(2,000.00)	-	(2,000.00)
Totals for XX.X39.XXX		(2,000.00)	-	(2,000.00)
01.453.000	SPECTATOR RECREATION	-	-	-
01.453.502	CONTRIBUTION NRHS	(4,000.00)	-	(4,000.00)
01.453.503	CONTRIBUTION HISTORICAL ASSOC	(5,000.00)	-	(5,000.00)
01.453.504	ALARM MONITORING-HIST. ASSOC.	(300.00)	-	(300.00)
Totals for XX.X53.XXX		(9,300.00)	-	(9,300.00)
01.454.000	PARKS	-	-	-
01.454.142	SEASONAL WAGES PARKS	(26,000.00)	140.00	(25,860.00)
01.454.200	MATERIALS & SUPPLIES	(15,000.00)	12,936.54	(2,063.46)

GENERAL FUND

As of 09/30/2026

Account	Description	BUDGET	ACTIVITY	BALANCE
01.454.250	SUPPLIES FOR EVENTS	(20,000.00)	11,224.64	(8,775.36)
01.454.300	OTHER SERVICES & CHARGES	-	85.00	85.00
01.454.310	ENGINEERING FEES	-	7,320.75	7,320.75
01.454.316	ADV/PRINTING	(300.00)	-	(300.00)
01.454.330	FUEL	(3,500.00)	141.60	(3,358.40)
01.454.361	UTILITIES-ELECTRIC	(7,000.00)	5,077.97	(1,922.03)
01.454.374	REPAIRS & MAINT. OF EQUIPT.	(3,000.00)	3,364.77	364.77
01.454.384	EQUIPMENT RENTAL	-	120.00	120.00
01.454.450	CONTRACTED SERVICES	(11,000.00)	10,348.72	(651.28)
01.454.750	PARK DEVELOPMENT	(4,250.00)	3,100.21	(1,149.79)
Totals for XX.X54.XXX		(90,050.00)	53,860.20	(36,189.80)
01.457.000	CIVIL & MILITARY CELEBRATIONS	-	-	-
01.457.200	MATERIALS & SUPPLIES	(2,000.00)	267.06	(1,732.94)
01.457.500	VETERANS DONATION	(8,000.00)	-	(8,000.00)
Totals for XX.X57.XXX		(10,000.00)	267.06	(9,732.94)
01.458.000	CONTRIBUTIONS	-	-	-
01.458.555	DONATIONS - OTHER	(11,000.00)	10,000.00	(1,000.00)
01.458.600	EAC CONTRIBUTION	(6,000.00)	1,819.89	(4,180.11)
Totals for XX.X58.XXX		(17,000.00)	11,819.89	(5,180.11)
01.461.000	COMMUNITY DEVELOPMENT	-	-	-
01.461.543	TOBYHANNA CONSERVATION CLUB	(3,500.00)	-	(3,500.00)
01.461.560	DEER REMOVAL	(2,000.00)	-	(2,000.00)
Totals for XX.X61.XXX		(5,500.00)	-	(5,500.00)
01.480.000	ADP P/R EXPENSE	(12,500.00)	11,637.49	(862.51)
01.480.004	BANK CHARGES	(3,656.00)	3,758.37	102.37
01.480.216	PENSION ADMINISTRATION EXPENSE	(1,000.00)	-	(1,000.00)
Totals for XX.X80.XXX		(17,156.00)	15,395.86	(1,760.14)
01.481.000	INTERGOVT EXPENSES	-	-	-
01.481.500	STATE PORTION - POLICE PENSION	(196,488.00)	-	(196,488.00)
01.481.510	STATE PORTION - NON-UNIFORM PENSION	(4,359.00)	-	(4,359.00)
Totals for XX.X81.XXX		(200,847.00)	-	(200,847.00)
01.486.000	INSURANCE	-	-	-
01.486.352	LIABILITY PREMIUM (CASUALTY)	(130,000.00)	90,299.68	(39,700.32)
01.486.354	WORKMEN'S COMPENSATION	(146,485.00)	103,439.00	(43,046.00)
Totals for XX.X86.XXX		(276,485.00)	193,738.68	(82,746.32)
01.487.000	EMPLOYEE BENEFITS	-	-	-
01.487.153	DISABILITY INSURANCE LONG TERM	(12,000.00)	8,936.17	(3,063.83)

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**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
OCTOBER 20,2026**

DATE	CK #	DESCRIPTION	AMOUNT
9/28/2026		Payroll	\$ 59,000.00
10/6/2026		General Fund	\$ 68,533.28
10/6/2026		Total General Fund	\$ 127,533.28
10/6/2026		Escrow Fund	\$ 3,042.89
10/6/2026		Total Escrow Fund	\$ 3,042.89
10/6/2026		Sewer Fund	\$ 81,338.26
10/6/2026		Total Sewer Fund	\$ 81,338.26
10/6/2026		TOTAL DISBURSEMENTS	\$ 211,914.43

CASH TRIAL BALANCE AS OF OCTOBER 20,2026

General Fund Checking	\$ 10,062,817.14
American Rescue Plan	1,575,097.68
Payroll Checking	872.45
Rainy Day Fund Savings	1,027,153.49
Total General Fund	\$ 12,665,940.76
Fire Tax/Coolbaugh Twp VFD	700,092.08
Fire Tax- Volunteer Fire Departments	51,519.30
Fire Tax- Coolbaugh Fire Building Fund	1,045,479.63
Total Fire Fund	\$ 1,797,091.01
EMS	34,590.19
Total EMS Fund	\$ 34,590.19
Sewer Fund Checking	6,529.90
Sewer PennVest Checking	13.78
Total Sewer Fund	\$ 6,543.68
Capital Projects Fund Checking	17,460.26
Total Capital Projects Fund	\$ 17,460.26
Emerg. Services Fund Money Market	212,809.63
Emerg. Services Fund Checking	22,088.55
Total Emergency Services Fund	\$ 234,898.18
Liquid Fuels Fund Checking	619,131.79
Total Liquid Fuels Fund	\$ 619,131.79
Escrow Fund Checking	671,629.59
Escrow Fund Clarius Checking	63,599.36
Total Escrow Fund	\$ 735,228.95
TOTAL ALL FUNDS	\$ 16,110,884.82

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

Check#	Vendor	Description	Payment	Check Total
13552	44 - AIRGAS USA,LLC	PO 29469 ACETYLENE RENTAL	166.98	
		PO 29484 RENTAL	171.57	338.55
13553	1330 - AMAZON CAPITAL SERVICES	PO 29437 SUPPLIES	49.98	
		PO 29496 SUPPIES	110.75	
		PO 29503 DPW INK CARTRIDGE	139.48	300.21
13554	1283 - APR SUPPLY CO.	PO 29485 LOUVER MOTOR	41.29	41.29
13555	1483 - AUTO PARTS OF MT POCONO	PO 29438 F250	66.48	
		PO 29499 SIGN TK	4.23	
		PO 29500 SIGN TK	4.23	74.94
13556	177 - CCI WASTE & RECYCLING SERVICE, INC.	PO 29501 CLEAN UP	4,716.00	4,716.00
13557	724 - CINTAS -	PO 29433 EYEWASH STATION	130.00	
		PO 29434 RENTALS	500.00	
		PO 29435 AED'S	1,215.00	
		PO 29452 FIRST AID	412.10	2,257.10
13558	1240 - CINTAS CORPORATION	PO 29427 UNIFORMS	43.77	
		PO 29430 SHOP TOWELS/UNIFORMS	95.26	
		PO 29450 UNIFORMS	43.77	
		PO 29451 MATS /UNIFORMS	506.73	689.53
13559	1639 - CURTIN & HEEFINER LLP	PO 29440 PERMIT APPEAL	7,760.87	7,760.87
13560	52 - DALEVILLE ACE HARDWARE	PO 29449 SUPPLIES	45.97	
		PO 29453 FOR TRIMMING ROADS	839.99	
		PO 29455 POLE SAW	61.99	947.95
13561	1085 - DE LAGE LANDEN	PO 29463 COPIER 10/1-10/31/2026	494.03	
		PO 29486 COPIER	494.03	988.06
13562	13 - DEVELOPMENTAL EDUCATION SERVICES	PO 29465 RECYCLING	24.00	24.00
13563	1113 - ELAN FINANCIAL SERVICES	PO 29491 MSFT/ADOBE/HOLOGRAM/CALL EM ALL/GHOULBAU	1,542.33	1,542.33
13564	919 - FIDELITY SECURITY LIFE INSURANCE/EY	PO 29424 OCT	252.66	252.66
13565	1191 - FREY & CO.	PO 29446 2025 Audit - Prograss Billing #1	7,053.55	7,053.55
13566	1366 - GEORGE DOBSON	PO 29473 HEALTH INS	350.00	350.00
13567	1296 - GRIM,BIEHN & THATCHER	PO 29436 GENERAL MATTERS/ZHB/LIBRARY/ORCHARD/1545	8,380.50	8,380.50
13568	54 - H.A. BERKHEIMER, INC.	PO 29462 LST COMMISSION	96.91	96.91
13569	535 - HANOVER ENGINEERING ASSOC., INC.	PO 29471 SEO	9,758.79	
		PO 29472 ACT 537	153.75	9,912.54
13570	1585 - HECKMANS ORCHARD	PO 29492 PUMPKINS	355.50	355.50
13571	515 - HIGHWAY EQUIPMENT & SUPPLY CO.	PO 29456 BOBCAT	1,265.00	1,265.00
13572	616 - KIMBALL MIDWEST	PO 29482 DRILL BIT	477.25	477.25
13573	891 - LOWE'S	PO 29457 WWTP/SUPPLIES	280.26	280.26
13574	70 - MESKO GLASS COMPANY INC.	PO 29428 EMS DOOR BASEMENT	280.00	280.00
13575	183 - NORTHEAST SIGNAL & ELECTRIC CO., INC	PO 29426 611	506.35	506.35
13576	1523 - NUSO, LLC	PO 29466 PHONES	104.68	
		PO 29470 PHONES	162.50	267.18
13577	81 - P P & L	PO 29425 83201-80003 STREET LIGHT	1,337.91	
		PO 29429 85457-020009 BASEBALL FIELD	815.92	
		PO 29488 49924-86007 IND;L PARK	27.39	2,181.22
13578	910 - PA UC FUND	PO 29493 3 QTR FEDERAL TAX	216.12	216.12
13579	1602 - PENN STRATEGIES	PO 29441 GRANT WRITING	4,100.00	4,100.00
13580	87 - PENNSYLVANIA ONE CALL SYSTEM, INC.	PO 29487 CBT	63.76	63.76
13581	143 - POCONO LAKE SUPPLY CO.	PO 29474 CHAIN SHARPENED	21.00	21.00
13582	1642 - PRIMO BRANDS	PO 29467 BOTTLE WATER	185.37	185.37
13583	181 - PSATS UC GROUP TRUST FUND	PO 29502 3RD QTR	163.22	163.22
13584	286 - SUBURBAN PROPANE	PO 29432 DIESEL	2,990.15	
		PO 29483 FUEL OIL	4,356.39	7,346.54
13585	738 - TEAMSTERS LOCAL 773	PO 29448 OCTOBER	845.00	845.00
13586	1656 - THE 20, LLC	PO 29468 COMPUTER MAINT.	455.00	455.00
13587	1151 - TOMAS KEANE	PO 29504 INS. DEDUCTIBLE	700.00	700.00
13588	756 - UGI Utilities	PO 29422 411002865458 GARAGE	36.44	
		PO 29423 411002865219 MUNICIPAL CENTER	36.44	72.88
13589	929 - UNITED CONCORDIA LIFE & HE	PO 29447 NOVEMBER	1,661.64	1,661.64
13590	1587 - WEX BANK	PO 29505 FUEL DPW/ZONING/COMPLEX/PARK	559.33	559.33
13591	1613 - WM CORPORATE SERVICES, INC	PO 29442 PARK	308.23	
		PO 29443 MUNICIPAL CENTER	272.81	
		PO 29444 DPW	222.63	803.67
TOTAL				68,533.28

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

Check#	Vendor	Description	Payment	Check Total
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Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	68,533.28
01.230.650	UNION DUES			845.00	
01.400.000	GENERAL GOV'T	6,627.64			
01.402.000	FINANCIAL ADMIN	7,053.55			
01.403.000	TAX COLLECTION	96.91			
01.404.000	LAW	12,237.87			
01.405.000	MUNICIPAL OFFICE	45.35			
01.409.000	BUILDING & PLANTS	4,922.35			
01.413.000	SEO / BUILDING CODE	9,912.54			
01.414.000	ZONING OFFICE	3,809.43			
01.418.000	ZONING HEARING BOARD	536.15			
01.427.000	SOLID WASTE COLLECTION / DISPO	4,716.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	8,981.98			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	533.74			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	2,740.17			
01.454.000	PARKS	2,445.82			
01.458.000	CONTRIBUTIONS	15.00			
01.487.000	EMPLOYEE BENEFITS	3,013.78			
TOTALS FOR	GENERAL FUND	67,688.28	0.00	845.00	68,533.28

Total to be paid from Fund 01 GENERAL FUND	68,533.28

	68,533.28

List of Bills - (85101000) ESCROW FUND CHECKING
ESCROW

Check#	Vendor	Description	Payment	Check Total
1428	1296 - GRIM,BIEHN & THATCHER	PO 29436 GENERAL MATTERS/ZHB/LIBRARY/ORCHARD/1545	2,146.00	2,146.00
1429	535 - HANOVER ENGINEERING ASSOC., INC.	PO 29476 CORP. CENTER DR	538.14	
		PO 29477 611 JAINDL	358.75	896.89
TOTAL				3,042.89

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	3,042.89
85.250.328	TOBYHANNA DEVELOPMENT - 1545 PROSPECT ST			2,146.00	
85.250.391	LANDSTON EQUITIES SEWAGE PLANNING MODULE			358.75	
85.250.593	TOWNSHEND INDUSTRIAL ASSET, LLC			538.14	
TOTALS FOR	ESCROW	0.00	0.00	3,042.89	3,042.89

Total to be paid from Fund 85 ESCROW

3,042.89

3,042.89

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3692	228 - ATC GROUP SERVICES,LLC DEPOSITORY	PO 29489 MISC/WWTP	12,967.35	
		PO 29490 ACT 537	2,040.00	15,007.35
3693	724 - CINTAS -	PO 29433 EYEWASH STATION	130.00	130.00
3694	1251 - ENVIRONMENTAL SERV. CORP.	PO 29464 10/7 SLUDGE REMOVAL	723.24	723.24
3695	520 - K.L. FULFORD ASSOCIATES,INC	PO 29461 OCT 1	5,800.00	5,800.00
3696	891 - LOWE'S	PO 29457 WWTP/SUPPLIES	521.55	521.55
3697	699 - MAIN POOL & CHEMICAL CO	PO 29494 SULFATE	1,328.70	1,328.70
3698	1636 - MARTINS	PO 29497 REPAIR PUMP WWTP	1,205.00	1,205.00
3699	876 - Microbac Laboratories, Inc.	PO 29458 8/18 TESTING	273.25	
		PO 29459 10/06 TESTING	273.25	
		PO 29460 10/06 TESTING	273.25	
		PO 29478 TESTING	273.25	
		PO 29479 TESTING	273.25	
		PO 29480 TESTING	273.25	
		PO 29481 TESTING	273.25	1,912.75
3700	160 - NORTHEAST CHEMICAL& SUPPLY CO.,INC.	PO 29475 SODA ASH	1,532.20	1,532.20
3701	162 - USA BLUE BOOK	PO 29431 SUPPLIES	545.80	545.80
3702	119 - VERIZON	PO 29454 WWTP	400.25	400.25
3703	764 - VINCENT PIACENTE ELECTRICAL CONTR.	PO 29495 SENSOR PUM	3,046.00	3,046.00
3704	1613 - WM CORPORATE SERVICES,INC	PO 29445 WWTP	72.42	72.42
3705	1661 - ZENON ENVIRONMENTAL CORP.	PO 29498 Membrane Tank #1 - Invoice 1/3	49,113.00	49,113.00
TOTAL				81,338.26

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	81,338.26
08.429.125	CONTRACT SERVICE PLANT	5,800.00			
08.429.200	SUPPLIES	3,406.70			
08.429.300	OTHER SERVICES & CHARGES	130.00			
08.429.313	ENGINEERING SERVICES	15,007.35			
08.429.320	TELEPHONE	400.25			
08.429.374	MAINT/REPAIR EQUIPMENT	4,772.55			
08.429.451	OUTSIDE LAB TESTING	1,912.75			
08.429.452	SLUDGE HAULING	723.24			
08.429.453	CONTRACTED SERVICE -TRASH	72.42			
08.429.700	CAPITAL PURCHASES	49,113.00			
TOTALS FOR	SEWER FUND	81,338.26	0.00	0.00	81,338.26

Total to be paid from Fund 08 SEWER FUND

81,338.26
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81,338.26