

**COOLBAUGH TOWNSHIP  
MUNICIPAL CENTER**

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

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS**

**Work Session Agenda**

**March 3, 2026, 6:00PM**

1. Evergreen Farms Request for Text Amendment to the Coolbaugh Township Zoning Ordinance
2. Public Comment

**1**

**Erin Masker**

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**From:** Patrick M. Armstrong <parmstrong@grimlaw.com>  
**Sent:** Wednesday, January 28, 2026 12:43 PM  
**To:** Erin Masker; Meredith Thompson  
**Subject:** FW: Coolbaugh text amendment  
**Attachments:** TOWNSHIP OF COOLBAUGH. EVERGREEN FARMS PETITION TO AMEND.docx

CAUTION: This email originated outside of your organization. Please exercise caution when opening attachments or clicking links, especially if you do not recognize the sender.

Erin and Meredith,

See below and attached. If you recall, Evergreen Farms is asking to be on an agenda to discuss a possible Zoning Ordinance amendment. I am not planning on doing much work on this until the Board authorizes me to start reviewing it and the applicant signs a professional services contract. I did receive the attached from the attorney representing the applicant.

Have they submitted anything to you at the Township yet? I think we can put this on one of the next agendas for the Board to consider. If the Board wants us to look into it, I will start my review/revisions, subject to the applicant signing a professional services contract. If the Board is not interested in the request, it will end there.

Thanks,  
Pat

-----Original Message-----

**From:** Joseph J. Piperato <JPiperato@eastburngray.com>  
**Sent:** Tuesday, December 30, 2025 11:50 AM  
**To:** Patrick M. Armstrong <parmstrong@grimlaw.com>  
**Cc:** Andrew Micklos <a.micklos@lvunderground.com>; Anna Micklos <annamicklos@gmail.com>; Andrew Jack Micklos <a\_micklos@yahoo.com>  
**Subject:** RE: Coolbaugh text amendment

Patrick: Thank you for speaking to me this morning regarding my client's request for a Text Amendment to the Coolbaugh Township Zoning Ordinance. Attached please find a Petition for Text Amendment I have prepared on behalf of my client. Once you have had an opportunity to review, please advise of any additional information you may need for this request.

My client is prepared to execute an Escrow Agreement and deliver the filing fee and/or escrow amount necessary for the Township's consideration. My client respectfully requests that its request be placed on the next available Supervisor's Agenda for consideration. Thank you for your assistance.

Joseph J. Piperato, III, Esquire | Eastburn and Gray, PC  
412 W. Broad Street | Bethlehem, PA 18018  
Phone: 610.625.3878 | Fax: 610.625.3891 | Email: jppiperato@eastburngray.com

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**TOWNSHIP OF COOLBAUGH**  
**PETITION FOR ZONING ORDINANCE TEXT AMENDMENT**

Property Owner: Evergreen Farms at Coolbaugh Twp., LLC  
Mailing Address: 4136 Bethman Road, Easton, PA 18045  
Attn: Andrew Micklos  
Email Address: [a.micklos@lvunderground.com](mailto:a.micklos@lvunderground.com)  
Phone: 732-371-3455

Applicant/Petitioner: Same as Property Owner

Attorney: Joseph J. Piperato, III, Esquire, Eastburn and Gray, PC  
Mailing Address: 412 W. Broad Street, Bethlehem, PA 18018  
Email Address: [jpiperato@eastburngray.com](mailto:jpiperato@eastburngray.com)  
Phone: 610-625-3878

**PROPERTY INFORMATION**

Monroe County Tax Parcel No: 03.11.2.3 (“Property”)  
Zoning District: C-3 – Commercial Village District

**NARRATIVE**

Petitioner respectfully requests an amendment to Section 400-40.B. of the Coolbaugh Township Zoning Ordinance to amend the maximum number of dwelling units per building from 10 to 24. Petitioner notes that the Definition of “Garden Apartment” in Section 400-10 limits the number of dwelling units to three (3) to ten (10) dwelling units per building. However, the Definition of “Apartment Buildings” does not restrict or limit the number of dwelling units in an Apartment Building. Petitioner submits that the restriction of ten (10) dwelling units per building is unfeasible as it pertains to an Apartment Building and twenty-four (24) dwelling units per building is consistent with current industry and zoning standards. Furthermore, the definition of “Apartment Building” requires the

building to be 3 stories or greater. Petitioner submits that it is impractical to construct a 3 story or greater building for ten (10) apartment units.

CURRENT ZONING ORDINANCE PROVISIONS

Section 400-40 MULTIFAMILY DWELLINGS

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

**Multifamily Dwelling Standards**

<b>Project Standards</b>	<b>Townhouses</b>	<b>Garden Apartments</b>	<b>Apartment Buildings</b>
Minimum size for project parcel (acres)	3	5	5
Density – number of dwelling units Per acre of usable land area (see section <b>400-25D</b> for adjusted tract area)	6	6	6
Maximum number of dwelling units per building	6	10	10
Maximum building height (feet)	same as zoning district		
Maximum lot coverage (percent)	Applicable to overall project site, not individual lots See Section <b>400-40A(4) (a)</b>		

PROPOSED ZONING ORDINANCE AMENDMENT

Section 400-40 MULTIFAMILY DWELLINGS

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

**Multifamily Dwelling Standards**

<b>Project Standards</b>	<b>Townhouses</b>	<b>Garden Apartments</b>	<b>Apartment Buildings</b>
Minimum size for project parcel (acres)	3	5	5
Density – number of dwelling units Per acre of usable land area (see section <b>400-25D</b> for adjusted tract area	6	6	6
Maximum number of dwelling units per building	6	10	24
Maximum building height (feet)	same as zoning district		
Maximum lot coverage (percent)	Applicable to overall project site, not individual lots See Section <b>400-40A(4) (a)</b>		

SECTION 400-10 DEFINITIONS  
NO CHANGES PROPOSED

**DWELLING, MULTIFAMILY**

(See also "multifamily project.") A building or buildings designed for occupancy by three or more families living independently of each other in separate dwelling units. The term "multifamily dwelling" shall include condominium as well as noncondominium housing units, including the following construction types:

**GARDEN APARTMENT BUILDING**

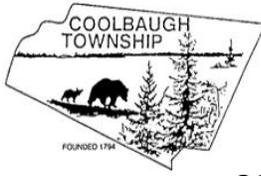
A multifamily dwelling structure, originally designed as such, **containing three to 10 apartment units** and not exceeding 2.5 stories or 35 feet in height, with access to each apartment unit usually from a common hall with the apartment units located back-to-back, adjacent, or one on top of another.

**APARTMENT BUILDING**

A multifamily dwelling structure, originally designed as such, containing three or more apartment units which is more than 2.5 stories but not exceeding the height limitations (in feet) of this chapter.

Respectfully Submitted by:

Joseph J. Piperato, III, Esquire on behalf of  
Evergreen Farms at Coolbaugh Twp., LLC



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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING AGENDA  
March 3, 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:
  - February 17, 2026- Public Hearing Minutes
  - February 17, 2026- Regular Meeting Minutes
  
3. Minor Subdivision Joining Lots 18 & 19, Block 1507, Section 15, Arrowhead Lakes, Property Owner: Kaitlyn Lyman
  
4. Planning Commission Recommendation of Conditional Preliminary Plan Approval of Landston Equities Land Development Plan
  
5. Planning Commission Recommendation of Conditional Preliminary Plan Approval of Northampton Farms Major Subdivision Plan
  
6. Adoption of Resolution #06-2026 : 2026 Township Fee Schedule
  
7. Current obligations

• General Fund	\$ 509,075.62
• Escrow Fund	\$ 7,454.26
• Volunteer Fire Tax Fund	\$ 25,000.00
• Sewer Fund	<u>\$ 104,186.62</u>
<b>Total Disbursements</b>	<b>\$ 645,716.50</b>



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8. Pocono Summit Volunteer Fire Company Bid for the Coolbaugh Township Ladder Truck

9. Decision on the 118 Kolb LLC. Conditional Use Hearing

10. Business Manager Comments/Updates

11. Solicitor Armstrong Comments/Updates

12. Board of Supervisors Executive Sessions

13. Adjournment

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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS**  
**Work Session Minutes**  
**February 17, 2026, 6:00pm**

Board Members present:

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

Board Members absent:

Cara Rogan

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Merdith Thompson, Business Manager, Darren Dixon, Township Controller and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

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

**1. Discussion on Proposed Amended Nuisance Alarm Ordinance**

Solicitor Armstrong reviewed the proposed amendment to the Township's nuisance alarm ordinance to specifically authorize the Township to provide written notices of nuisance alarms and to authorize emergency departments, including fire departments, to record and report instances of nuisance alarms for enforcement purposes. The amendment is intended to clarify that repeated false alarms, including those requiring fire department response, may result in enforcement action when they exceed two occurrences within a defined time period, with fines beginning on the third false alarm, and to ensure that the Codes and Zoning Department can utilize reports from both police and fire departments in tracking compliance. Solicitor Armstrong explained that the existing ordinance has been adequate for police-related burglar alarms but did not clearly authorize the fire department to submit similar automatic alarm reports to the Township, which has limited enforcement on properties with repeated fire-related false alarms. He further stated that under the proposed amendment, the Township would continue to collect any fines.

Mr. Keane, Director of Codes and Zoning stated that the fire department already provides reports to the Township and that, under the amendment, they would provide monthly reports of automatic alarm dispatches similar to the police department's existing reports. This would allow Codes and Zoning to determine whether an alarm permit exists and to educate property owners when none is on file.

- **Discussion:** A. Lopez, questioned whether the fines associated with fire-related nuisance alarms should be directed to the volunteer fire department, expressed concern about the impact of added financial penalties on residents living on fixed incomes, and suggested that the Township focus more heavily on education and outreach (including at property closing) so new residents understand local alarm permit requirements. She shared her experience as a new resident whose inherited alarm system repeatedly triggered fire responses until she learned of the ordinance, and she emphasized that many newer residents may not be aware of their

responsibilities. Ms. Ruiz-Smith responded that the Township already provides financial support to local fire companies through dedicated tax millage and other budgeted contributions, and that enforcement of citations and any required court actions remain the responsibility and cost of the Township rather than the fire companies.

## 2. Discussion on Township Zoning

Mr. Weimer stated that the Board is looking at a large piece of land that is commonly known as the former Camp Tegawitha, referred to at the table as “Lot 3,” consisting of approximately 247 acres characterized by significant wetlands and formerly containing a lake that is no longer present but remains regulated as wetlands. The parcel is currently zoned Industrial but is contiguous with two existing Woodland Conservation districts, and the Board discussed a potential rezoning to restore it to Woodland Conservation to better protect high quality waters and sensitive environmental resources.

He stated that a prior Board, in accordance with the 2005 regional comprehensive plan prepared with other municipalities, reclassified certain woodland conservation lands to industrial zoning to promote economic development, and they noted that subsequent changes in environmental regulations, wetland buffer requirements, and community expectations have substantially reduced the developable area of the parcel. During the discussion, Ms. Ruiz-Smith asked Solicitor Armstrong whether a rezoning might constitute “spot zoning” or “reverse spot zoning,” with Mr. Armstrong indicating that, based on the fact that the parcel would directly abut and connect existing Woodland Conservation districts on both sides, the proposal did not appear to create an isolated zoning island and therefore did not appear to meet those spot zoning definitions, although he would perform a more detailed review of the parcel and zoning maps. Solicitor Armstrong confirmed that if the Board directs preparation of a rezoning ordinance, the property owner and adjoining owners would receive written notice, the property would be posted, and public notice would be published prior to any potential adoption, in accordance with Township and state law. He further clarified that nothing would be adopted at this work session.

- **Discussion:** M. Bisbing of Pocono Mountains Industries, Inc., doing business as Pocono Mountains Economic Development, stated on the record that the owner opposes the proposed zoning change and emphasized that the parcel is part of the Pocono Mountains Corporate Center West, a planned business park. T. Fox, asked for confirmation that a letter from Pocono Heritage Land Trust had been received; being advised that it was. Mr. Weimer stated that earlier planning efforts had focused heavily on industrial development while current residents place greater value on tree cover, high-quality water resources, and community character. He stated that the regional comprehensive plan is outdated, that the Township and county need to undertake an updated plan that reflects current conditions and community priorities, and that the Township may need to proceed with its own comprehensive planning if a larger regional approach is delayed.

At 6:30 p.m., the Board paused the work session discussion to proceed with the scheduled public hearing as advertised. Upon conclusion of the hearing, the Board returned to its regular work session agenda.

At 6:55pm the work session was reopened and discussion continued:

- J. Miller presented a timeline of resident and community advocacy efforts on behalf of environmental protection of the Pocono Mountains Corporate Center North properties dating back to 1997. He provided the Board with a desktop environmental assessment prepared by Craig Todd which reviewed the soils that are on the property and stated that development on this property will be very challenging. The desktop assessment utilized Monroe County GIS flood plain maps, National Wetlands Inventory data, County Soil Survey data including hydraulic soil groups, high water tables, and NRCS hydraulic soils lists. The assessment found that over half of the property consists of exceptional value wetlands and flood plain with high water table soils throughout, that the land includes a confluence of Duck Puddle Run, Clear Run, and Hockey Run (all high-quality streams), and that the property acts as a vital wildlife corridor connecting to nearby undeveloped properties. The assessment characterized the parcel as "remaining lands" with significant natural constraints making further development challenging and less feasible. J. Miller concluded by recommending that the Board rectify what he characterized as a mistake in the original industrial rezoning by restoring Woodland Conservation zoning to Lot 3.
- B. Leonard, representing the Tobyhanna Conservation Association, an organization of over 100 members who hunt, fish, live, or recreate in Coolbaugh Township. He urged the Board to restore Woodland Conservation zoning to the remaining undeveloped land of the Pocono Mountains Corporate Center North and provided historical context on the property. He stated that the land was formerly Camp Tegawitha, which opened in 1918 as a camp for girls. He noted that in April 1997, the Lynch Corporation requested rezoning from Woodland Conservation to Industrial, that the rezoning did not consider the extensive wetlands on the site, and that the seated Coolbaugh Township Board of Supervisors approved the rezoning on April 15, 1997, through an amendment to Ordinance 51. On December 28, 1999, the Lynch Corporation sold approximately 600 acres to Pocono Mountain Industries for \$3.2 million. Since that time, a portion of the property has been developed with large distribution centers, but the remaining undeveloped property contains extensive wetlands that make industrial development both impractical and environmentally damaging. B. Leonard emphasized that the wetlands are defining features of the site

that protect water quality, support wildlife, and buffer surrounding communities from flooding, and that ignoring these constraints would invite long-term environmental harm and costly regulatory complications. He also referenced the historic character of the land, noting that the Lynchwood Lake Ice Company operated an ice harvesting operation there in the early 20th century with a 30,000-ton capacity icehouse built in 1902.

- D. Miller spoke about the importance of the forests, waterways, wetlands and wildlife that are on the property and in the township. He provided the Board with a map which shows Pocono Forests and Waters stating that Monroe County is outlined and is made up of 400,000 acres; 20% of the deciduous forests are being cut down for development and stating that the infrastructure cannot sustain a loss of that rate over the next 20-40 years. That is why it is so important to take the steps now to protect our land before it is too late. He referenced two quotes “the first rule of tinkering is to keep all the parts” and “what good are wild freedoms without a place to enjoy them”. He is in support of the Board taking the necessary steps to protect the lands in Coolbaugh Township.
- E. Ramirez stated that he supports the consideration on rezoning the land as there are residential and schools that boarder the property.
- J. Smith-Hughes stated that she and other Township EAC members support the rezoning of the property discussing the natural resources in the community.

Work Session closed at 7:21pm

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Erin Masker, Township Secretary

Witnessed by: \_\_\_\_\_ Date: \_\_\_\_\_  
William Weimer, Chairman

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS  
PUBLIC HEARING MINUTES  
February 17, 2026, 6:30pm**

Board Members present:

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

Board Members absent:

Cara Rogan

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Merdith Thompson, Business Manager, Darren Dixon, Township Controller and Tomas Keane, Director of Codes and Zoning

Staff absent:

None

The public hearing was called to order by Chairman William Weimer at 6:30pm

The Coolbaugh Township Board of Supervisors Public Hearing was called to order at 6:30pm for a conditional use hearing regarding the property located at 118 Kolb Court, Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania.

This public hearing is being held to consider a conditional use application for light manufacturing on the property located at 118 Kolb Court, Tobyhanna, within the C2 zoning district, tax map parcel number 03.96062 and map number 03635600653057. The applicant, 118 Kolb Court LLC, operating under the Art of Gutter Manufacturing Incorporated, applied for conditional use to proceed with light manufacturing on the property.

The Township Solicitor explained party status procedures and inquired whether anyone present, aside from the applicant, was requesting party status. He stated that party status allows individuals to cross-examine witnesses, present evidence, and potentially appeal the board's decision. No members of the public requested party status.

The following exhibits were marked and admitted into the record without objection:

1. **Township Exhibit 1:** Application for conditional use dated December 22, 2025, submitted by 118 Kolb Court LLC/Art of Gutter Manufacturing Incorporated
2. **Township Exhibit 2:** Correspondence dated January 22, 2026, from the Director of Codes and Zoning to property owners and the applicant notifying them of the hearing
3. **Township Exhibit 3:** Correspondence dated January 22, 2026, from the Township Secretary to applicant and property owner with legal notice for the hearing
4. **Township Exhibit 4:** Proof of publication of the public notice for the hearing

5. **Township Exhibit 5:** Affidavit of posting dated February 6, 2026, from the Director of Zoning confirming property was posted with notice of the hearing
6. **Applicant Exhibit 1:** Zoning permit for manufacturing dated September 27, 2013
7. **Applicant Exhibit 2:** Certificate of occupancy and zoning compliance for manufacturing dated December 17, 2018

Attorney John Michelin of Fisher and Fisher, Mount Pocono, represented the applicant 118 Kolb Court LLC. Mr. Michelin explained that the applicant seeks conditional use for the same type of light manufacturing activity previously conducted on the property by prior owners, consistent with the definition in the zoning ordinance at Section 400.

The witness Karim Karadachak was sworn in and provided testimony regarding the proposed use. Mr. Karadachak testified that the company will manufacture and produce gutter guards. The operation involves importing aluminum sheet coils, unrolling them, stamping them, forming them, boxing them, and shipping them out. No physical changes to the building or lot are proposed currently. No expansion of the building is planned. All operations will be conducted inside the existing building. Material that will be used in the manufacturing includes aluminum, stainless steel mesh, and cardboard for boxes for shipping. The location will have three to four assembly lines which will unroll aluminum sheets, stamp or press holes, shape the material into gutter guards, incorporate stainless steel micro mesh material, and assemble all components together using a press machine. Products are boxed and packed by hand and shipped. Consumables at the location would include basic cleaners and lubricants for machinery. There will be no painting, plating, powder coating, heat treating, or solvent finishing; all materials come pre-painted; no waste water produced from the manufacturing process; all scrap metal collected and sent to third-party industrial metal recyclers; scrap stored inside and cleared out weekly or bi-weekly and all materials and products stored inside the building. The location is anticipating employing 5 to 10 people with standard hours of operation (9a-5p); he stated that business is seasonal; summer and fall are busier periods and there may be an added second shift in the future based on need and workload. Shipping and Receiving to this location will include Daily: One parcel shipment truck (UPS-size) at end of day, approximately 5:00 PM; During busy seasons: Potentially two UPS-size trucks; Monthly: One semi-truck delivery of raw materials or large order shipment, approximately once or twice per month on average, No anticipated impact to traffic from operations. There are two full-size sprinter vans owned by the business for local deliveries within tri-state area and small material pickups.

There are seven marked parking spaces with room for additional spaces, the property connected to public sewer, bathroom and small break room planned for employee

comfort, Company has coordinated with sewer authority and shared closing documents and there is no wastewater produced aside from employee bathroom use.

The equipment at the location will include a press to stamp holes into aluminum sheets, forklift, and electric pallet jack; there will be no gasoline or fuel at the site. The noise level is equivalent to standard machinery noise which will all be conducted inside.

The business currently operates from Fairfield, New Jersey, with four employees. The entire operation will relocate from New Jersey to the Coolbaugh Township location. The applicant indicated no major changes are foreseen in the setup for at least the next year or two. Potential future plans for other light manufacturing during slow seasons are possible but not currently definite. This is a family business.

Solicitor Armstrong asked if there were any questions by the Board with the following discussions: questions regarding storage practices, sewage system capacity, future plans during slow seasons, and employee facilities. All questions were answered satisfactorily by the witness.

Solicitor Armstrong called for any public comments, none were heard.

The public hearing was closed. The Township Solicitor advised the applicant and their attorney that the Board of Supervisors will deliberate on the application and issue a written decision within 45 days of the hearing date. A verbal decision may be issued at a subsequent meeting, but the decision will not be final until the written decision is received.

Hearing closed at 6:55pm.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

Erin Masker, Township Secretary

Witnessed by: \_\_\_\_\_ Date: \_\_\_\_\_

William Weimer, Chairman

**Coolbaugh Township Board of Supervisors  
Regular Meeting Minutes  
February 17 , 2026**

The meeting was called to order by Chairman Weimer at 7:28pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

**Board Members Present:**

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

**Board Members Absent:**

Cara Rogan

**Staff Present:**

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

**Staff Absent:**

None

**Announcements**

Mr. Weimer announced the following:

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

**1. Public Input**

- M. Bisbing, Pocono Mountain Industries (doing business as Pocono Mountain Economic Development), stated opposition to the zoning change proposed in agenda item number 11 as a property owner in question.

**2. Approval of Minutes and Notes**

- February 3, 2026- Public Hearing Minutes
- February 3, 2026- Regular Meeting Minutes

*Ms. Colgan made a motion second by Ms. Ruiz-Smith to approve the February 3, 2026 Public Hearing Minutes.*

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

*Ms. Ruiz-Smith made a motion second by Ms. Colgan to approve the February 3, 2026 Regular Meeting Minutes as written.*

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

### 3. Monthly Reports

- **Pocono Mountain Regional Police Report:** Presented by Mr. Weimer; welcoming new Pocono Mountain Regional Police Officer Bramberg, who started approximately one month ago and is still in the training process. Mr. Weimer requested police patrols at distribution centers and trucking facilities to enforce the snow removal from trailer tops before vehicles enter roadways, citing safety concerns about falling ice and snow.
- **Pocono Mountain Regional EMS Report:** Presented by Ms. Colgan

### 4. Codes and Zoning and Short-Term Rentals

Mr. Keane presented the report and was accompanied by new Township Zoning Officer, Lourdes Aponte. Mr. Keane reported progress on a citizen complaint portal being developed with staff to allow residents to submit specific complaints with photographs and track accountability through assigned staff members. The portal is expected to be implemented within the next couple of months for spring season. Mr. Keane also discussed improvements to septic pumping reporting procedures, including a centralized email address for pumping companies and an updated reporting document being developed with Township SEO, Jake Schray to eliminate any “gray areas”. This internal document will be presented to the Board for approval in the coming month.

- **Discussion:** Ms. Ruiz-Smith stated that she was contacted by a neighbor regarding snow plowing operations and driveway blockages. The Board clarified that the Township plows snow where space is available and property owners are responsible for clearing their own driveways. Staff noted that short-term rental inspections require properties to be rental-ready, including snow clearing. The Board discussed potential educational outreach through the Savvy Citizen App to remind property owners of their responsibilities during snow events. S. Rivera, representing the Pocono Mountain Association of Realtors Short-Term Rental Committee, asked if the portal will allow for STR complaints as well, being advised that it will. J. Smith- Hughes requested assistance with vehicles parked on roads during snow events. Mr. Weimer explained that while the Township attempts to gain voluntary compliance first by requesting vehicle removal, the police department can tow vehicles blocking snow removal operations. The Board requested homeowner's associations educate their residents about parking regulations during snow events. M. Wood commended the Department of Public Works for excellent snow removal performance during recent winter storms, Mr. Weimer stated that the crew worked from 6:00 AM Sunday morning until 3:30 PM Monday afternoon. Mr. Weimer inquired about progress on fire code implementation, fees, and establishing an appeals board. Mr. Keane confirmed fee schedules from Mr. Italia will be presented at the next meeting for Board consideration.

### 5. Pocono Mountain Regional EMS Request for Change in Township Financial Procedures

*Ms. Ruiz-Smith made a motion second by Mr. Weimer to decline the request for change in township financial procedures as recommended by the Township Controller.*

- **Discussion:** The Board received an email from Mr. Dixon, Township Controller opposing the EMS request.
- **Vote:** All in favor, motion passes.

## 6. Adoption of Resolution 04-2026 – Adoption of the Monroe County Hazard Mitigation Plan

Ms. Ruiz-Smith made a motion second by Mr. Weimer to adopt Resolution # 04-2026 adopting the Monroe County Hazard Mitigation Plan.

- **Discussion:** Mr. Weimer explained that changes from the previous plan include additional information on flooding issues based on the engineered study covering flooding from Pocono Farms through the industrial park area. The additions are intended to help secure grant funding for an estimated \$8.3 million stormwater remediation project. The Township received approximately \$36,000.00 in hazard mitigation grant funding for the initial engineering study that totaled approximately \$48,000.00. The Township will work with Monroe County to pursue hazard mitigation funding for the larger project.
- **Vote:** All in favor, motion passes.

## 7. Mount Pocono and Coolbaugh Township Tax Collector Agreement

Mr. Weimer made a motion second by Ms. Colgan to approve Resolution # 05-2026 authorizing the Township to enter into an agreement with Mount Pocono Borough and the Tax Collector.

- **Discussion:** Solicitor Armstrong explained this creates a temporary joint tax district allowing Coolbaugh's Tax Collector to collect taxes for Mount Pocono Borough after their tax collector resigned. Similar agreements were previously executed with Mount Pocono Borough and Tobyhanna Township. The draft agreement contains blanks requiring information about cost-sharing percentages between the Township and Borough, compensation amounts, and bond coverage confirmation. The resolution authorizes moving forward with an agreement substantially similar to the draft. Mr. Weimer expressed concern that paperwork was not completed prior to the meeting despite advance notice.
- **Vote:** All in favor, motion passes.

## 8. Request for Relief of Permit Fees for Septic – Carriage Estates

Ms. Ruiz-Smith made a motion to consider some form of relief for Carriage Estates property owners.

- The motion failed for lack of a second.

Ms. Kelly made a motion second by Ms. Ruiz-Smith to approve a 37.5% reduction in permit fees as recommended by the Controller, reducing the total fee from \$6,400 to approximately \$4,000 (approximately \$250 per homeowner rather than \$400 per homeowner for the 16 residents).

- **Discussion:** Township Sewage Enforcement Officer, Jake Schray, provided correspondence which estimated approximately \$3,000 in costs already expended and approximately \$2,000 in additional costs anticipated. The 37% reduction represents consideration for resident hardship while covering Township inspection costs. Each property owner is responsible for their proportionate share based on EDUs (Equivalent Dwelling Units) on the community system, consistent with how individual homeowners are charged for septic permits. J. Whittaker, President of the Septic Fund for Carriage Estates since 2021, explained residents have already paid \$5,000 each for the shared septic system project, with two residents not yet having paid. He expressed concern about the permit fees for what is technically one septic system serving 16 homes. Solicitor Armstrong clarified that inspection costs are based on EDUs per home, not per physical system, consistent with Township fee schedules. Ms. Colgan offered to provide information about Pennworks grant programs that may provide financial assistance for sewer projects.
- **Vote:** 3-0-1, motion passes. (Ms. Colgan abstained)

**9. Pocono Summit Volunteer Fire Company Request – Release of Tax Funds**

*Mr. Weimer made a motion second by Ms. Colgan to approve the release of \$25,000 from the 2025 fire tax funds for the purchase of equipment by Pocono Summit Volunteer Fire Company.*

- **Discussion:** Mr. Dixon asked for clarification that these are 2025 tax funds already collected (not 2026 funds), being advised that is correct.
- **Vote:** All in favor, motion passes.

**10. Assistant Foreman Vacancy**

*Mr. Weimer made a motion second by Ms. Ruiz-Smith to appoint Guy Doleiden as Assistant Foreman for the Department of Public Works based on seniority, effective February 21, 2026, at the rate of \$38.12 per hour.*

- **Discussion:** Mr. Weimer noted that while the Township evaluated leadership qualities in multiple candidates through a rotation process, the decision was made based on seniority according to the CBA. The Board congratulated Mr. Doleiden.
- **Vote:** All in favor, motion passes.

**11. Authorize Township Solicitor to Prepare Draft Ordinance Amendment for Change of Zoning**

*Ms. Colgan made a motion second by Mr. Weimer to authorize the Township Solicitor to prepare a draft ordinance amendment for a change of zoning of PMCC North Lot Three (Tax Map Parcel 03.7.1.25) from Industrial to Woodland Conservation and forward it to the Coolbaugh Township Planning Commission and Monroe County Planning Commission for review.*

- **Discussion:** Solicitor Armstrong confirmed the motion authorizes preparing a zoning map amendment ordinance to rezone the parcel from Industrial to Woodland Conservation, and authorizing it to be sent to the County and Township Planning Commissions for their required 30-day review periods. Solicitor Armstrong will prepare the text amendment and coordinate with staff for an exhibit showing the parcel location. Following planning commission reviews, the ordinance would be advertised for public hearing with 30-day written notice to affected property owners, with an anticipated hearing timeframe of late April. PA State Representative and Coolbaugh Township resident M. Madden, commended the Board for taking this important first step to restore land back to open space and woodland preservation, noting residents have concerns about data centers, warehouses, and impacts on exceptional value water resources. J. Miller asked about potential litigation exposure from PMI or property buyback scenarios. Solicitor Armstrong clarified that tonight's action only authorizes drafting the ordinance and forwarding to planning commissions for review, not adoption of the ordinance. He will research the property history and have additional conversations before any public hearing. Solicitor Armstrong stated that the Board is not committing to anything this evening.
- **Vote:** All in favor, motion passes.

**12. Controller Report**

Presented by Mr. Dixon.

**13. Current Obligations**

- General Fund: \$ 207,497.93
- Sewer Fund: \$ 11,676.36
- Total Disbursements: \$ 219,174.29

Ms. Colgan made a motion second by Ms. Kelly to approve payment of current obligations in the amount of \$ 219,174.29..

- **Discussion:** Ms. Ruiz-Smith noted that recent legal action related to fighting the DEP appeal on a development project cost the Township \$7,000, emphasizing that when the public requests legal action, it results in taxpayer expenses. PA State Representative M. Madden stated that is money well spent.
- **Vote:** All in favor, motion passes.

**14. Business Manager Comments/Updates**

Ms. Thompson stated the following:

- The Paper Birch Road project should be completed by Thursday
- Requested Executive Session for personnel matters

**15. Solicitor Armstrong Comments/Updates**

- Requested brief Executive Session for legal litigation following the meeting

**16. Board of Supervisors Executive Sessions**

- After: Tuesday, February 17, 2026- Re: Personnel and Legal/ Litigation matters

**17. Adjournment**

Ms. Ruiz-Smith made a motion second by Ms. Colgan to adjourn at 8:29pm.

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

**NEXT BOARD WORK SESSION / MEETINGS:**

**Meetings are held at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, PA 18466.**

- Next Regular Work Session and Board Meeting: March 3, 2026 at 6pm

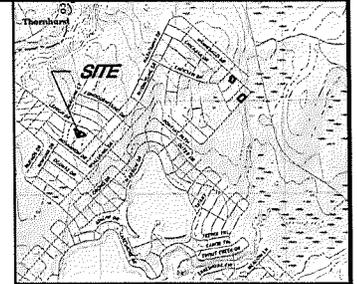
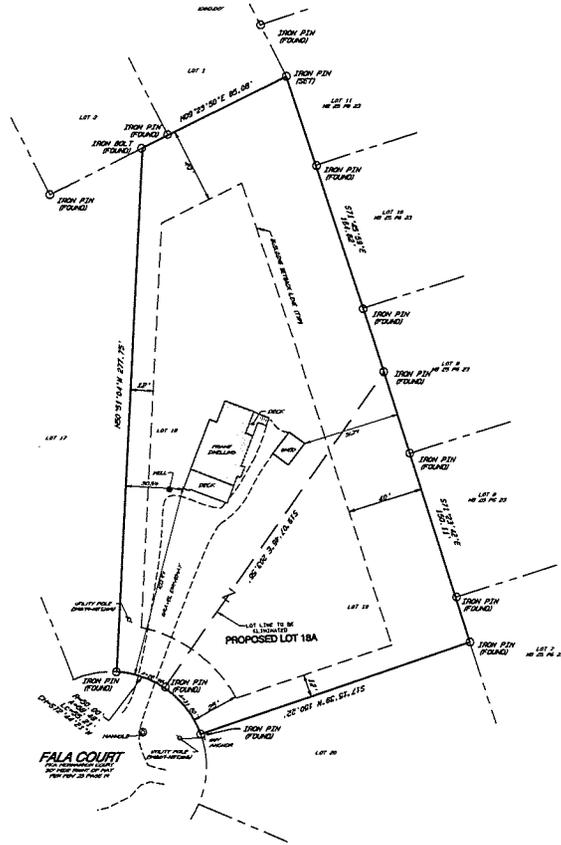
Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

Erin Masker, Township Secretary

Witnessed by: \_\_\_\_\_ Date: \_\_\_\_\_

William Weimer, Chairman

3



**LOCATION MAP**  
 THORNTON TOWNSHIP  
 SCALE: 1" = 1000'  
 0 1000 2000  
 FEET

**BOARD OF SUPERVISORS:**

AT A PUBLIC MEETING HELD ON \_\_\_\_\_, 2025, THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP REVIEWED AND BY A MOTION DULY ENACTED, APPROVED THE JOINING OF LOTS 18 AND 19 AS ORIGINALLY SHOWN ON THE PLAN TITLED "SECTION FIFTEEN ARROWHEAD NORTH, COOLBAUGH TOWNSHIP, MONROE COUNTY, PA" RECORDED IN MONROE COUNTY PLAT BOOK 25 PAGE 19.

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**APPROVAL/REVIEW BLOCK**

REVIEWED BY THE COUNTY PLANNING COMMISSION

COUNTY PLANNING COMMISSION STAFF PERSON \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DATA:**

**SOURCE OF TITLE:**  
 LOT 18  
 TAX ID 03.19A.1.315  
 PIN 03530716825666  
 125 FALA COURT  
 08 2549 PG 6189  
 AREA = 0.641 ACRES

**VACANT LOT:**  
 LOT 19  
 TAX ID 03.19A.1.315  
 PIN 03530716826693  
 08 2677 PG 2524  
 0.327 + ACRES

**TOTAL ACREAGE:** 0.968 ACRES  
**NEW LOT NUMBER:** LOT 18A  
**ADDRESS:** 125 FALA COURT

**ZONING DISTRICT:** R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT

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

**OWNER'S STATEMENT:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED KAITLIN M. LYMAN, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES, AFFIRMS, CONFIRMS AND SAYS THAT SHE IS THE LEGAL OWNER OF THE PROPERTY DEPICTED ON THIS PLAN, AND THAT THERE ARE NO LAWSUITS, CLAIMS AND/OR LEGAL ACTIONS PENDING THAT WOULD AFFECT THE TITLE OF THE PROPERTY, AND FURTHER THAT THIS LOT JOINER PLAN WAS MADE AND SUBMITTED AT THE DIRECTION OF THE ABOVE REFERENCED OWNER OF THE PROPERTY AND THAT SHE ACKNOWLEDGES THAT THE SAME BE BY HER OWN ACT AND THAT SAID OWNER DESIRES THE SAME TO BE APPROVED AND RECORDED IN ACCORDANCE WITH THE LAW.

KAITLIN M LYMAN  
 524 CANTERBURY ROAD  
 WEST NORRISTON, PA 19403

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**GENERAL NOTES:**

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

**SURVEYOR'S CERTIFICATION:**

I, DEAN JOSEPH SLOMAKER, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY IN MARCH OF 2025 AND CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT, TO THE BEST OF MY KNOWLEDGE.

DEAN JOSEPH SLOMAKER, PLS (SU079362) \_\_\_\_\_ DATE \_\_\_\_\_

1	REVISED PER REVIEW COMMENTS	2/3/26	SJS
REV.	DESCRIPTION	DATE	BY
TAX ID PARCEL#	03530716825666 + 03530716826693	LANDS OF KAITLIN LYMAN	
TOTAL AREA: TOTAL LOTS:	0.968 AC. 2	LOT JOINER PLAN	
DATE:	1/28/25	PROPOSED LOT 18A	
SCALE:	1"=20'	(EXISTING LOTS 18 & 19)	
BLOCK: A-1507, SECTION 15, ARROWHEAD NORTH			
COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA			
TROUT CREEK, LLC			
PROFESSIONAL LAND SURVEYING SERVICES			
LARGE: 10250 and TRUCK: 14211048 (40-71)-4028 INC. 1040000000701, INC.			
JOB NO.:			250202
SHEET NO.:			1 OF 1

C:\Users\jls143025\OneDrive\Projects\143025\Kaitlin Lyman - Plan\_20250202\Jrman.dwg

**Erin Masker**

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**From:** Greg Haas <ghaas@kceinc.com>  
**Sent:** Friday, February 13, 2026 1:43 PM  
**To:** Erin Masker  
**Subject:** Lyman Lot Joinder - Review #2

**CAUTION:** This email originated outside of your organization. Please exercise caution when opening attachments or clicking links, especially if you do not recognize the sender.

Erin,

I have reviewed the plan titled, "Lands of Kaitlin Lyman Lot Joinder Plan Proposed Lot 18A (Existing Lots 18 & 19)", dated February 3, 2026 (Revision 1), prepared by Trout Creek, LLC, and the accompanying updated draft Joinder Deed. The following comments are offered with respect to the Coolbaugh Township Code of Ordinances and Application/Checklist.

1. SALDO – Section 355-29.A.(2) – The 'SURVEYOR'S CERTIFICATION' statement shall be signed, sealed, and dated by the Professional Land Surveyor.
2. SALDO – Section 355-29.A.(21), Section 355-29.B.(6), and Attachment 5 – The 'OWNER'S STATEMENT' provided on the Plan shall be signed and notarized.

Please let me know if you need anything additional or would like to discuss any of the above in more detail.

Regards,  
Greg

Gregory S. Haas, P.E.



863 Interchange Road, P.O. Box 639  
Kresgeville, PA 18333-0639  
[ghaas@kceinc.com](mailto:ghaas@kceinc.com) | cell: 570.249.0209 | [www.KCEinc.com](http://www.KCEinc.com)

**in f**

***We're looking for exceptional people to join the KCE Team!***

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**4**



## COOLBAUGH TOWNSHIP Planning Commission

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

To: Coolbaugh Township Board of Supervisors

From: Coolbaugh Township Planning Commission

Date: December 18, 2025

Subject: Landston Equities- Conditional Preliminary Plan Approval Recommendation

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Dear Coolbaugh Township Board of Supervisors:

At their meeting on Wednesday, December 17, 2025, the Coolbaugh Township Planning Commission recommended that the Board of Supervisors consider granting conditional preliminary plan approval of the Landston Equities Land Development Plan conditioned on the following:

- Satisfying all outstanding comments in township Engineer Greg Haas's Review Letter dated November 17, 2025 (Review #7)
- An updated Environmental and Community Assessment be provided to the Township within 30-days of being granted conditional preliminary plan approval (by end of the day on Friday, January 16, 2026)
- Designs of the Basin 'A' PVC Synthetic Liner, Basin 'A' Embankment and Clay Cores, all Retaining Walls, and Fire Tank be provided in conjunction with a Final Land Development Plan submittal and be approved prior to Final Plan approval.
- No earth moving activities whatsoever, are allowed to occur until a Final Land Development Plan has been submitted and is approved and recorded.
- All outside agency approvals are received.

Thank you for your consideration of our recommendation.

Sincerely,  
Coolbaugh Township Planning Commission



COOL-22-001

November 17, 2025

Coolbaugh Township Planning Commission (via email to Erin Masker)

**RE: 611 INDUSTRIAL DEVELOPMENT - LANDSTON EQUITIES, LLC  
PRELIMINARY LAND DEVELOPMENT PLAN  
LOT 1 OF NORTHAMPTON FARMS, LLC SUBDIVISION  
REVIEW #7**

Dear Planners,

I have reviewed the above-referenced submission which included the following information.

- Plans titled "LANDSTON EQUITIES, LLC – PRELIMINARY PLAN SUBMISSION FOR 611 INDUSTRIAL DEVELOPMENT", prepared by The Pidcock Company, dated October 21, 2025, sheets 1 to 116 of 116 ("LD Plan")
- Plans titled "POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN", prepared The Pidcock Company, dated October 21, 2025, sheets 1 to 25 of 25 ("PCSM Plan")
- Plans titled "POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM", prepared by Aqua-Mist, dated September 18, 2025, sheets I-01 to I-09 ("Aqua-Mist Plan")
- Plans titled "Landscape Plan", prepared by Stuart Associates, LLC, dated October 21, 2025, sheets 1 to 22 of 31 ("Landscape Plan")
- Plans titled "Lighting Plan", prepared Stuart Associates, LLC, dated October 21, 2025, sheets 23 to 31 of 31 ("Lighting Plan")
- Report titled "STORMWATER MANAGEMENT REPORT", prepared The Pidcock Company, dated October 21, 2025 ("SWM Report")

The submitted items were reviewed for compliance with the applicable requirements of the following ordinances.

- **Chapter 344. Stormwater Management and Earth Disturbance**, adopted by the Board of Supervisors of the Township of Coolbaugh on June 17, 2014, by Ordinance No. 120-2014, with Amendments noted where applicable (SWM)
- **Chapter 355. Subdivision and Land Development**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (SALDO)

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*Engineering firm of choice since 1972*

- **Chapter 400. Zoning**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (ZO)

My review comments are as follows:

#### **CHAPTER 344. STORMWATER MANAGEMENT AND EARTH DISTURBANCE COMMENTS**

1. SWM – Section 344-9., Section 344-10.B., Section 344-11.A.(5), Section 344-12.B., Section 344-13.C., Section 344-14.B., and Section 344-28. – The Erosion and Sediment Pollution Control (ESPC) Plan shall be deemed adequate by the Monroe County Conservation District (MCCD). Copies of the final ESPC Plan and adequacy letter shall be provided. A National Pollutant Discharge Elimination System (NPDES) Permit for Stormwater Discharges is required to be obtained by the MCCD and/or the Pennsylvania Department of Environmental Protection (PA DEP) for this project. Copies of the Permit and final supporting documentation shall be provided. [reference also SALDO - Section 355-27.C.(7), Section 355-27.C.(9), Section 355-30.A., Section 355-51., and Section 355-52., and ZO – Section 400-49.M.]
2. SWM – Section 344-11.A.(4), Section 344-11.A.(8), Section 344-20.J., Section 344-22.B.(2), and Section 344-24.A. – At the meeting held at KCE Kresgeville on October 31, 2025, between Brent C. Tucker, P.E., of The Pidcock Company, Rocco Caracciolo, of Jaindl, and me, I was handed additional infiltration testing results from Geo-Technology Associates, Inc. (GTA) within the four (4) spray irrigation areas consisting of an additional fifty one (51) tests. Those results shall be inserted into the SWM Report.
3. SWM – Section 344-11.B.(21) – At the 'Detention Basin 'A' Typical Details' provided on PCSM Plan sheet 24, the callouts for the PVC Synthetic Liner and Basin Embankment and Clay Core state "(To Be Designed By Project Geotech Engineer)". Note 3 at the details states that "Details and specifications for the Liner Materials and Installation Procedure shall be provided to the Township for review prior to basin construction."

The liner, embankment, and core details and specifications shall be provided in conjunction with the submittal of the Final LD Plan for this project. See also General comment #3.

4. SWM – Section 344-11.B.(24) and Section 344-27.G. – Proposed easements and rights-of-way shall be provided on the Plan to and around all proposed drainage and stormwater management facilities. [reference also SALDO – Section 355-46.A.]

Site Plan Note #10 provided on LD Plan sheet 3 states that "Access to and egress from the property for inspection and maintenance of the stormwater management facilities by third parties shall be permitted via any driveways utilized on the property for access and egress." I concur with this 'blanket easement' approach for this project. The Township Solicitor shall ultimately review and concur with the language regarding this matter (including Site Note #9 as well) provided on the LD Plan.

5. SWM – Section 344-11.B.(27) – The 'Drainage Plan Acknowledgement' statement provided on LD Plan sheet 4 shall be signed by the Applicant (Owner).

6. SWM – Section 344-19.G. – The LD and PCSM Plans show existing drainage easements through the property for Polly’s Run and the associated wetlands. General Note 3 provided on LD Plan sheet 4 states “Per the recorded subdivision (Note 1) there is a drainage easement over the subject property for stormwater discharge from the Wal-Mart property. The easement is around Wetland ‘2’, 20’ wide centered on Polly’s Run and 20’ outside of the limits of Wetland ‘1’. These easements are superseded by the defined drainage easements proposed by this Plan.” However, no proposed easements are shown on the LD or the PCSM Plan. It appears that an updated Drainage Easement Agreement with Wal-Mart Stores, Inc. will be required. The Township Solicitor must be consulted about this matter and a copy of the updated Agreement provided. (same comment as SALDO #2 from Northampton Farms, LLC, Preliminary Subdivision Plan, Review #7 letter)
7. SWM – Section 344-20.A. and Section 344-24.B. – A woodlands evaluation shall be included within the PCSM Report that verifies that the types of existing trees within the four (4) Spray Irrigation Zones will not be adversely affected by the six (6) day soil inundation after each storm event.
8. SWM – Section 344-31., Section 344-32., and Attachment 1 – A Stormwater Management Operations & Maintenance Agreement shall be executed between the Applicant and the Township.

**CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. SALDO – Section 355-15.F., Section 355-27.C.(6)(b), Section 355-30.A., and Section 355-53.H. - A Sewage Facilities Planning Module must be approved by the PA DEP for the proposed onlot sewage disposal systems. Copies of all supporting documentation shall be provided to the Township Sewage Enforcement Officer (S.E.O.) for review. A copy of the Module approval letter shall be provided. [reference also ZO – Section 400-17.E. and ZO – Section 400-50.B.] (same comment as SALDO #1 from Northampton Farms, LLC, Preliminary Subdivision Plan, Review #7 letter)
2. SALDO – Section 355-15.G., Section 355-27.C.(8), Section 355-30.A., and Section 355-54.H.(3) – A Highway Occupancy Permit (HOP) shall be obtained from the Pennsylvania Department of Transportation (PennDOT) for the proposed improvements at the Veterans Drive intersection with Memorial Boulevard, SR 0611, and all associated proposed work within the PennDOT legal right-of-way. An updated Traffic Signal Permit will also need to be obtained.

The now provided HOP and Traffic Signal Plans will be reviewed under a separate cover. [reference also ZO – Section 400-54.] All comments generated shall be satisfactorily addressed.

3. SALDO – Section 355-23. – All plans shall be signed and sealed by the professional Plan Preparers. The ‘Professional Land Surveyor’s Statement’ and ‘Professional Engineer’s Statement’ provided on LD Plan sheet 4 shall also be signed, sealed, and dated. [reference SWM – Section 344-11.B.(28)]
4. SALDO – Section 355-27.B.(1)(m), Section 355-27.B.(1)(n), and Section 355-30.A. – The Deed Book Volume and Page Number, Source of Title, and Monroe County Tax Map Number as listed on LD Plan sheet 4 shall be revised following the recording of the Subdivision Plan for Northampton Farms.
5. SALDO – Section 355-37.B. – A schedule of construction will need to be provided prior to the initiation of earth disturbance activities.

6. SALDO – Section 355-49.A.(2) and Section 355-49.C. – This LD Plan indicates that two access drives (streets) are proposed from Veterans Drive into Lot 1. Veterans Drive is a private street currently owned and maintained by Wal-Mart Stores, Inc. Therefore, an agreement, acceptable to the Township, is required between Northampton Farms, LLC and Wal-Mart Stores, Inc. A copy of the Agreement shall be provided. (same comment as SALDO #5 from Northampton Farms, LLC, Preliminary Subdivision Plan, Review #7 letter)
7. SALDO – Section 355-49.T. – The plan proposes approximately 2,600 linear feet of retaining walls, some of which are in close proximity to access drives and parking areas. Site Plan Note #21, and Grading and Utility Note #22, provided on LD Plan sheet 3, states that the design of the walls will be provided to the Township at the time of Building Permit Applications prior to construction.

The wall designs shall be provided in conjunction with the submittal of the Final LD Plan for this project. See also General comment #3.

8. SALDO – Section 355-53. and Section 355-62. – Grading and Utility Note #24, provided on LD plan sheet 3, states that fire tank design and calculations “shall be prepared as a Design Build” and that design plans and calculations shall be provided to the Township “prior to fabrication and construction”.

The fire tank design shall be provided in conjunction with the submittal of the Final LD Plan for this project. See also General comment #3.

9. SALDO – Section 355-53.F., Section 355-53.M., and Section 355-72.C.(5) – Designs for the proposed onlot sewage disposal systems shall be provided. Construction details for the septic tanks, treatment systems, and dosing tanks shall be shown on the LD Plan.
10. SALDO – Section 355-55. – Letters of proposed service from all applicable utility companies shall be provided.
11. SALDO – Section 355-59.C.(4)(a) – Underground electric lines to all proposed site lights shall be depicted on the LD Utilities Plans. (These lines can be shown on the LD Plan as a schematic layout that could be slightly modified during construction.)
12. SALDO – Attachment 5 – The ‘Owner’s Certification’ statements provided on LD Plan sheet 4 shall be signed and notarized.

#### **CHAPTER 400. ZONING COMMENTS**

1. ZO - Section 400-16.C., Section 4-00-49.E.(1), and Section 400-50.A. – The Township Fire Chief should verify that this previous review comments have been satisfactorily addressed. [reference also SALDO – Section 355-62.]
2. ZO – Section 400-51. – An updated ‘Environmental and Community Assessment’ report shall be provided.

**GENERAL COMMENTS**

1. General – The LD Plan depicts many areas of “rock outcrops” throughout the property within the limits of proposed construction. Thus, blasting will most likely be necessary for this project. The Plan should provide necessary safeguards that will be in place to prevent damage to surrounding structures, buildings, and utilities.
2. General – At the June 10, 2025, Planning Commission Meeting it was stated by the Applicant’s Agents that a ‘Conservation Easement’ would be proposed for all areas of the site outside of the proposed limits of earth disturbance activities. Notes and potential recordable documents should be presented in a manner and form acceptable to the Township Solicitor. This issue should be resolved between the Township Solicitor and the Applicant’s Legal Counsel prior to Final Plan approval. [reference SALDO – Section 355-40., Section 355-46., and Section 355-61.]
3. General – A condition of Preliminary Plan approval should be that no earth disturbance activities whatsoever shall occur until a Final Plan has been submitted and is approved and recorded.

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

Sincerely,

**KEYSTONE CONSULTING ENGINEERS, INC.**



Gregory S. Haas, P.E.

c.c. (all via email)

H. Clark Connor, Esquire  
Patrick M. Armstrong, Esquire  
Tomas Keane, Director of Codes & Zoning  
Jake Schray, S.E.O., Hanover Engineering Associates, Inc.  
Brent C. Tucker, P.E., The Pidcock Company  
Drew Wagner, MCCD  
Michael Wilk, MCCD  
Rocco Caracciolo, Jaindi



COOL-22-001

February 27, 2026

Coolbaugh Township Board of Supervisors (via email to Erin Masker)

**RE: 611 INDUSTRIAL DEVELOPMENT - LANDSTON EQUITIES, LLC  
PRELIMINARY LAND DEVELOPMENT PLAN  
LOT 1 OF NORTHAMPTON FARMS, LLC SUBDIVISION  
ENVIRONMENTAL AND COMMUNITY ASSESSMENT REPORT - REVIEW #1**

Dear Supervisors,

I have reviewed the above-referenced submission which included the following information.

- Report titled "ENVIRONMENTAL AND COMMUNITY ASSESSMENT FOR PROJECT: 611 INDUSTRIAL DEVELOPMENT LAND DEVELOPMENT PLAN", prepared by Bue-Morris Associates, Inc., dated January 2026 ("ECA Report")
- Pennsylvania Natural Diversity Inventory (PNDI) Preliminary Receipt, Project Search ID: PNDI-853338, dated December 8, 2025
- Pennsylvania-American Water Company Will Serve Letter, dated July 18, 2025
- Operational Sound Level Report prepared by Russell Acoustics, LLC (Norman R. Dotti, PE, PP, INCE)

The submitted items were reviewed for compliance with the applicable requirements of the following ordinances.

- **Chapter 400. Zoning**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable ("ZO")

My review comments are as follows:

**CHAPTER 400. ZONING COMMENTS**

1. ZO – Section 400-51.C.(1)(c) – **Percolation Rates** – The Zoning Ordinance requires that percolation rates be reported for each five acres of the site. While the ECA Report references 56 test pits performed for

stormwater infiltration testing in connection with the spray irrigation system design, the results are not organized or presented in a format that clearly demonstrates the rate of percolation of water through the soil for each five-acre unit of the property as required by the Ordinance. The ECA Report shall be revised to include or reference a map or table correlating percolation/infiltration test results to each five-acre area of the site, or an explanation shall be provided as to why this requirement is not applicable to portions of the site.

2. ZO – Section 400-51.C.(2)(a) – **Distances to Nearest Surface Water and Headwaters** – The Ordinance requires the assessment to identify the distance of the site from the nearest surface water and headwaters of streams. The ECA Report identifies Pollys Run and Tobyhanna Creek as the receiving waters and notes that the wetlands on the property are the headwaters of Pollys Run; however, it does not provide a specific numerical distance from the site boundaries to these surface waters as required by the Ordinance. The ECA Report shall be revised to include stated distances from the limits of disturbance and/or property lines to the nearest surface waters and stream headwaters.
3. ZO – Section 400-51.C.(5)(a), (b), and (c) – **Groundwater Depths** – The Ordinance requires the assessment to state the average depth to seasonal high water table, minimum depth to water table on site, and maximum depth to water table on site. The ECA Report provides a general narrative indicating groundwater may be 50 to 70 feet below grade based on the property elevation and wetland elevations. However, the report does not expressly provide the three (3) required depth values (average seasonal high, minimum, and maximum) in a clearly stated format. The ECA Report shall be revised to include specific values for each of these three groundwater depth parameters, supported by available test data.
4. ZO – Section 400-51.C.(5)(d) – **Groundwater Quality** – The Ordinance requires a discussion of groundwater quality. The ECA Report addresses potential contamination risks (primarily from salt application) and provides a general narrative referencing a 2009 study of Pennsylvania groundwater quality; however, no site-specific groundwater quality data is provided. The ECA Report shall be revised to include available groundwater quality information for the site or the immediate area or shall provide a written explanation of why site-specific groundwater quality data is unavailable, with reference to applicable regional data.
5. ZO – Section 400-51.C.(5)(d) / PADEP Title 25, Chapter 71 – **Groundwater Protection Report and Hydrogeologic Evaluation** – The project proposes an onlot sewage system (Crenco treatment unit) serving approximately 380 employees, with estimated sewage generation at or near the 14,185 gpd water demand figure stated in the ECA Report. Under PADEP Title 25, Chapter 71, a system with flows exceeding 10,000 gpd constitutes a large volume onlot sewage system, which requires a Preliminary Hydrogeologic Evaluation as part of the Act 537 Sewage Facilities Planning Module. Such an evaluation must address the topographic relationship of the proposed system to groundwater and surface water flow, an estimated wastewater dispersion plume, and the identification of existing and potential groundwater uses in the affected area. The ECA Report does not reference the results of any such evaluation. The Applicant shall confirm whether a Preliminary Hydrogeologic Evaluation has been prepared and submitted to PA DEP and shall provide a copy to the Township for review. Section 400-51.L(1) of the Zoning Ordinance similarly contemplates submission of a report from a qualified engineer or geologist addressing geologic structure, probable impacts on groundwater supply and quality, potential hazards, and groundwater use, information

consistent with what a hydrogeologic evaluation would provide. The findings of the PADEP Hydrogeologic Evaluation are also directly relevant to Comment No. 4 above regarding groundwater quality data.

6. ZO – Section 400-51.C.(14)(b)[2] – **Community Impact Analysis - Traffic** – The Impact Analysis provided within the ECA as it relates to increases in vehicular traffic shall be expanded to include proposed improvements to the traffic signal at the Veterans Drive/Route 611 intersection as well as other drainage and lane improvements at the intersection.
7. ZO – Section 400-51.C.(14)(c)[2] and [3] – **Five-Year Financial Analysis** – The Ordinance requires that the financial analysis provide anticipated annual revenues to the Township and school district for each of the first five years of the development, and anticipated Township and school district expenses associated with the development for each of the first five years. The ECA Report’s financial analysis (Section 15.c) provides estimated tax revenues based on comparable assessed property values but presents these as a single-year snapshot rather than a five-year projection. The ECA Report shall be revised to present revenue and expense projections on a year-by-year basis for each of the first five years of operation, accounting for any phasing of construction, anticipated tax relief periods, and projected increases.
8. ZO – Section 400-51.C.(13)(d) – **PNDI Clearances Required** – The PNDI Preliminary Receipt (Project Search ID: PNDI-853338, dated December 8, 2025) included with the ECA Report identifies potential impacts requiring “Further Review” or “More Information Required” from the following agencies:
  - PA Game Commission – Northern Flying Squirrel (*Glaucomys sabrinus macrotis*) – Endangered
  - PA Department of Conservation and Natural Resources – Dwarf Mistletoe (*Arceuthobium pusillum*) – Threatened; Few-seeded Sedge (*Carex oligosperma*) – Threatened; Blunt Manna-grass (*Glyceria obtusa*) – Endangered
  - U.S. Fish and Wildlife Service – Indiana Bat – More Information Required via IPaC

Clearance letters from all four (4) jurisdictional agencies shall be obtained and provided to the Township prior to Final Land Development Plan approval. No earth disturbance activities shall commence until all PNDI clearances have been secured. If field surveys are required by the jurisdictional agencies, surveys shall be conducted within the agency-prescribed survey windows identified in the PNDI Receipt, and results shall be reported to the Township. The ECA Report shall be updated to reflect the status of all PNDI consultations.

## **GENERAL COMMENTS**

1. General – **Updated ECA Report Required** – Consistent with Zoning Comment #2 from Review #7 of the Preliminary Land Development Plan (dated November 17, 2025), an updated Environmental and Community Assessment Report shall be submitted that satisfactorily addresses all comments contained herein. The updated ECA Report shall be submitted as part of the Final Land Development Plan submittal and shall accurately reflect all project details as finally designed, including any changes to the site plan, landscaping, stormwater management features, or building program that may have occurred since the

January 2026 ECA Report was prepared.

2. General – **Conservation Easement** – As noted at the June 10, 2025, Planning Commission Meeting, and in the November 17, 2025, Review #7 letter, the Applicant has indicated a Conservation Easement will be proposed over areas of the site outside the proposed limits of earth disturbance. The ECA Report should be updated to formally address and identify the extent of any proposed Conservation Easement consistent with Section 400-51's requirement to describe alternatives and impact minimization measures. The Conservation Easement documentation, in a form acceptable to the Township Solicitor, shall be provided prior to Final Plan approval.

If you have any questions regarding this project, please contact me or Dave Crowther ([dcrowther@kceinc.com](mailto:dcrowther@kceinc.com)) at your convenience.

Sincerely,

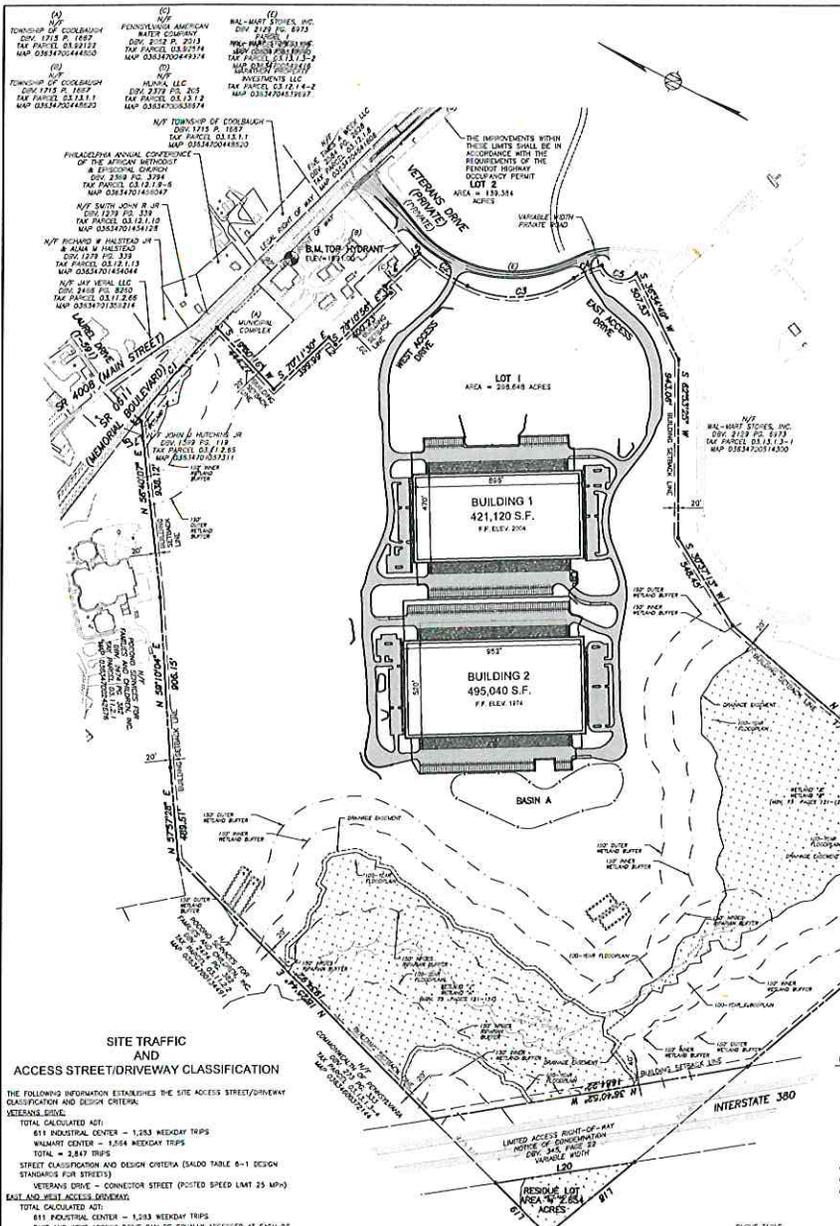
**KEYSTONE CONSULTING ENGINEERS, INC.**



Gregory S. Haas, P.E.

c.c. (all via email)

William Oetinger, Esquire  
Patrick M. Armstrong, Esquire  
Tomas Keane, Director of Codes & Zoning  
Jake Schray, S.E.O., Hanover Engineering Associates, Inc.  
Brent C. Tucker, P.E., The Pidcock Company  
Rocco Caracciolo, Jaindl



### GENERAL NOTES

- REFERENCE IS MADE TO A PLAN PREPARED BY CARTER A. BURGESS, INC. FOR SUBDIVISION PLAN TOWNSHIP EAST COOLBAUGH, MONROE COUNTY, PENNSYLVANIA, DATED 07/11/01 AND LAST REVISED 07/20/01. PLAN SUBDIVISION DATED 07/20/01 AND LAST REVISED 07/20/01. PLAN SUBDIVISION DATED 07/20/01 AND LAST REVISED 07/20/01. PLAN SUBDIVISION DATED 07/20/01 AND LAST REVISED 07/20/01.
- THE LIMITS OF THE METERS SHOWN ON THESE PLANS WERE TAKEN FROM THE METERS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND PLANS PREPARED BY COTTELETTI ENGINEERING, ACCORDING TO SURVEY DATA DATED 07/20/01 AND 07/20/01. A PRELIMINARY ADJUSTMENT DETERMINATION FROM THE ACC. DATED ABOUT 4, 2003, BASED ON A METAR LOG NUMBER 01 DATED SEPTEMBER 12, 2002.
- PER THE RECORDED SUBDIVISION (NOTE 1) THERE IS A GRADUATED ELEVATION OVER THE SUBJECT LOT FOR STORMWATER MANAGEMENT. THE 2'-0" WIDE CENTER ON POLLY'S RUN AND 30' OUTSIDE OF THE DEFINED GRADUATED ELEVATIONS ARE PROVIDED BY THE DEFINED GRADUATED ELEVATIONS PROVIDED BY THIS PLAN.
- FLOOD PLAIN SHOWN IS PER FEMA PANELS/REGULATIONS AND SUPPLEMENTED BY CALCULATIONS.
- VETERANS DRIVE APPEARS TO BE A PRIVATE ROAD NO RECORD OF A DEDICATION TO COOLBAUGH TOWNSHIP WAS FOUND.
- THE TEMPORARY EMERGENCY ACCESS EASEMENT LOCATED BASED ON THE RECORDED SUBDIVISION PLAN (NOTE 1), THE EASEMENT IS RECORDED IN DE. 2103 PG. 2538.
- PROPERTY IS ZONED I - INDUSTRIAL DISTRICT PER THE OFFICIAL COOLBAUGH TOWNSHIP ZONING MAP.
- PER THE RECORDED DEED OF RECORD AND TITLE REPORT THERE ARE NO RECORDS NOTING EASEMENTS, EULI, LOTS OR OTHER EASEMENTS AFFECTING THE PROPERTY.
- NO CONTINGENT OF EASEMENTS OR EASEMENTS TO OTHERS ARE ZONING, SHALL BE COULD FOR ANY CHANGING OR BUILDING IN ANY COLORED, UNITS, SUCH TAKE AS ALL IMPROVEMENTS REQUIRED TO DEVELOPE AND PROVIDE ACCESS TO THE LOT OR BUILDING HAVE BEEN INSTALLED BY THE DEVELOPER AND APPROVED BY THE TOWNSHIP.
- THE RESIDUE LOT IS A REMAINING PARCEL SEPARATED FROM THE PARENT DEED DUE TO A COOPERATION OF AN 11.35 ACRES OF LAND 20' IN W. PER THE COMPLETION OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ROAD ENHANCEMENT CORRIDOR LOT 1 WILL ACCESS ON DEVELOPMENT OF THE RESIDUE PARCEL IS PROVIDED AS THIS PLAN.
- INHOUSH OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO THE SUBJECT LOT FOR THE INSTALLATION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 154) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 154) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 154).
- THE IMPROVEMENTS IN THIS WAY EXISTED OR GUARANTEES THE SUSTAINABILITY OF ANY LOT FOR THE INSTALLATION OF A SUBSEQUENT SEWER SYSTEM. THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION PLANNING CONCEPT AS PART OF THE PLANNING PROCESS IS FOR GENERAL GUIDANCE ONLY. A SEWER SCHEME PERMIT WILL BE REQUIRED PRIOR TO THE ESTABLISHMENT OF ANY ON-LINE SEWER SYSTEM. THE LOCATION OF ANY ON-LINE SEWER SYSTEM (ON THE LOCATION SHOWN ON THIS PLAN OR OTHER LOCATION POINTED BY COOLBAUGH TOWNSHIP).
- NO DEVELOPMENT IS PROPOSED ON LOT 2 OR RESIDUE LOT.
- OVERALL PLANNING REVIEW PER ONE SHEET AT A 1/8" = 100' SCALE. SHEET 18-19 ARE PROVIDED AT PERMISSIBLE SCALES PER THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REPORTS.
- THE PLAN HAS BEEN DEVELOPED IN ACCORDANCE WITH AN ASSOCIATED STORMWATER MANAGEMENT REPORT, BEARING THE SAME PROJECT NAME, LAST REVISED ON 07/20/02, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REPORTS.



### SITE DATA

OWNER: FIVE TIMES A WEEK, LLC  
 935 E. 848  
 ROOMING PLACE, PA 16347

APPLICANT/ EQUITABLE: LANDSTON EQUITIES, LLC  
 2100 COPPERTON ROAD  
 OREGON, PA 16069

DEED: DE. 2016 PG. 9558  
 03.13.13  
 0534700224920

PRINCIPAL PERMITTED USE (CODE D): WAREHOUSE

AREA: LOT 1 = 298,648 ACRES  
 LOT 2 = 438,284 ACRES  
 RESIDUE LOT = 2354 ACRES  
 TOTAL = 739,266 ACRES

### ZONING REQUIREMENTS

ZONING: I - INDUSTRIAL  
 (COMMUNITY WATER SUPPLY OF ON-SITE SEWAGE DISPOSAL)

REQUIRED	LOT 1
MIN. LOT AREA *	80 ACRES 299,648 ACRES
MIN. LOT WIDTH *	400' 3400'
MIN. LOT DEPTH *	300' 300'
MIN. BUILDING SETBACK	
FRONT YARD	40' 50'
SIDE YARD	20' 100'
REAR YARD	20' 100'
MAX. BUILDING HEIGHT *	60' 60'
MAX. INFERRIUS BUILDING *	25' 75'
TOTAL MAX. INFERRIUS *	5/6 15/6

### NOTICE

1. THIS RECORD PLAN IS 12374 CONSISTS OF 102 PLANS - SHEETS 1 THROUGH 23, AND SUPPLEMENTAL DRAWING 2-12374, SHEETS 1 THROUGH 25. ALL SIGNATURES, STAMPS, EXEMPTIONS, ETC. SHOWN ON THE ORIGINAL SHEETS ARE APPLICABLE TO ALL 102 PLANS.

2. THE INDEX TO DRAWINGS IS LOCATED ON SHEET 2.

### PARKING TABULATION

LINE	BEARING	DISTANCE
L1	S70°10'00"W	32.19'
L2	S27°00'00"W	25.94'
L3	N10°18'17"E	50.69'
L4	S70°10'00"W	212.30'
L5	S89°30'00"E	32.92'
L6	S74°58'55"W	101.17'
L7	N63°03'00"W	33.32'
L8	N20°04'47"E	8.31'
L9	N87°14'47"W	8.01'
L10	N62°14'47"E	355.53'
L20	S33°53'00"E	238.01'

### LOADING TABULATION

TRUCK STAGING AREA:	REQUIREMENTS:
BUILDING 1:	175 EMPLOYEES X 1.1 = 193 SPACES PARKING PROVIDED = 187 SPACES
BUILDING 2:	204 EMPLOYEES X 1.1 = 224 SPACES PARKING PROVIDED = 227 SPACES
TOTAL:	397 SPACES

### ACCESS STREET/DRIVEWAY CLASSIFICATION

THE FOLLOWING INFORMATION ESTABLISHES THE SITE ACCESS STREET/DRIVEWAY CLASSIFICATION AND DESIGN CRITERIA:

VETERANS DRIVE - 1,253 WEEKDAY TRIPS  
 WALNUT CENTER - 1,254 WEEKDAY TRIPS  
 TOTAL = 2,507 TRIPS

STREET CLASSIFICATION AND DESIGN CRITERIA (BASED TABLE 8-1 DESIGN STANDARDS FOR STREETS)

VETERANS DRIVE - CONNECTOR STREET (POSTED SPEED LIMIT 25 MPH)

WALNUT CENTER - 1,254 WEEKDAY TRIPS  
 TOTAL CALCULATED AHD: 1,254 WEEKDAY TRIPS

EXIT AND WEST ACCESS DRIVE CAN BE EQUALLY CLASSIFIED AT EACH OF THE EAST AND WEST ENDS OF BUILDING SITES.

EXIT ACCESS DRIVEWAY - 1,254 WEEKDAY TRIPS  
 WEST ACCESS DRIVEWAY - 1,254 WEEKDAY TRIPS

STREET CLASSIFICATION AND DESIGN CRITERIA (BASED TABLE 8-1 DESIGN STANDARDS FOR STREETS)

EXIT ACCESS DRIVEWAY - MAJOR STREET (POSTED SPEED LIMIT 25 MPH)  
 WEST ACCESS DRIVEWAY - MAJOR STREET (POSTED SPEED LIMIT 25 MPH)

### SURVEY NOTES

- HORIZONTAL DATUM (NAD83) AND VERTICAL DATUM (NAVD 83) WERE ESTABLISHED USING STATE QUASAR PROGRAMING SYSTEM (QPS) OBSERVATIONS. GEODETIC POSITION WAS DETERMINED BY COMPARISONS TO ONE OR MORE POSITIONS USER SERVICE (USPS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).
- THE PROJECT BENCHMARK IS THE TOP OF A FIRE HYDRANT LOCATED ON THE WEST SIDE OF VETERANS DRIVE, APPROXIMATELY 415 FEET SOUTH OF THE INTERSECTION OF VETERANS DRIVE AND ROUTE 811, ELEVATION = 1891.00 (GVD 83).
- RIGHT-OF-WAY LINES SHOWN ARE BASED ON PLANS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - DISTRICT 5 ARCHIVES. RECORDED SUBDIVISION PLANS, DEEDS OF RECORD AND EXISTING CONDITIONS.
- PROPERTY OWNERS AND DEED REFERENCES ARE BASED ON MONROE COUNTY TAX ASSESSMENT DATA.
- ADJOINING PROPERTY LINES ARE PLOTTED FROM DEEDS OF RECORD, RECORDED SUBDIVISION PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA.

### PROFESSIONAL LAND SURVEYOR'S STATEMENT

I, DAVID M. JENCK, LANDSTON EQUITIES, LLC, A PROFESSIONAL LAND SURVEYOR LICENSED AND REGISTERED TO PRACTICE UNDER THE PENNSYLVANIA PROFESSIONAL LAND SURVEYING ACT, HAVE CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THESE PLANS AND HAVE FOUND THAT THE SAME ACCORDS WITH THE PLANS AND DEEDS OF RECORD AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MONROE, PENNSYLVANIA. I HAVE FOUND THAT THE PROPERTY SHOWN ON THESE PLANS IS THE SAME AS SHOWN ON THE PLANS AND DEEDS OF RECORD AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MONROE, PENNSYLVANIA.

### PROFESSIONAL ENGINEER'S STATEMENT

I, DAVID M. JENCK, LANDSTON EQUITIES, LLC, A PROFESSIONAL ENGINEER LICENSED AND REGISTERED TO PRACTICE UNDER THE PENNSYLVANIA PROFESSIONAL ENGINEERING ACT, HAVE CONDUCTED AN ENGINEERING DESIGN OF THE PROJECT SHOWN ON THESE PLANS AND HAVE FOUND THAT THE SAME ACCORDS WITH THE PLANS AND DEEDS OF RECORD AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MONROE, PENNSYLVANIA.

### MONROE COUNTY PLANNING COMMISSION

RECEIVED BY THE MONROE COUNTY PLANNING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

### COOLBAUGH TOWNSHIP PLANNING COMMISSION

RECEIVED BY THE COOLBAUGH TOWNSHIP PLANNING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

### COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

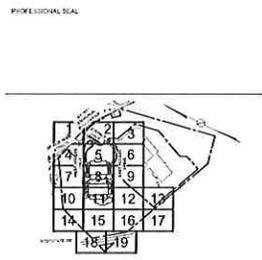
### CERTIFICATION OF RECORDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY, PENNSYLVANIA, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING  
 ARCHITECTURE  
 LAND SURVEYING

Office One in Fish Hensley Road  
 2451 Pelwood Drive, Allentown, Pennsylvania 18103-9608  
 Telephone: 610-791-3200  
 Telefax: 610-791-1236  
 E-mail: [info@pidcockcompany.com](mailto:info@pidcockcompany.com)



### OWNER'S CERTIFICATION

I, THE UNDERSIGNED, THE OWNER OF THE ABOVE PROPERTY, HEREBY CERTIFY THAT THE PLANS AND DEEDS OF RECORD AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MONROE, PENNSYLVANIA, ARE TRUE AND CORRECT AND THAT THE PROPERTY SHOWN ON THESE PLANS IS THE SAME AS SHOWN ON THE PLANS AND DEEDS OF RECORD AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MONROE, PENNSYLVANIA.

### CONTRACTOR'S CERTIFICATION

I, THE UNDERSIGNED, THE CONTRACTOR OF THE ABOVE PROPERTY, HEREBY CERTIFY THAT THE PLANS AND DEEDS OF RECORD AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MONROE, PENNSYLVANIA, ARE TRUE AND CORRECT AND THAT THE PROPERTY SHOWN ON THESE PLANS IS THE SAME AS SHOWN ON THE PLANS AND DEEDS OF RECORD AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF MONROE, PENNSYLVANIA.

DATE	DESCRIPTION	REVISIONS
18 OCTOBER 2011	REVISED FILE TOWNSHIP ENGINEER COMMENTS	
18 JULY 2011	REVISED FILE TOWNSHIP ENGINEER COMMENTS	
4 APRIL 2011	GENERAL REVISIONS	
19 APRIL 2011	GENERAL REVISIONS	
18 MARCH 2011	REVISED FILE TWP COMMENTS	
11 APRIL 2011	GENERAL REVISIONS TO ACCESS ROAD COMMENTS	

### PRELIMINARY PLAN SUBMISSION

SCALE: 1/8" = 100'

DATE: APRIL 20, 2011

DESIGNED BY: ROY, JAM

DRAWN BY: ROY, JAM

CAD FILE: 0411 SITE 04.dwg

PROJECT NUMBER: 413-2111

GRAPHIC SCALE: 0' 100' 200' 300' 400' 500'

### LANDSTON EQUITIES, LLC

611 INDUSTRIAL DEVELOPMENT  
 COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

OVERALL SITE PLAN

DATE: 4/20/11

SCALE: 1/8" = 100'

DATE: APRIL 20, 2011

DESIGNED BY: ROY, JAM

DRAWN BY: ROY, JAM

CAD FILE: 0411 SITE 04.dwg

PROJECT NUMBER: 413-2111

GRAPHIC SCALE: 0' 100' 200' 300' 400' 500'

DATE: APRIL 20, 2011

SCALE: 1/8" = 100'

DATE: APRIL 20, 2011

DESIGNED BY: ROY, JAM

DRAWN BY: ROY, JAM

CAD FILE: 0411 SITE 04.dwg

PROJECT NUMBER: 413-2111

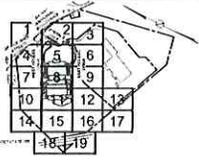
GRAPHIC SCALE: 0' 100' 200' 300' 400' 500'

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING  
ARCHITECTURE  
LAND SURVEYING

Older One in Fish Haulery Road  
2451 Piedwood Drive Allentown, Pennsylvania 18124-9008  
Telephone: 610-791-2282  
Toll-free: 800-791-1356  
E-mail: [bill@pidcockcompany.com](mailto:bill@pidcockcompany.com)

PROFESSIONAL SEAL



NOTICE  
1. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH NATIONAL REGULATIONS AND STANDARDS FOR PROFESSIONAL ENGINEERING AND ARCHITECTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

CONTRACTOR'S OBLIGATION REGARDING CONSTRUCTION OF UTILITIES AND FIELD CONDITIONS  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

DATE	DESCRIPTION
10 OCTOBER 2018	REVISED FOR TOWNSHIP ENGINEER COMMENTS
11 FEB 22, 2019	REVISED FOR TOWNSHIP ENGINEER COMMENTS
4 APRIL 22, 2018	GENERAL REVISIONS
7 APRIL 22, 2018	GENERAL REVISIONS
8 MARCH 20, 2018	REVISED FOR PARAP COMMENTS
11 APRIL 2018	GENERAL REVISIONS TO ADDRESS PAR COMMENTS

## PRELIMINARY PLAN SUBMISSION

SCALE: 1"=10'  
DATE: APRIL 8, 2018  
DRAWN BY: ECE, JRM  
CHECKED BY: ADK, JSS  
CAD FILE: SITE 8.dwg  
PROJECT NUMBER: 4133111  
OWNING SCALE: 50' 10' 15' 20'

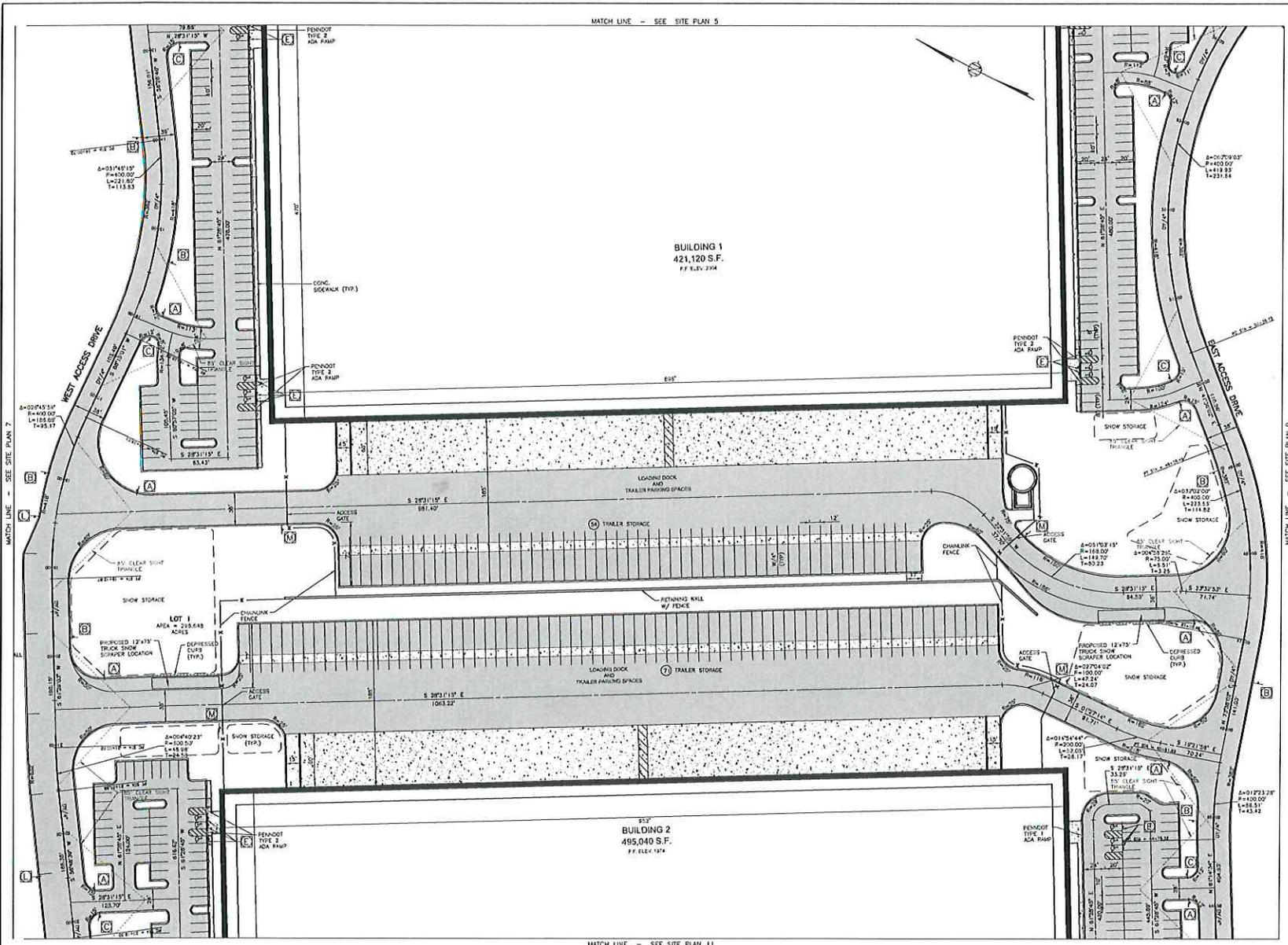


LANDSTON EQUITIES, LLC  
611 INDUSTRIAL DEVELOPMENT  
COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

## SITE PLAN 8

FILE NUMBER: S-12374  
SHEET NUMBER: 12 OF 116

Not Published All Rights Reserved by The Pidcock Company



MATCH LINE - SEE SITE PLAN 5

MATCH LINE - SEE SITE PLAN 11

### NOTICE

1. THIS RECORD PLAN S-12374 CONSISTS OF 116 PLANS - SHEETS 2 THROUGH 23, AND SUPPLEMENTAL DRAWING S-12374 SHEETS 1 THROUGH 25. ALL SIGNATURES, NOTES, DIMENSIONS, ETC. SHOWN ON THE RECORD SHEETS ARE APPLICABLE TO ALL 116 PLANS.
2. THE AREA TO DIMENSION IS LOCATED ON SHEET 2.

5



## COOLBAUGH TOWNSHIP Planning Commission

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

To: Coolbaugh Township Board of Supervisors

From: Coolbaugh Township Planning Commission

Date: December 18, 2025

Subject: Northampton Farms- Conditional Preliminary Major Subdivision Plan Approval  
Recommendation

---

Dear Coolbaugh Township Board of Supervisors:

At their meeting on Wednesday, December 17, 2025, the Coolbaugh Township Planning Commission recommended that the Board of Supervisors consider granting conditional preliminary plan approval of the Northampton Farms Major Subdivision Plan conditioned on the following:

- Satisfying all outstanding comments in township Engineer Greg Haas's Review Letter dated September 2, 2025 (Review #7)

Thank you for your consideration of our recommendation.

Sincerely,  
Coolbaugh Township Planning Commission



COOL-22-003

September 2, 2025

Coolbaugh Township Planning Commission (via email to Erin Masker)

**RE: NORTHAMPTON FARMS, LLC.  
PRELIMIINARY MAJOR SUBDIVISION PLAN  
REVIEW #7**

Dear Planners,

I have reviewed the above-referenced submission which included the following information.

- Plans titled "NORTHAMPTON FARMS, LLC – MAJOR SUBDIVISION PRELIMINARY PLAN SUBMITTSSION FOR 611 INDUSTRIAL SUBDIVISION DEVELOPMENT", prepared by The Pidcock Company, dated July 22, 2025, sheets 1 to 19 of 19 ("SD Plan")

The submitted items were reviewed for compliance with the applicable requirements of the following ordinances.

- **Chapter 355. Subdivision and Land Development**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (SALDO)
- **Chapter 400. Zoning**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (ZO)

My review comments are as follows:

**CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. SALDO – Section 355-15.F., Section 355-26/E.(7), Section 355-26.F.(8)(a), Section 355-53.H., and Section 355-53.M. - A Sewage Facilities Planning Module must be approved by the Pennsylvania Department of Environmental Protection (PA DEP) for the proposed onlot sewage disposal systems. Copies of all supporting documentation shall be provided to the Township Sewage Enforcement Officer (S.E.O.) for review. A copy of the Module approval letter shall be provided. [reference also ZO – Section 400-17.E. and Section 400-50.B.] (same comment as SALDO #1 from 611 Industrial Development, Preliminary Land Development Plan, Review #6 letter)
2. SALDO – Section 355-26.E.(2) & (4). – The SD Plans show existing drainage easements through the property for Polly's Run and the associated wetlands. General Note 3 provided on SD Plan sheet 4 states that "Per the recorded subdivision (Note 1) there is a drainage easement over the subject property for stormwater

discharge from the Wal-Mart property. The easement is around Wetland '2', 20' wide centered on Polly's Run, and 20' outside the limits of Wetland '1'. These easements are superseded by the defined drainage easements proposed by this Plan. However, no proposed drainage easements are shown on the SD Plan. It appears that an updated Drainage Easement Agreement with Wal-Mart Stores, Inc. will be required. The Township Solicitor must be consulted about this matter and a copy of the updated Agreement provided. (same comment as SWM #11 from 611 Industrial Development, Preliminary Land Development Plan, Review #6 letter)

3. SALDO – Section 355-26.E.(27) – The 'Equitable Owner Certification' statement provided on SD Plan sheet 4 shall be signed and notarized. A statement for the existing Owner shall also be provided on the SD Plan and shall be signed and notarized.
4. SALDO – Section 355-26.F.(7)(c) - A will serve letter from the Pennsylvania American Water Company must be provided which references proposed Lots 1 & 2.
5. SALDO – Section 355-49.A.(2) and Section 355-49.C. - The Land Development Plan for Lot 1 currently under consideration indicates that two access drives (streets) are proposed from Veterans Drive into Lot 1. Veterans Drive is a private street currently owned and maintained by Wal-Mart Stores, Inc. Therefore, an agreement, acceptable to the Township, is required between Northampton Farms, LLC and Wal-Mart Stores, Inc. A copy of the Agreement shall be provided. (same comment as SALDO #6 from 611 Industrial Development, Preliminary Land Development Plan, Review #6 letter)

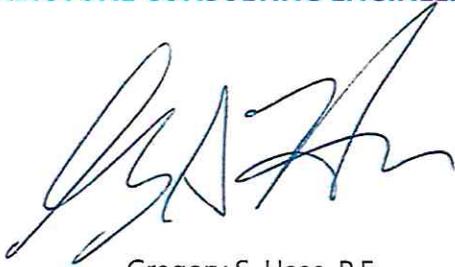
### **GENERAL COMMENTS**

1. General – The proposed "Residue Lot" was separated from the remaining part of the property by an involuntary subdivision caused by I-380. The Township Solicitor has recommended a Conservation Easement on this lot, with notes and potential recordable documents in a manner and form acceptable to the Township Solicitor. This issue should be resolved between the Township Solicitor and the Applicant's Legal Counsel prior to Final Plan approval. [reference SALDO – Section 355-40., Section 355-46., and Section 355-61.]
2. General – The term "Minor" should be changed to "Major" in General Note #9 on SD sheet 4.

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

Sincerely,

**KEYSTONE CONSULTING ENGINEERS, INC.**

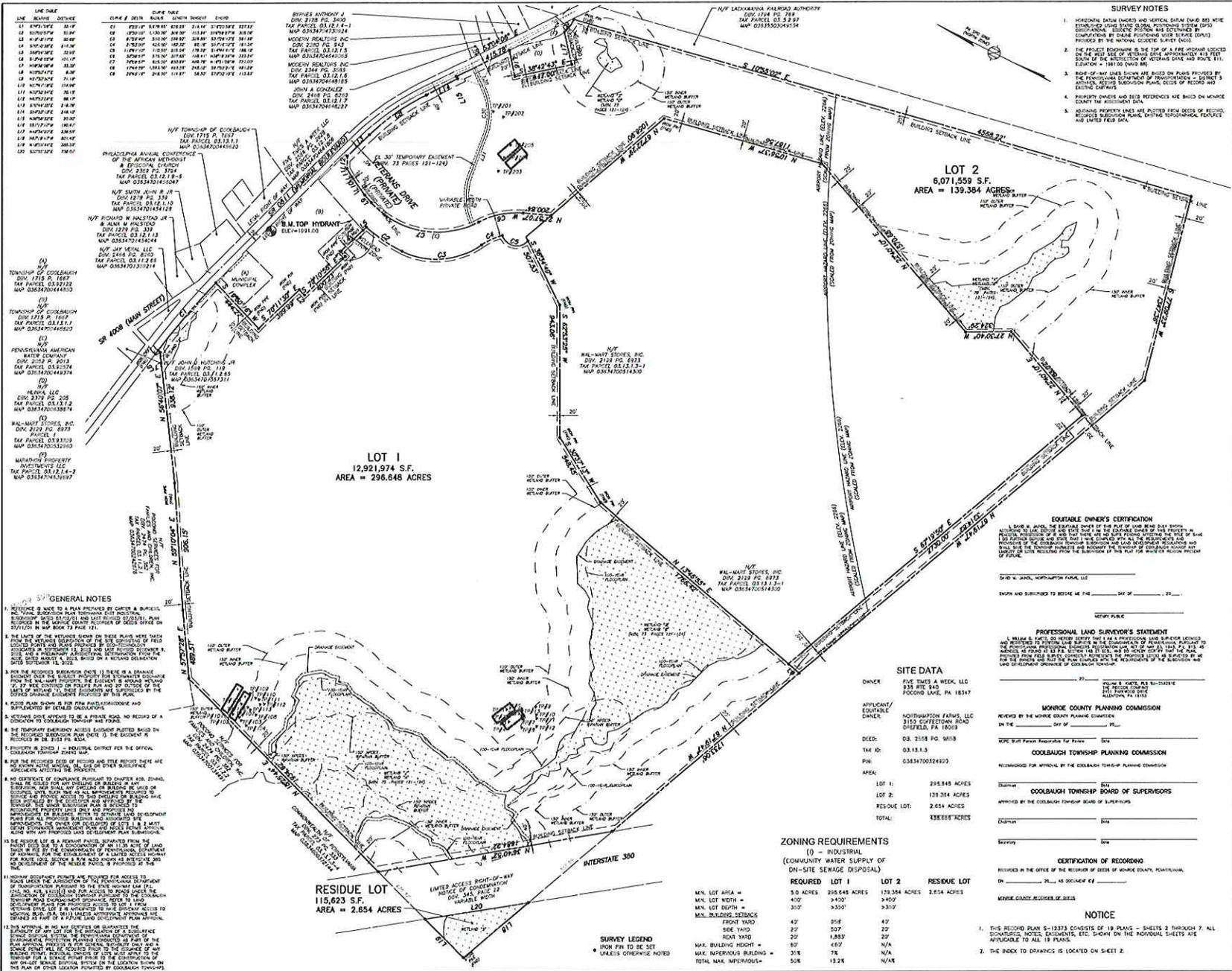
A handwritten signature in blue ink, appearing to read 'G. Haas', is written over the company name.

Gregory S. Haas, P.E.

c.c. (all via email)

H. Clark Connor, Esquire  
Patrick M. Armstrong, Esquire  
Tomas Keane, Director of Codes & Zoning  
Jake Schray, S.E.O., Hanover Engineering Associates, Inc.  
Brent C. Tucker, P.E., The Pidcock Company  
Rocco Caracciolo, Jaindl





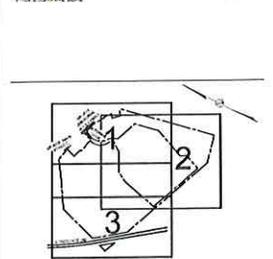
**SURVEY NOTES**

1. HORIZONTAL BEARING, DISTANCE AND VERTICAL CURVE DATA WERE ESTABLISHED USING STATE QUALITY POSITIONING SYSTEM (SQPS) DATA. ALL HORIZONTAL BEARING AND DISTANCE DATA ARE ESTABLISHED BY THE NATIONAL GEODETIC SURVEY DATA.
2. THE PROJECT BOUNDARY IS THE TOP OF A FREE STORMWATER DRAINAGE CHANNEL. THE BOUNDARY OF THE PROJECT BOUNDARY IS THE TOP OF THE INTERSECTION OF AVERAGE GRADE AND ROUTE 811. ELEVATION = 1861.00 (TYPICAL).
3. RIGHT-OF-WAY LINES SHOWN ARE BASED ON PLANS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - DIVISION 5, ARCHITECT, RECORD SUBDIVISION PLANS, BOOK OF RECORD AND EXISTING SURVEY DATA.
4. PROPERTY OWNERS AND THEIR REPRESENTATIVES ARE TO BE ADVISED COUNTY RECORDS MAY CONTAIN SURVEY DATA.
5. ADJACENT PROPERTY LINES ARE PLOTTED FROM DEEDS OF RECORD, RECORD SUBDIVISION PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA.

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING  
ARCHITECTURE  
LAND SURVEYING

6000 Drive at Fishersburg Road  
1871 Fishersburg Drive, Abington, Pennsylvania 18033-9008  
Telephone: 610-791-3212  
Telefax: 610-791-1206  
E-mail: [info@pidcockcompany.com](mailto:info@pidcockcompany.com)



**NOTES**

1. THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH APPLICABLE REGULATIONS AND CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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**EQUILABLE OWNERS CERTIFICATION**

I, **DAVID W. JAMES, NORTHAMPTON FARMS, LLC**, DO HEREBY CERTIFY THAT I AM THE SOLE AND EXCLUSIVE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS PLAN AND TO CONVEY THE PROPERTY SHOWN ON THIS PLAN TO THE COMMUNITY WATER SUPPLY OF COOKLEIGH TOWNSHIP, PENNSYLVANIA. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND I AGREE TO THE TERMS AND CONDITIONS OF THIS PLAN AND TO THE CONVEYANCE OF THE PROPERTY SHOWN ON THIS PLAN TO THE COMMUNITY WATER SUPPLY OF COOKLEIGH TOWNSHIP, PENNSYLVANIA.

DAVID W. JAMES, NORTHAMPTON FARMS, LLC  
 SIGN AND SUBSCRIBE TO THESE MAPS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 NOTARY PUBLIC

**PROFESSIONAL LAND SURVEYOR'S STATEMENT**

I, **DAVID W. JAMES, NORTHAMPTON FARMS, LLC**, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF PENNSYLVANIA AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS PLAN AND TO CONVEY THE PROPERTY SHOWN ON THIS PLAN TO THE COMMUNITY WATER SUPPLY OF COOKLEIGH TOWNSHIP, PENNSYLVANIA. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND I AGREE TO THE TERMS AND CONDITIONS OF THIS PLAN AND TO THE CONVEYANCE OF THE PROPERTY SHOWN ON THIS PLAN TO THE COMMUNITY WATER SUPPLY OF COOKLEIGH TOWNSHIP, PENNSYLVANIA.

**APPLICANT'S CHECK:**  
 NORTHAMPTON FARMS, LLC  
 3155 COFFEYS ROAD  
 CHEFFLED, PA 18039

**DEED:** 03-2558 PG. 0613  
**TAX ID:** 03-131-3  
**PIN:** 0383470034923  
**AREA:**

**COOKLEIGH TOWNSHIP PLANNING COMMISSION**  
 APPROVED BY THE COOKLEIGH TOWNSHIP PLANNING COMMISSION  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

**COOKLEIGH TOWNSHIP BOARD OF SUPERVISORS**  
 APPROVED BY THE COOKLEIGH TOWNSHIP BOARD OF SUPERVISORS  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

**CERTIFICATION OF RECORDING**  
 I, **DAVID W. JAMES, NORTHAMPTON FARMS, LLC**, DO HEREBY CERTIFY THAT I AM THE SOLE AND EXCLUSIVE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS PLAN AND TO CONVEY THE PROPERTY SHOWN ON THIS PLAN TO THE COMMUNITY WATER SUPPLY OF COOKLEIGH TOWNSHIP, PENNSYLVANIA. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND I AGREE TO THE TERMS AND CONDITIONS OF THIS PLAN AND TO THE CONVEYANCE OF THE PROPERTY SHOWN ON THIS PLAN TO THE COMMUNITY WATER SUPPLY OF COOKLEIGH TOWNSHIP, PENNSYLVANIA.

**NOTICE**

1. THIS RECORD PLAN S-12373 CONSISTS OF 18 PAGES - SHEETS 2 THROUGH 7. ALL SHEETS ARE TO BE FILED WITH THIS SHEET.
2. THE INDEX TO DRAWINGS IS LOCATED ON SHEET 2.

**GENERAL NOTES**

1. THIS PLAN IS BASED ON A PLAN PREPARED BY GUYER & BURGESS, INC. THE SURVEY DATA IS BASED ON THE SURVEY DATA SHOWN ON SHEET 1 OF THIS PLAN AND THE SURVEY DATA SHOWN ON SHEET 2 OF THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**LOT 1**  
 12,921,974 S.F.  
 AREA = 298.648 ACRES

**LOT 2**  
 6,071,559 S.F.  
 AREA = 139.384 ACRES

**RESIDUE LOT**  
 115,623 S.F.  
 AREA = 2.654 ACRES

**SURVEY LEGEND**

- IRON PIN TO BE SET
- VALUES OTHERWISE NOTED
- MIN. LOT AREA = 5.0 ACRES
- MIN. LOT WIDTH = 400'
- MIN. LOT DEPTH = 300'
- MIN. BUILDING SETBACKS = 42'
- FRONT YARD SETBACK = 27'
- REAR YARD SETBACK = 10.0'
- MAX. BUILDING HEIGHT = 60'
- MAX. IMPERVIOUS BUILDING = 30%
- TOTAL MAX. IMPERVIOUS = 50%

**ZONING REQUIREMENTS**  
 (I) - INDUSTRIAL  
 (COMMUNITY WATER SUPPLY OF ON-SITE SEWAGE DISPOSAL)

REQUIRED	LOT 1	LOT 2	RESIDUE LOT
MIN. LOT AREA =	5.0 ACRES	298.648 ACRES	139.384 ACRES
MIN. LOT WIDTH =	400'	3400'	2400'
MIN. LOT DEPTH =	300'	3300'	2300'
MIN. BUILDING SETBACKS =	42'	80'	42'
FRONT YARD SETBACK =	27'	50'	27'
REAR YARD SETBACK =	10.0'	1.83'	20'
MAX. BUILDING HEIGHT =	60'	450'	N/A
MAX. IMPERVIOUS BUILDING =	30%	7%	N/A
TOTAL MAX. IMPERVIOUS =	50%	15.2%	N/A

**SITE DATA**

**OWNER:** FIVE TIMES A WEEK, LLC  
 838 WITE ROAD  
 FISHERSBURG, PA 18347

**APPLICANT:** NORTHAMPTON FARMS, LLC  
 3155 COFFEYS ROAD  
 CHEFFLED, PA 18039

**DEED:** 03-2558 PG. 0613  
**TAX ID:** 03-131-3  
**PIN:** 0383470034923  
**AREA:**

**LOT 1:** 298.648 ACRES  
**LOT 2:** 139.384 ACRES  
**RESIDUE LOT:** 2.654 ACRES  
**TOTAL:** 438.686 ACRES

**MAJOR SUBDIVISION PRELIMINARY PLAN SUBMISSION**

**SCALE:** 1"=50'  
**DATE:** APRIL 5, 2018  
**DESIGNED BY:** A.E. JEN  
**DRAWN BY:** A.E. JEN  
**CAD FILE:** 03/15/18/0034923.dwg  
**PROJECT NUMBER:** 412111

**GRAPHIC SCALE:**  
 0 100 200 300 400

**811**  
 Know what's below. Call before you dig. SEE SHEET 2

**REVISIONS**

NO.	DATE	DESCRIPTION
1	APRIL 5, 2018	GENERAL REVISIONS TO ACCORD WITH COMMENTS
2	APRIL 22, 2018	REVISED PER TOWNSHIP PLANNING COMMISSION COMMENTS

**OWNER:** NORTHAMPTON FARMS, LLC  
**611 INDUSTRIAL SUBDIVISION DEVELOPMENT**  
 COOKLEIGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

**OVERALL SUBDIVISION PLAN**

**FILE NUMBER:** S-12373  
**SHEET NUMBER:** 4 OF 19

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING  
ARCHITECTURE  
LAND SURVEYING

Office: One Fish Hookery Road  
1451 Redwood Drive - Allentown, Pennsylvania 18109-9908  
Telephone: 610-791-1200  
Facsimile: 610-791-1296  
E-mail: info@thepidcock.com

PROFESSIONAL SEAL



- NOTES:
- THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DEVELOPMENT. THE PRESENCE OF UNDEVELOPED OR UNIMPROVED LANDS IS NOT GUARANTEED AND THERE IS NO WARRANTY AS TO THE QUANTITY OF THE SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - THESE DOCUMENTS ARE PROVIDED FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REFER TO THE GENERAL NOTES ON SHEET 3 OF 18 FOR ALL PLAN NOTES.

**CONTRACTOR'S OBLIGATION REGARDING SOIL CONDITIONS**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	DESCRIPTION
1	APRIL 8, 2018	REVISED PER TOWNSHIP ENGINEER COMMENTS
2	APRIL 8, 2018	GENERAL REVISIONS TO ADDRESS TWP COMMENTS

## MAJOR SUBDIVISION PRELIMINARY PLAN SUBMISSION

SCALE: 1"=100'  
DATE: APRIL 8, 2018  
CHECKED BY: BCT, AM  
DRAWN BY: JAB, JWG  
COMPILED: GENERAL RECORD-1188-4-18  
PROJECT NUMBER: 413-2131

GRAPHIC SCALE: 0 100 200 300 400

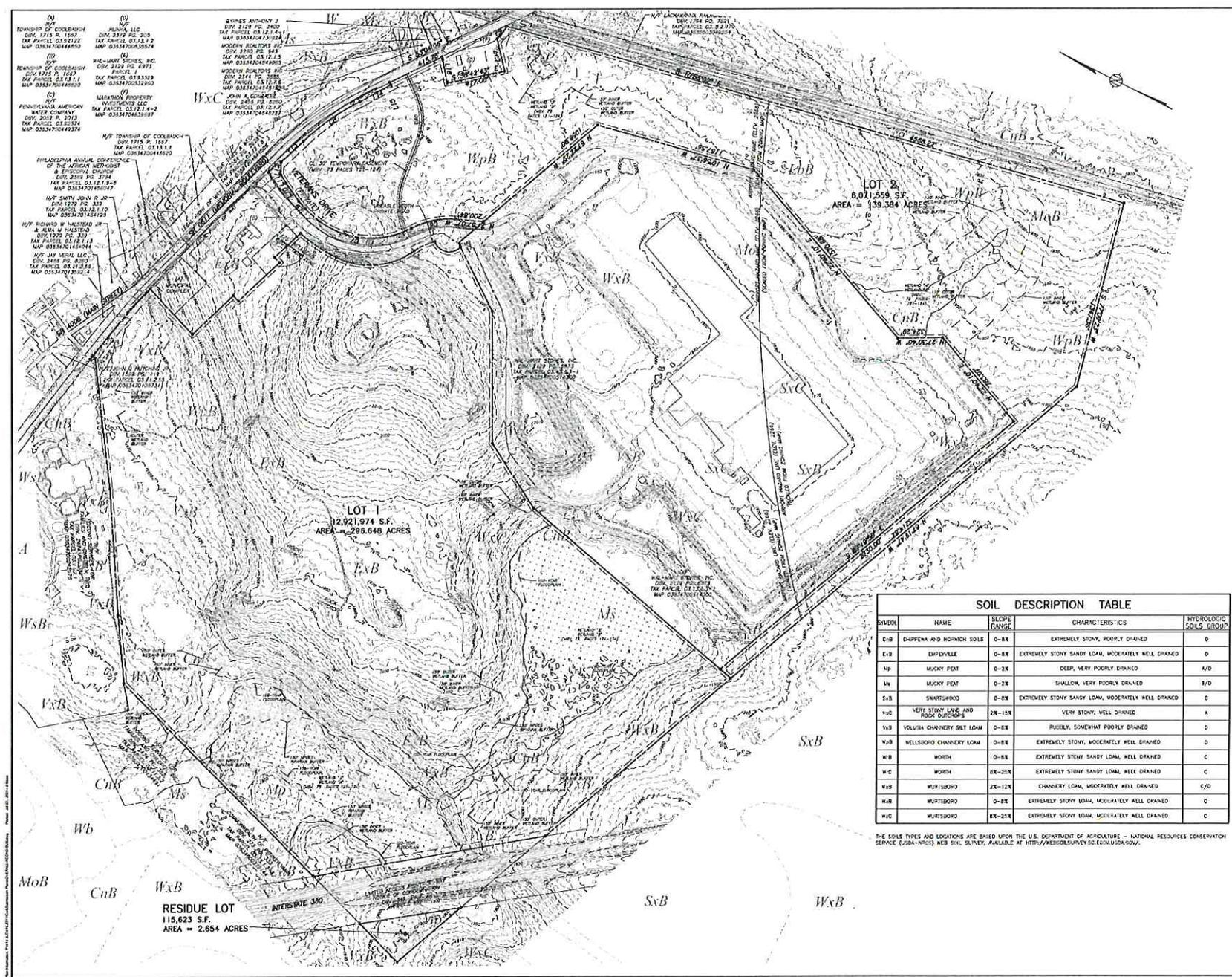
**NORTHAMPTON FARMS, LLC**  
611 INDUSTRIAL SUBDIVISION DEVELOPMENT  
COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

## OVERALL EXISTING CONDITIONS PLAN

FILE NUMBER: S-12373

SHEET NUMBER: 8 OF 19

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SOIL DESCRIPTION TABLE				
SYMBOL	NAME	SLOPE RANGE	CHARACTERISTICS	HYDROLOGIC SOILS GROUP
CxB	CHIFFERA AND HOINICH SOILS	0-8%	EXTREMELY STONY, POORLY DRAINED	D
ExB	EMPEYVILLE	0-8%	EXTREMELY STONY SANDY LOAM, MODERATELY WELL DRAINED	D
Mp	MUCKY PEAT	0-2%	DEEP, VERY POORLY DRAINED	A/D
M	MUCKY PEAT	0-2%	SHALLOW, VERY POORLY DRAINED	B/D
SxB	SMITTSWOOD	0-8%	EXTREMELY STONY SANDY LOAM, MODERATELY WELL DRAINED	C
VsC	VERY STONY LAND AND ROCK OUTCROPS	2%-15%	VERY STONY, WELL DRAINED	A
WxB	WOLFFIA CHANNERY Silt LOAM	0-8%	RUBBY, SOMEWHAT POORLY DRAINED	D
WxB	WELLSBORO CHANNERY LOAM	0-8%	EXTREMELY STONY, MODERATELY WELL DRAINED	D
WxB	WORTH	0-8%	EXTREMELY STONY SANDY LOAM, WELL DRAINED	C
WxC	WORTH	8%-25%	EXTREMELY STONY SANDY LOAM, WELL DRAINED	C
WxB	WURTSBORO	2%-12%	CHANNERY LOAM, MODERATELY WELL DRAINED	C/D
WxB	WURTSBORO	0-2%	EXTREMELY STONY LOAM, MODERATELY WELL DRAINED	C
WxC	WURTSBORO	8%-25%	EXTREMELY STONY LOAM, MODERATELY WELL DRAINED	C

THE SOIL TYPES AND LOCATIONS ARE BASED UPON THE U.S. DEPARTMENT OF AGRICULTURE - NATIONAL RESOURCES CONSERVATION SERVICE (USDA-NRCS) WEB SOIL SURVEY, AVAILABLE AT [HTTP://WEBSOILSURVEY.SC.egov.usda.gov/](http://websoilsurvey.sc.egov.usda.gov/).

6

**COOLBAUGH TOWNSHIP  
FEE SCHEDULE RESOLUTION  
Resolution # 06-2026**

**A resolution establishing a fee schedule for the Township of Coolbaugh for calendar year 2026.**

WHEREAS, the Board of Supervisors of Coolbaugh Township, Monroe County, has determined it necessary to collect certain fees for rendered services and does hereby amend the established Coolbaugh Township Fee Schedule ("Fee Schedule") as attached hereto; and

WHEREAS, it is necessary that an appropriate Fee Schedule be established sufficient to defray the expenses that may be incurred by the Township in connection with consideration of various applications, permits, hearings, and/or other general requests; and

WHEREAS, the Township of Coolbaugh Board of Supervisors annually reviews and amends the Fee Schedule, as necessary. This resolution does hereby repeal and supersede prior resolutions which are inconsistent with the provisions of this resolution.

**NOW, THEREFORE, BE IT RESOLVED THAT** and it is hereby resolved by the Board of Supervisors of the Township of Coolbaugh that the attached Fee Schedule be established and implemented for calendar year 2026.

**RESOLVED**, by the Board of Supervisors of the Township of Coolbaugh, this 3<sup>rd</sup> day of March 2026.

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
William Weimer, Supervisor

\_\_\_\_\_  
Alma I. Ruiz-Smith, Supervisor

\_\_\_\_\_  
Clare Colgan, Supervisor

\_\_\_\_\_  
Lynn Kelly, Supervisor

\_\_\_\_\_  
Cara Rogan, Supervisor

**ATTEST:**

\_\_\_\_\_  
Erin Masker, Township Secretary

# Coolbaugh Township Fee Schedule

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**Administrative Fees**

Mailing Fee	
Returned Check Charge	Actual Postage
Mileage Reimbursement	\$25.00 plus current bank charge Current IRS Rate

**Copies of Documents**

Photocopies	
Black and White	\$0.25 per page
Color	\$0.50 per page
Township Code of Ordinances (CD)	\$10.00
Township Code of Ordinances (Hard Bound Copy)	\$150.00
Township Subdivision Ordinance No. 22	\$50.00 plus postage and handling
Township Zoning Ordinance No. 27	\$50.00 plus postage and handling
Township Zoning Map	\$10.00

**\*\*Prepayment required if total fees are estimated to exceed \$100.00\*\***

Drop off Center Fees (per load based on vehicle size)

**Bulk drop off available to Township Residents with qualifying Township Recycling Card**

**\*\*Fees for Recycling will be charged to residents that have exhausted the four free drop-off punches they were issued for the year. \*\***

**Township Resident Recycle Cards (One Punch Items)**

Single Item	\$1.00 - \$5.00 depending on size
Automobile	\$10.00
SUV/Minivan	\$30.00
Pickup Truck	\$30.00
Trailer (8ft. Or smaller)	\$30.00
Utility Van/Dump Truck (One Ton)	\$40.00

**Township Resident Recycle Cards (Two Punch Items)**

Dump Truck (single-axle)	\$50.00
Box Van/U-Haul Vehicles (6-8ft)	\$50.00
Trailer (longer than 8ft.)	\$60.00
Any Enclosed Trailer/Vehicle (up to 10 ft.)	\$60.00

**\*No Tractor Trailers, Tri-Axles, Vehicle or Trailers over 10 feet or Tandems will be accepted\***

**Bulk Drop off available according to designated schedule set annually.**

**Environmental Requirement:** Any refrigerator, freezer or anything containing Freon will be drained and disposed of by a certified technician at our facility at a cost of \$30.00 per unit. If the owner had the unit drained, the Township requires a certificate of disposal.

NOTE: Electronic devices covered under the Covered Device Recycling Act (computers, TVs, monitors, printers, laptops, etc.) are accepted free of charge. Vehicles containing only covered electronic devices will not be charged a load fee.

# Coolbaugh Township Fee Schedule

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## Acceptable Electronic Equipment (Essentially anything with a plug that is nonhazardous)

Televisions	Wire/Cabling
Monitors	Hardware
Peripherals	Networking Devices Computer
Printing Devices	Devices
Power Supplies	

## Unacceptable Electronics

Audio/Video Devices	Cartridges
Communication Devices	Telecommunication Devices
Surge Protectors	Batteries
Home Appliances	Fire Alarms
Lab/Test/Measurement devices	Gas-powered Equipment
Fax Machines	Lawn Equipment

Tires (off rims) \$5.00 each (truck tires or car tires)

**COMPOSTING SITE FEES**- Acceptable materials are leaves, grass clippings, brush and tree trimmings.

A pay as you go option is available for Commercial Accounts with rates outlined below.

Type of Vehicle	Coolbaugh Township Resident	Commercial/ Monroe County Resident
Car/Van	No Fee	\$5.00
Pick-Up Truck	No Fee	\$20.00
One Ton Dump Truck	No Fee	\$35.00
Single Axel Dump Truck	No Fee	\$50.00
Tandem Axel Dump Truck	No Fee	\$100.00
Single Axel Utility Trailer	No Fee	\$20.00
Tandem Axel Utility Trailer	No Fee	\$25.00
Heavy Duty Dump Trailer	No Fee	\$35.00
Fifth Wheel Dump Trailer	No Fee	\$100.00
Chipper/Forestry Truck- Wood Chips	No Fee	\$50.00
Chipper/Forestry Truck- Brush/Limbs	No Fee	\$50.00

## Material Loading Fee Schedule

Material/Quantity	Coolbaugh Township Resident	Commercial/Monroe County Resident
Mulch (3 yards or less)	No Fee	\$10.00
Mulch (each additional 3 yards)	No Fee	\$10.00
Compost (3 yards or less)	No Fee	\$20.00
Compost (each additional 3 yards)	No Fee	\$20.00

## LICENSES/ PERMITS

New Alarm Permits \$50.00

\*Alarm Permit should be provided to the alarm installation company prior to installation of system\*

Establish a Use / Change of Use \$100.00

Annual Septic Pumper/Hauler Permit \$30.00

\*Requires annual submission of Certificate of Insurance\*

# Coolbaugh Township Fee Schedule

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## SEWER

## Fees

<b>Sewage Permit Application:</b>	<b>\$ 450.00</b>
Includes initial site visit for up to two (2) soil probe evaluations (additional probes conducted during same site visit read at \$40.00 each), review completed application and system design, (additional design reviews \$75.00 each submission), inspect stakeout of the system, and permit issuance.	
<b>Percolation Testing:</b>	<b>\$ 425.00</b>
Performed by other; witnessed by Township	
<b>Inspections:</b>	<b>\$110.00 each</b>
Elevated absorption areas (4 inspections)	
Inground absorption areas (3 inspections)	
<b>Call Back Fee:</b>	<b>\$ 145.00</b>
For each site visit and/or inspection or re-inspection in addition to the above or not described elsewhere	
<b>Tank Replacement Permit:</b>	<b>\$ 350.00</b>
Includes initial site evaluation, application review, permit issuance, and inspection of completed work prior to backfill	
<b>Well Isolation Distance Waiver Request:</b>	<b>\$ 300.00</b>

### Individual Onlot Sewage Disposal System (Repair or Modification)

<b>Repair/Modification Permit Application - Major:</b>	<b>\$ 375.00</b>
Includes initial site visit for investigation and evaluation of the situation by the Township Sewage Enforcement Officer (SEO), permit issuance and one (1) inspection of repairs or modifications not involving installations or alterations to absorption areas. <b>Note:</b> For fees relating to repairs or modifications involving the installation of, or alteration to, absorption areas, the fees listed under "New" activity apply (see above).	
<b>Repair/Modification Permit Application - Minor:</b>	<b>\$ 250.00</b>
Initial site evaluation by the Township Sewage Enforcement Officer (SEO) is not required. Includes review of application, permit issuance and one (1) inspection of repairs or modifications not involving installations or alterations to absorption areas. <b>Note:</b> For fees relating to repairs or modifications involving the installation of, or alteration to, absorption areas, the fees listed under "New" activity apply (see above).	

### Community On lot Sewage Disposal System (New or Repair)

All costs for performing permit-related activities shall be reimbursed to the Township by the developer or applicant in accordance with the adopted professional rate schedule in place at the time the services were provided. An escrow account must be established with the Township by the applicant for this purpose.

For the purpose of this calculation, one (1) equivalent dwelling unit (EDU) is equal to 400 gallons per day (gpd) of calculated sewage flow.

**Initial Deposit:**  
**\$ 400.00 per lot or EDU,**  
**or \$1,600.00 minimum**

# Coolbaugh Township Fee Schedule

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## SEWAGE FACILITIES PLANNING MODULE REVIEW

All costs for performing soils investigations and planning module reviews shall be reimbursed to the Township by the developer or applicant in accordance with the adopted professional rate schedule in place at the time the services were provided. An escrow account must be established with the Township by the applicant for this purpose. For the purpose of this calculation, one (1) equivalent dwelling unit (EDU) is equal to 400 gallons per day (gpd) of calculated sewage flow.

**Initial Deposit:**  
**\$400.00 per lot or EDU, or**  
**\$2,175.00 minimum**

## Short Term Rentals

Initial Short-Term Rental License Application Fee	\$200.00
Short Term Rental Annual License Renewal Application Fee	\$150.00
Short Term Rental Re-Inspection Fee	\$40.00

## COOLBAUGH TOWNSHIP WASTEWATER TREATMENT PLANT FEES

Tap-In to Coolbaugh Township's Wastewater Treatment Plant \$3,500.00 per EDU

**Residential and Nonprofit Users, per EDU per month** **\$ 60.00**

**Commercial establishments & Multi-family dwelling users**  
**per EDU per month** **\$ 70.00**

**Industrial users (including significant users), per EDU per month** **\$ 80.00**

**\*If the construction or installation of an individual sewage system or community system, and if any building or structure for which such system is to be installed, has not commenced within three years after issuance of a permit for such system, the said permit shall expire, and a new permit shall be obtained prior to the commencement of said construction or installation.\***

**\*No refunds, either partial or full, shall be made to the applicant if the application is denied.**

## STREETS

Minor Road Opening Application		\$250.00
Major Road Opening Application		\$250.00
*Minimum Escrow Amount Required for Major Road Opening Application	\$500.00	
Road Surface Restoration	TBD Based on actual cost	
*Surface Restoration Guarantees to be determined at time of application based on cost estimate.		
Emergency Work Permit		\$250.00
*Minimum Escrow Amount for Emergency Work Permit (2 yrs.)	\$10,000.00	

## Coolbaugh Township Fee Schedule

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Driveway Permits-residential permit for access driveway to house	\$100.00
New:	\$75.00
Repair/Pave:	
Driveway Permit- Commercial	\$250.00
Public Street and Road Regulations- review of plan and description of street offered for dedication (each street)	\$500.00

# Coolbaugh Township Fee Schedule

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**SUBDIVISION AND LAND DEVELOPMENT PLANS**

**ESCROW FEES**

Land Development Plan Application Fee:	\$400.00	
Land Development Plan up to 10 acres; major subdivision plan up to 10 acres		\$5,000.00
Land Development Plan over 10 acres; major subdivision plan over 10 acres		\$10,000.00
Minor Subdivision Plan		\$1,000.00
Natural Features & Conservation Ordinance (Not in conjunction with a Land Development Plan or Subdivision)		\$250.00
Stormwater Ordinance		\$1,000.00

When approved by the Board of Supervisors, a fee-in-lieu of the dedication of recreation land and/or open space land may be accepted in accordance with Section 355-61 of the Subdivision and Land Development Ordinance. The fee is set at \$25,000.00 per required acre of recreation and/or open space land for a nonresidential development, and \$1,500.00 per dwelling unit for a residential development.

**\*All engineering and other appropriate consulting fees shall be paid by the applicant. To accomplish this end, for each project, the Township shall establish an escrow account with a deposit in the amount as outlined above. The invoiced fees plus an administrative fee of 20% will be deducted from the escrow account as incurred. When the project reaches a level of submitting an improvements agreement, \$1,000.00 will be retained in the escrow account to cover final engineering/consulting fees, and the remainder will be returned to the applicant. (In the unlikely event of insufficient funds in the escrow account, the applicant will be billed by the Township for the balance due.**

Minor Subdivision for combining adjacent lots within recorded subdivisions-Application		\$200.00
Escrow	\$300.00	

# Coolbaugh Township Fee Schedule

**ZONING ORDINANCE- BUILDING CONSTRUCTION FEES AND PERMITS**

Zoning Amendment/ Zone Change Request	\$800.00
Zoning Permits-minimum permit application fee for any structure requiring a permit, including but not limited to decks, sheds and pools	\$100.00
Zoning Permits -permit application fee for any structure requiring a permit that exceed 200 sq. ft.	
Tier 1: 200 sq.ft - 10,000 sq. ft	.50¢ per sq. ft
Tier 2: 10,001 sq. ft. - 50,000 sq.ft	.05¢ per sq. ft
Tier 3: Add an additional \$5.00 for each additional 500 sq. ft. up to a maximum permit fee total not to exceed \$10,000.00	

Cost is based on the gross area of the floor of any building or structure, measured from the exterior walls or from the center lines of walls separating a building or structure, in addition to all decks (whether attached or detached) and any structure that is designed for support of a person, animals or property of any kind. All spaces with structural headroom of 7ft. 6 inches or more, i.e., attics, basements and unfinished cellars shall also be included.

Certificate of Occupancy	No Charge
Sign Permit	\$100.00
Certificate of Zoning Compliance	\$100.00
Public Hearing before the Building Code Board of Appeals	\$600.00
Hearing before the Zoning Hearing Board-variance and special exception	\$1,500.00
Zoning Hearing Board Continuance Fee	\$300.00

(Applicant will also be charged for any excess fees not covered by the fee provided, excluding the Township Solicitor Fees.)

Conditional Use Hearing	\$1,250.00 plus additional engineering review fees (if necessary)
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**Fire Inspections are conducted in accordance with the 2021 International Fire Code are subject to the following fees:**

**Fire Inspections**

**1. Annual Fire Prevention**

a.) 999 sq. ft. or less	\$ 105.00
b.) 1,000 to 3,499 sq. ft.	\$ 125.00
c.) 3,500 to 12,499 sq. ft.	\$ 175.00
d.) 12,500 to 24,299 sq. ft.	\$ 225.00
e.) 24,500 to 49,999 sq. ft.	\$ 325.00
f.) 50,000 to 99,999 sq. ft.	\$ 475.00
g.) 100,000 sq. ft. and over	\$ 1,100.00
h.) High Hazard	\$ 1,350.00

**2. Re-Inspections for corrections for deficiencies/Commercial U&O Re-Inspections**

a.) Per hour (minimum 1 hour)	\$ 105.00
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(Res. 03-2008, 03/04/2008; as amended by Res. 17-2008, 10/7/2008; amended by Res. 07-2009, 3/3/2009; amended by Res. 05-2011, 03/15/2011; amended by Res. 04-2012, 03/20/2012; amended by Res 06-2017, 03/21/2017; amended by Res. 10-2020, 9/15/2020, amended by Res. 07-2023, amended by Res. 03-2025, 01/06/2025)

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**COOLBAUGH TOWNSHIP  
CASH DISBURSEMENTS REPORT  
MARCH 03,2026**

<b>DATE</b>	<b>CK #</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2/18/2026		Payroll	\$ 65,000.00
3/2/2026		General Fund	\$ 444,075.62
3/2/2026		<b>Total General Fund</b>	<b>\$ 509,075.62</b>
3/2/2026		Escrow Fund	\$ 7,454.26
3/2/2026		<b>Total Escrow Fund</b>	<b>\$ 7,454.26</b>
3/2/2026		Volunteer Fire Tax Fund	\$ 25,000.00
3/2/2026		<b>Total Volunteer Fire Tax Fund</b>	<b>\$ 25,000.00</b>
3/2/2026		Sewer Fund	\$ 104,186.62
3/2/2026		<b>Total Sewer Fund</b>	<b>\$ 104,186.62</b>
2/17/2026		<b>TOTAL DISBURSEMENTS</b>	<b>\$ 645,716.50</b>

0

**CASH TRIAL BALANCE AS OF March 03, 2026**

General Fund Checking	\$ 7,879,748.60
American Rescue Plan	1,627,516.55
Payroll Checking	141.78
Rainy Day Fund Savings	1,010,362.66
<b>Total General Fund</b>	<b>\$ 10,517,769.59</b>
Fire Tax/Coolbaugh Twp VFD	228,242.86
Fire Tax- Volunteer Fire Departments	1,297.10
Fire Tax- Coolbaugh Fire Building Fund	1,033,788.54
<b>Total Fire Fund</b>	<b>\$ 1,263,328.50</b>
EMS	20,167.95
<b>Total EMS Fund</b>	<b>\$ 20,167.95</b>
Sewer Fund Checking	667.59
Sewer PennVest Checking	73.16
<b>Total Sewer Fund</b>	<b>\$ 740.75</b>
Capital Projects Fund Checking	17,051.00
<b>Total Capital Projects Fund</b>	<b>\$ 17,051.00</b>
Emerg. Services Fund Money Market	210,777.07
Emerg. Services Fund Checking	21,877.56
<b>Total Emergency Services Fund</b>	<b>\$ 232,654.63</b>
Liquid Fuels Fund Checking	35,233.64
<b>Total Liquid Fuels Fund</b>	<b>\$ 35,233.64</b>
Escrow Fund Checking	646,235.70
Escrow Fund Clarius Checking	62,991.92
<b>Total Escrow Fund</b>	<b>\$ 709,227.62</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 12,796,173.68</b>

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

Check#	Vendor	Description	Payment	Check Total
12913	1592 - ACRISURE MID-ATLANTIC PARTNERS INS. SERV	PO 28276 FEBRUARY	500.00	500.00
12914	1330 - AMAZON CAPITAL SERVICES	PO 28256 BOLT MOUNT	284.44	
		PO 28257 BEARING	55.44	339.88
12915	1483 - AUTO PARTS OF MT POCONO	PO 28213 OIL	102.14	
		PO 28244 FILTERS- 2023 F250 4 DOOR PICK-UP	102.14	
		PO 28247 SUPPLIES	27.20	
		PO 28248 BLADES FOR F550 DUMP	79.36	
		PO 28278 SUPPLIES	19.99	330.83
12916	1567 - CANON FINANCIAL SERVICES, INC.	PO 28230 COPIER- FEB	189.50	189.50
12917	724 - CINTAS -	PO 28281 FIRST AID CABINET	71.44	71.44
12918	1240 - CINTAS CORPORATION	PO 28240 UNIFORMS	42.49	
		PO 28241 SHOP TOWELS/UNIFORMS	108.56	
		PO 28254 UNIFORMS	42.49	
		PO 28255 SHOP TOWELS/UNIFORMS	108.56	302.10
12919	1639 - CURTIN & HEEFINER LLP	PO 28222 ENCROACHMENT PERMIT Appeal	3,600.00	3,600.00
12920	652 - CYPHERS TRUCK PARTS	PO 28212 SUPPLIES ALL TRUCKS	241.29	241.29
12921	52 - DALEVILLE ACE HARDWARE	PO 28272 PLOW HITCH PARTS	6.80	
		PO 28279 COLD PATCH SHOVELS	115.96	122.76
12922	255 - FIVE STAR EQUIPMENT, INC.	PO 28246 PARTS	58.24	
		PO 28271 LOADER HOOKS	743.40	801.64
12923	1366 - GEORGE DOBSON	PO 28211 CDL RENEWAL	88.00	88.00
12924	1296 - GRIM,BIEHN & THATCHER	PO 28275 APCP GRINDER PUMP/LANDSTON/MT POCONO HOT	11,277.18	11,277.18
12925	1485 - H & K GROUP, INC	PO 28251 ROAD MATERIAL	5,706.75	5,706.75
12926	48 - H. CLARK CONNOR	PO 28269 ZHB	1,680.00	1,680.00
12927	535 - HANOVER ENGINEERING ASSOC., INC.	PO 28258 SEO	7,925.14	
		PO 28277 SEO	7,537.90	15,463.04
12928	1192 - HIGHMARK BLUE SHIELD	PO 28220 MARCH	50,306.73	50,306.73
12929	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 28270 MEETINGS/LYMAN LOT JOINTERS/MT POCONO HO	2,932.13	2,932.13
12930	616 - KIMBALL MIDWEST	PO 28245 PARTS	4,558.24	4,558.24
12931	70 - MESKO GLASS COMPANY INC.	PO 28215 CLEAR MIRROR	50.00	50.00
12932	1484 - NAPA AUTO PARTS	PO 28273 SHOP SUPPLIES	88.24	
		PO 28280 PLOW GREASE	345.94	434.18
12933	1049 - NORTHEAST HYDRAULICS CO	PO 28243 PARTS	1,201.40	1,201.40
12934	81 - P P & L	PO 28224 89343-21023 SCHOOL SPEED LIMIT	25.78	
		PO 28225 64488-49005 RTE 611	96.38	
		PO 28226 54691-27003 DPW	267.28	
		PO 28231 89631-95000 TEGAWITHA RD	31.11	
		PO 28232 43281-27004 MUNICIPAL CENTER	4,208.30	
		PO 28264 360404005 ECHO LAKE	43.02	
		PO 28265 88900-24001	35.07	
		PO 28266 39910-23005 196	58.48	4,765.42
12935	507 - PA DEP	PO 28267 STORAGE TANKS Permit- DIESEL	100.00	100.00
12936	1106 - PA STATE ASSOC. OF BOROUGHES	PO 28242 PMPEI ZONING OFFICER	75.00	75.00
12937	86 - PENNSYLVANIA AMERICAN WATER CO	PO 28233 GARAGE /MUNICIPAL/FIRE HYDRANTS	2,482.04	2,482.04
12938	94 - POCONO MOUNTAIN REGIONAL EMS	PO 28218 MARCH	10,000.00	10,000.00
12939	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 28219 MARCH	288,874.05	288,874.05
12940	320 - POWELL'S SALES & SERVICE	PO 28274 PARTS	2,681.60	2,681.60
12941	1640 - SARGENT'S COURT REPORTING SERV., INC	PO 28268 CONDITIONAL USE MEETING	150.00	150.00
12942	1540 - SILVI CEMENT/SLAG/SALT	PO 28214 SALT	25,005.82	
		PO 28236 SALT	4,527.90	29,533.72
12943	286 - SUBURBAN PROPANE	PO 28229 FUEL	1,429.70	
		PO 28262 FUEL	981.00	2,410.70
12944	738 - TEAMSTERS LOCAL 773	PO 28252 DUES JAN-FEB 2026	1,649.00	1,649.00
12945	1548 - TRAISR, LLC	PO 28237 SAAS JANUARY	1,000.00	1,000.00
12946	122 - WEST END PRINTING	PO 28249 BUISNESS CARDS	157.00	157.00
TOTAL				444,075.62

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	444,075.62
01.230.650	UNION DUES			1,649.00	
01.400.000	GENERAL GOV'T	8,779.01			
01.404.000	LAW	14,877.18			
01.408.000	ENGINEER	1,407.50			
01.409.000	BUILDING & PLANTS	5,050.55			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.410.000	POLICE	288,874.05			
01.411.000	FIRE	2,317.78			
01.412.000	AMBULANCE / RESCUE	10,000.00			
01.413.000	SEO / BUILDING CODE	15,463.04			
01.414.000	ZONING OFFICE	1,075.00			
01.418.000	ZONING HEARING BOARD	1,830.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	4,325.43			
01.432.000	DPW-SNOW & ICE REMOVAL	35,240.47			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	254.77			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	10,557.62			
01.487.000	EMPLOYEE BENEFITS	42,374.22			
<b>TOTALS FOR</b>	<b>GENERAL FUND</b>	<b>442,426.62</b>	<b>0.00</b>	<b>1,649.00</b>	<b>444,075.62</b>

Total to be paid from Fund 01 GENERAL FUND

444,075.62

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444,075.62

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

Check#	Vendor	Description	Payment	Check Total
1400	1296 - GRIM,BIEHN & THATCHER	PO 28275 APCP GRINDER PUMP/LANDSTON/MT POCONO HOT	1,794.50	1,794.50
1401	535 - HANOVER ENGINEERING ASSOC., INC.	PO 28259 LANDSTON	128.13	128.13
1402	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 28270 MEETINGS/LYMAN LOT JOINTERS/MT POCONO HO	5,531.63	5,531.63
TOTAL				7,454.26

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	7,454.26
85.250.209	KLEJZEROWICZ/DOBRZYN - LOT CONSOLIDATION			312.00	
85.250.325	TOBYHANNA STORAGE			962.00	
85.250.327	PMI / MPMA ACT 537			166.50	
85.250.328	TOBYHANNA DEVELOPMENT - 1545 PROSPECT ST			2,340.00	
85.250.340	LPC (FORMERLY RIDGE DEVELOPMENT)			984.13	
85.250.351	BEJODDY - LOT CONSOLIDATION			312.00	
85.250.352	LYMAN - LOT CONSOLIDATION			312.00	
85.250.361	MOUNT POCONO HOTEL - SKETCH PLAN REVIEW			111.00	
85.250.362	RED ROCK CAPITAL - SKETCH PLAN REVEIEW			756.00	
85.250.385	PMCC NORTH WAREHOUSE			55.50	
85.250.458	LANDSTON EQUITIES LLC			1,143.13	
<b>TOTALS FOR</b>	<b>ESCROW</b>	<b>0.00</b>	<b>0.00</b>	<b>7,454.26</b>	<b>7,454.26</b>

Total to be paid from Fund 85 ESCROW

7,454.26  
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7,454.26

## List of Bills - (04102005) Fire Tax - Volunteer Fire Departments FIRE TAX FUND

Check#	Vendor	Description	Payment	Check Total
1008	251 - POCONO SUMMIT VOLUNTEER FIRE CO.	PO 28250 Capital Purchase	25,000.00	25,000.00
	TOTAL			----- 25,000.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
04.102.005	Fire Tax - Volunteer Fire Departments			0.00	25,000.00
04.411.000	TAX DISBURSEMENTS	25,000.00			
TOTALS FOR	FIRE TAX FUND	25,000.00	0.00	0.00	25,000.00

Total to be paid from Fund 04 FIRE TAX FUND

25,000.00  
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25,000.00

## List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3567	228 - ATC GROUP SERVICES,LLC DEPOSITORY	PO 28260 ACT 537 PLANN	12,351.08	
		PO 28261 WWTP MISC	12,662.50	25,013.58
3568	771 - COMMONWEALTH OF PA	PO 28263 MARCH	965.35	965.35
3569	1251 - ENVIRONMENTAL SERV. CORP.	PO 28216 2/13/2026 TANK FROZEN	300.00	
		PO 28217 07/14/2025 FUEL SURCHARGE	50.00	
		PO 28238 Paper Birch Sewer Line	17,658.75	
		PO 28253 Paper Birch Sewer Line	47,433.00	65,441.75
3570	1296 - GRIM,BIEHN & THATCHER	PO 28275 APCP GRINDER PUMP/LANDSTON/MT POCONO HOT	37.00	37.00
3571	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 28270 MEETINGS/LYMAN LOT JOINTERS/MT POCONO HO	72.00	72.00
3572	699 - MAIN POOL & CHEMICAL CO	PO 28239 SULFATE SOLUTUION	1,173.10	1,173.10
3573	229 - MOYER INSTRUMENTS,INC.	PO 28234 CALIBRATION- ANNUAL	1,480.00	1,480.00
3574	160 - NORTHEAST CHEMICAL& SUPPLY CO.,INC.	PO 28228 SODA ASH	1,437.00	1,437.00
3575	81 - P P & L	PO 28223 26491-26001 WWTP	7,250.43	
		PO 28227 04090-21003 PUMP STA	259.49	7,509.92
3576	162 - USA BLUE BOOK	PO 28235 SUPPLIES WWTP	846.92	846.92
3577	439 - YOUNG & HAROS,LLC	PO 28221 WALMART	210.00	210.00
TOTAL			-----	104,186.62

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING				
08.269.500	PENNWORKS 2008 GOB			0.00	104,186.62
08.429.200	SUPPLIES			921.45	
08.429.313	ENGINEERING SERVICES	3,457.02			
08.429.314	PROFESSIONAL FEE SOLICITOR	25,085.58			
08.429.361	ELECTRIC	247.00			
08.429.374	MAINT/REPAIR EQUIPMENT	7,509.92			
08.429.452	SLUDGE HAULING	66,571.75			
08.472.106	PENNWORKS INTEREST LN #99900048	350.00			
		43.90			
TOTALS FOR SEWER FUND		-----	-----	-----	-----
		103,265.17	0.00	921.45	104,186.62

Total to be paid from Fund 08 SEWER FUND

104,186.62  
-----  
104,186.62

8



# Pocono Summit Volunteer Fire Company

5335 Hummingbird Dr. Pocono Summit, PA 18346

(570) 839-7241



December 8, 2025

Pride ~ Prevention ~ Protection

Board of Supervisors  
Coolbaugh Township  
5520 Municipal Drive  
Tobyhanna, PA 18466

Good afternoon,

Pocono Summit VFC would like to submit this letter as an official bid on the township-owned

**2000 Freightliner E-One with the following specs and equipment:**

- On-Board Generator
- 2 Foam Tanks
- Electric cord reel
- Rear Hose Reel (hose included)
- Emergency vehicle lighting (red/white)
- Rear arrow stick (amber directional warning)
- 5" supply line hose (yellow) included
- 3" supply line hose (white) included
- 42,000 GVWR
- Reverse camera
- AM/FM/cassette radio
- Thermal imaging camera and charger included
- Hard suction hose (x2) included

We would like to offer the amount of \$25,000.00 for said vehicle. We believe if you accept our offer this would be a huge asset not only to the company, but also to the community.

Thanking you in advance for your consideration.

Respectfully,

*Michelle Gonzalez*

Michelle Gonzalez  
PSVFC Board President  
570-764-3579

*William Drum*

William Drum  
PSVFC Board Vice President  
973-224-2295