

**COOLBAUGH TOWNSHIP
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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION AGENDA
February 6, 2024, 6:00PM**

1. Discussion on Proposed Act 167 Stormwater Ordinance Revisions- Greg Haas, Township Engineer
2. Discussion on Proposed Logistics Center Ordinance Revision- Greg Haas, Township Engineer
3. Short Term Rental Discussion Request
4. Public Comment

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**BOARD OF SUPERVISORS OF
THE TOWNSHIP OF COOLBAUGH
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COOLBAUGH TOWNSHIP
STORMWATER MANAGEMENT AND EARTH DISTURBANCE
ORDINANCE AT CHAPTER 344 OF THE CODE OF ORDINANCES OF
COOLBAUGH TOWNSHIP IN ITS ENTIRETY TO READ AS SET FORTH
HEREIN.**

WHEREAS, Coolbaugh Township has previously ordained and enacted an ordinance entitled the Coolbaugh Township Stormwater Management and Earth Disturbance Ordinance found at Chapter 344 of the Coolbaugh Township Code of Ordinances; and

WHEREAS, the Board of Supervisors of Coolbaugh Township believes that it is in the best interest of the Township and the residents of the Township to amend the Coolbaugh Township Stormwater Management and Earth Disturbance Ordinance by amending and replacing all of Chapter 344 of the Coolbaugh Township Code of Ordinances as set forth herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 344, Stormwater Management and Earth Disturbance, of the Coolbaugh Township Code of Ordinances is hereby amended and replaced in its entirety as follows:

SECTION I.

Chapter 344, Stormwater Management and Earth Disturbance, of the Coolbaugh Township Code of Ordinances is hereby amended and replaced in its entirety as follows:

Chapter 344. Stormwater Management and Earth Disturbance

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Chapter 344

Stormwater Management and Earth Disturbance

ARTICLE I- GENERAL PROVISIONS

§344-1. Statement of Findings

The Board of Supervisors of Coolbaugh Township finds that:

- A. Inadequate management of accelerated stormwater runoff resulting from development throughout a watershed increases flood flows and velocities, contributes to erosion and sedimentation, overtaxes the carrying capacity of existing streams and storm sewers, greatly increases the cost of public facilities to convey and manage stormwater, undermines floodplain management and flood reduction efforts in upstream and downstream communities, reduces groundwater recharge, and threatens public health and safety.
- B. A comprehensive program of stormwater management, including reasonable regulation of development and activities causing accelerated erosion, is fundamental to the public health, safety, welfare, and the protection of the people of Coolbaugh Township and all the people of the Commonwealth, their resources, and the environment.
- C. Inadequate management of accelerated stormwater runoff resulting from development throughout a watershed poses a threat to surface and groundwater quality.
- D. Through project design, impacts from stormwater runoff can be minimized to maintain the natural hydrologic regime, and sustain high water quality, groundwater recharge, stream baseflow and aquatic ecosystems. The most cost effective and environmentally advantageous way to manage storm water runoff is through nonstructural project design, minimizing impervious surfaces and sprawl, avoiding sensitive areas (i.e., buffers, floodplains, steep slopes), and designing to topography and soils to maintain the natural hydrologic regime.

§344-2. Purpose

The purpose of this Chapter is to promote the public health, safety, and welfare within Coolbaugh Township by maintaining the natural hydrologic regime and minimizing the impacts described in Section 344-1 of this Chapter through provisions designed to:

- A. Promote alternative project designs and layout that minimizes impacts to surface and ground water.
- B. Promote nonstructural BMP's.
- C. Minimize increases in stormwater volume.
- D. Minimize impervious surfaces.
- E. Manage accelerated runoff and erosion and sedimentation problems at their source by regulating activities that cause these problems during construction.
- F. Utilize and preserve the existing natural drainage systems.

- G. Encourage recharge of groundwater where appropriate and prevent degradation of groundwater quality.
- H. Address the quality and quantity of stormwater discharges from the development site.
- I. Maintain existing baseflow and quality of streams and watercourses in the Municipality and the Commonwealth
- J. Preserve the flood carrying capacity of streams.
- K. Provide proper maintenance of all permanent stormwater management facilities that are constructed in the Municipality.
- L. Provide performance standards and design criteria for watershed-wide stormwater management and planning.

§344-3. Statutory Authority

The Municipality is empowered to regulate land use activities that affect runoff, surface and groundwater quality and quantity by the authority of the Act of October 4, 1978 32 P.S., P.L. 864 (Act 167) Section 680.1 et seq., as amended, the "Stormwater Management Act" (hereinafter referred to as "the Act"), and the Water Resources Management Act of 2002, as amended, Municipalities Planning Code, Act of 1968, P.L.805, No.247, as amended, and the Second Class Township Code, 53 PS Section 66501 et seq., 66601 et seq.

§344-4. Applicability/Regulated Activities

This Chapter shall apply to the entire Township.

This Chapter shall only apply to permanent nonstructural and structural stormwater management Best Management Practices (BMP's) constructed as part of any of the "Regulated Activities" listed in this Section.

This Chapter contains only the stormwater management performance standards and design criteria that are necessary or desirable from a watershed-wide perspective. Local stormwater management design criteria (e.g., inlet spacing, inlet type, collection system design and details, outlet structure design, etc.) shall continue to be regulated by the applicable Municipal Ordinances and applicable State Regulations.

The Municipality may, after consultation with Pennsylvania Department of Environmental Protection (PaDEP) or the Monroe County Conservation District (MCCD), approve alternative methods for meeting the State Water Quality Requirements other than those in this Chapter, provided that they meet the minimum requirements of, and do not conflict with, State law including but not limited to the Clean Streams Law and the Pennsylvania Stormwater BMP Manual as revised.

The following activities are defined as "Regulated Activities" and shall be regulated by this Chapter:

- A. Land development.
- B. Subdivisions.
- C. Construction of/or additional impervious or semi-pervious surfaces (driveways, parking lots, roads).

- D. Construction of new buildings or additions to existing buildings.
- E. Redevelopment of a site which will increase runoff or change a discharge point. Any redevelopment that does not increase the runoff must still comply with Sections 344-10 (Water Quality and Streambank Erosion Requirements) and 344-11 (Ground Water Recharge).
- F. Diversion piping or encroachments in any natural channel.

§344-5. Compatibility with Other Ordinance Requirements

Approvals issued pursuant to this Chapter do not relieve the Applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance.

ARTICLE II-DEFINITIONS

§344-6. Interpretation.

For the purposes of this Chapter, certain terms and words used herein shall be interpreted as follows:

- A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.
- B. The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.
- C. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation, unit of government, or any other similar entity.
- D. The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.
- E. The words "used or occupied" include the words "intended, designed, maintained, or arranged to be used, occupied or maintained".

§344-7- Definitions

Accelerated Erosion - The removal of the surface of the land through the combined action of human activity and the natural processes of a rate greater than would occur because of the natural process alone.

Agricultural Activities - The work of producing crops and raising livestock including tillage, plowing, disking, harrowing, pasturing and installation of conservation measures. For purposes of regulation by this Ordinance construction of new buildings or impervious area is not considered an agricultural activity.

Alteration - As applied to land, a change in topography as a result of the moving of soil and rock from one location or position to another; also, the changing of surface conditions by causing the surface to be more or less impervious; land disturbance.

Applicant - A person who has filed an application for approval to engage in any "Regulated Activities" as defined in Section 344-4 of this Chapter.

Bankfull - The channel at the top-of-bank or point where water begins to overflow onto a floodplain.

Base Flow - The portion of stream flow that is sustained by ground water discharge.

Bioretention - A storm water retention area which utilizes woody and herbaceous plants and soils to remove pollutants before infiltration occurs.

Best Management Practice (BMP) - Activities, facilities, measures, planning or procedures used to minimize accelerated erosion and sedimentation and manage stormwater to protect, maintain, reclaim, and restore the quality of waters and the existing and designated uses of waters within this Commonwealth before, during, and after earth disturbance activities. Stormwater structures, facilities and techniques to control, maintain or improve the quantity and quality of surface runoff and groundwater recharge. (Also referred to as 'Stormwater Control Measures' (SCMs)).

BMP Manual - Pennsylvania Stormwater Best Management Practices Manual (Stormwater BMP Manual), Commonwealth of Pennsylvania, Department of Environmental Protection, No 363-0300-002 (December 2006), as amended and updated.

Board of Supervisors – Coolbaugh Township Board of Supervisors.

Buffer - The area of land immediately adjacent to any wetland, lake, pond, vernal pond, or stream, measured perpendicular to and horizontally from the delineated edge of the wetland, lake, pond, or vernal pond, or the top-of-bank on both sides of a stream.

Channel Erosion - The widening, deepening, and headward cutting of small channels and waterways, caused by stormwater runoff or bankfull flows.

Cistern - An underground reservoir or tank for storing rainwater.

Conservation District - The Monroe County Conservation District (MCCD).

Consumptive Water Use - That part of water removed from the immediate water environment not available for other purposes such as water supply, maintenance of stream flows, water quality, fisheries and recreation, as opposed to water that is used non-consumptively, which is returned to a surface water, where practicable, and/or to groundwater.

Culvert - A structure with appurtenant works, which carries water under or through an embankment or fill.

Dam - An artificial barrier, together with its appurtenant works, constructed for the purpose of impounding or storing water or another fluid or semifluid, or a refuse bank, fill or structure for highway, railroad or other purposes which does or may impound water or another fluid or semifluid.

Department - The Pennsylvania Department of Environmental Protection (PaDEP).

Designee - The agent of the Monroe County Planning Commission, Monroe County Conservation District and/or agent of the Governing Body involved with the administration, review or enforcement of any provisions of this Ordinance by contract or memorandum of understanding.

Design Professional (Qualified) - A Pennsylvania Registered Professional Engineer, Registered Landscape Architect or a Registered Professional Land Surveyor trained to develop stormwater management plans.

Design Storm - The magnitude and temporal distribution of precipitation from a storm event measured in probability of occurrence (e.g., a 5-year storm) and duration (e.g., 24-hours), used in the design and evaluation of stormwater management systems.

Detention Basin - An impoundment structure designed to manage stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate.

Development Site - The specific tract of land for which a Regulated Activity is proposed.

Diffused Drainage Discharge - Drainage discharge not confined to a single point location or channel, such as sheet flow or shallow concentrated flow.

Disturbed Areas - Unstabilized land area where an earth disturbance activity is occurring or has occurred.

Downslope Property Line - That portion of the property line of the lot, tract, or parcels of land being developed located such that overland or pipe flow from the site would be directed towards it.

Drainage Conveyance Facility - A Stormwater Management facility designed to transmit stormwater runoff and shall include channels, swales, pipes, conduits, culverts, storm sewers, etc.

Drainage Easement - A right granted by a Grantor to a Grantee, allowing the use of private land for stormwater management purposes.

Drainage Permit - A permit issued by the Municipality after the drainage plan has been approved.

Drainage Plan - The documentation of the stormwater management system, if any, to be used for a given development site, the contents of which are established in Section 344-18.

Earth Disturbance Activity - A construction or other human activity which disturbs the surface of the land, including land clearing and grubbing, grading, excavations, embankments, land development, agricultural plowing or tilling, operation of animal heavy use areas, timber harvesting activities, road maintenance activities, oil and gas activities, well drilling, mineral extraction, and the moving, depositing, stockpiling, or storing of soil, rock or earth materials.

Emergency Spillway - A conveyance area that is used to pass peak discharge greater than the maximum design storm controlled by the storm water facility.

Encroachment - A structure or activity that changes, expands or diminishes the course, current or cross section of a watercourse, floodway or body of water.

Erosion - The natural process by which the surface of the land is worn away by water, wind or chemical action.

Erosion and Sediment Control Plan - A site-specific plan consisting of both drawings and a narrative that identifies BMPs to minimize accelerated erosion and sedimentation before, during and after earth disturbance activities. (ESCP)

Exceptional Value Waters - Surface waters of high quality which satisfy Pennsylvania Code Title 25 Environmental Protection, Chapter 93, Water Quality Standards, § 93.4b(b) (relating to anti-degradation).

Existing Conditions - The initial condition of a project site prior to the proposed alteration. If the initial condition of the site is undeveloped land, the land use shall be considered as "meadow" unless the natural land cover is proven to generate lower Curve Numbers (CN) or Rational "C" value.

FEMA - The Federal Emergency Management Agency.

Flood - A temporary condition of partial or complete inundation of land areas from the overflow of streams, rivers, and other waters of this Commonwealth.

Floodplain - The lands adjoining a river or stream that have been or may be expected to be inundated by flood waters in a 100-year frequency flood.

Floodway - The channel of the watercourse and those portions of the adjoining floodplains, which are reasonably required to carry and discharge the 100-year frequency flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies provided by FEMA. In an area where no FEMA maps or studies have defined the boundary of the 100-year frequency floodway, it is assumed - absent evidence to the contrary - that the floodway extends from the stream to 50 feet from the top of the bank of the stream.

Forest Management/Timber Operations - Planning and activities necessary for the management of forest land with no change of land use proposed. These include timber inventory and preparation

of forest management plans, silvicultural treatment, cutting budgets, logging road design and construction, timber harvesting and reforestation.

Freeboard - A vertical distance between the elevation of the design high-water and the top of a dam, levee, tank, basin, swale, or diversion berm. The space is required as a safety margin in a pond or basin.

Grade - A slope, usually of a road, channel or natural ground specified in percent and shown on plans as specified herein. (To) Grade - to finish the surface of a roadbed, top of embankment or bottom of excavation.

Grassed Waterway - A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses, used to convey surface water.

Groundwater Recharge - Replenishment of existing natural underground water supplies without degrading groundwater quality.

HEC-HMS - The U.S. Army Corps of Engineers, Hydrologic Engineering Center (HEC) - Hydrologic Modeling System (HMS) computer program.

High Quality Waters - Surface waters having quality which exceeds levels necessary to support propagation of fish, shellfish, and wildlife and recreation in and on the water by satisfying Pennsylvania Code Title 25 Environmental Protection, Chapter 93 Water Quality Standards, § 93.4b(a).

High Tunnel - A structure which meets the following:

- (i) Is used for the production, processing, keeping, storing, sale or shelter of an agricultural commodity as defined in Section 2 of the Act of December 19, 1974 (P.L. 973, No. 319), known as the "Pennsylvania Farmland and Forest Land Assessment Act of 1974" or for the storage of agricultural equipment and supplies.

As per the Act, "Agricultural Commodity" is defined as follows:

- (1) Agricultural, apicultural, aquacultural, horticultural, floricultural, silvicultural, viticultural and dairy products.
- (2) Pasture.
- (3) Livestock and the products thereof.
- (4) Ranch-raised furbearing animals and the products thereof.
- (5) Poultry and the products of poultry.
- (6) Products commonly raised or produced on farms which are:
 - (i) intended for human consumption; or
 - (ii) transported or intended to be transported in commerce.
- (7) Processed or manufactured products of products commonly raised or produced on farms which are:
 - (i) intended for human consumption; or
 - (ii) transported or intended to be transported in commerce.
- (8) Compost.

- (ii) Is constructed consistent with all of the following:
 - a. Has a metal, wood or plastic frame.
 - b. When covered, has a plastic, woven textile, or other flexible covering.
 - c. Has a floor made of soil, crushed stone, matting, pavers or a floating concrete slab.

Hydrologic Regime (natural) - The hydrologic cycle or balance that sustains quality and quantity of storm water, baseflow, storage, and groundwater supplies under natural conditions.

Hydrologic Soil Group - A classification of soils by the Natural Resources Conservation Service, formerly the Soil Conservation Service, into four runoff potential groups. The groups range from A soils, which are very permeable and produce little runoff, to D soils, which are not very permeable and produce much more runoff.

Impervious Surface - A surface that prevents the percolation of water into the ground such as rooftops, pavement, sidewalks, driveways, gravel drives, roads and parking.

Impoundment - A retention or detention basin designed to retain stormwater runoff and release it at a controlled rate.

Infill - Development that occurs on smaller parcels that remain undeveloped but are within or very close proximity to urban areas. The development relies on existing infrastructure and does not require an extension of water, sewer or other public utilities.

Infiltration - For stormwater to pass through the soil from the surface.

Infiltration Structures - A structure designed to direct runoff into the underground water (e.g., French drains, seepage pits, seepage trench, etc.).

Inlet - The upstream end of any structure through which water may flow.

Land Development - as defined within the Subdivision and Land Development Ordinance.

Limiting zone - A soil horizon or condition in the soil profile or underlying strata which includes one of the following:

- (i) A seasonal high water table, whether perched or regional, determined by direct observation of the water table or indicated by soil mottling.
- (ii) A rock with open joints, fracture or solution channels, or masses of loose rock fragments, including gravel, with insufficient fine soil to fill the voids between the fragments.
- (iii) A rock formation, other stratum or soil condition which is so slowly permeable that it effectively limits downward passage of water.

Lot - A part of a subdivision or a parcel of land used as a building site or intended to be used for building purposes, whether immediate or future, which would not be further subdivided. Whenever a lot is used for a multiple family dwelling or for commercial, institutional or industrial purposes, the lot shall be deemed to have been subdivided into an equivalent number of single family residential lots as determined by estimated sewage flows.

Main Stem (Main Channel) - Any stream segment or other runoff conveyance facility used as a reach in a watercourses hydrologic model.

Management District - Those subareas in which some type of detention is required to meet the plan requirements and the goals of Act 167.

Manning Equation (Manning formula) - A method for calculation of the velocity of flow (e.g., feet per second) and flow rate (e.g., cubic feet per second) in open channels based upon channel shape, roughness, depth of flow and slope. "Open channels" may include closed conduits so long as the flow is not under pressure.

Municipality – Coolbaugh Township, Monroe County, Pennsylvania. See Township.

Natural Hydrologic Regime - see Hydrologic Regime (natural)

Non-point Source Pollution - Pollution that enters a water body from diffuse origins in the watershed and does not result from discernible, confined, or discrete conveyances.

Nonstructural BMPs - Methods of controlling stormwater runoff quantity and quality, such as innovative site planning, impervious area and grading reduction, protection of natural depression areas, temporary ponding on site and other techniques.

NRCS - Natural Resource Conservation Service (previously SCS).

Open Channel - A drainage element in which stormwater flows within an open surface. Open channels include, but shall not be limited to, natural and man-made drainage ways, swales, streams, ditches, canals, and pipes flowing partly full.

Outfall - Point where water flows from a conduit, stream, or drain.

Outlet - Points of water disposal from a stream, river, lake, tidewater or artificial drain.

Parent Tract - The parcel of land from which a land development or subdivision originates, existing as of the date of municipal adoption of the original Coolbaugh Township Stormwater Management Ordinance.

Parking Lot Storage - The use of parking areas as temporary impoundments with controlled release rates during rainstorms.

Peak Discharge - The maximum rate of stormwater runoff from a specific storm event.

Penn. State Runoff Model (calibrated) - The computer-based hydrologic modeling technique adapted to watersheds for the Act 167 Plans. The model has been "calibrated" to reflect actual recorded flow values by adjoining key model input parameters.

PennDOT - Pennsylvania Department of Transportation.

Pipe - A culvert, closed conduit, or similar structure (including appurtenances) that conveys stormwater.

Planning Commission - The Planning Commission of Coolbaugh Township.

PMF - Probable Maximum Flood - The flood that may be expected from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible in any area. The PMF is derived from the probable maximum precipitation (PMP) as determined based on data obtained from the National Oceanographic and Atmospheric Administration (NOAA).

Practicable Alternative - An alternative that is available and capable of being implemented after taking into consideration cost, existing technology and logistics in light of overall project purposes.

Predevelopment - Undeveloped/Natural Condition. See Existing Conditions.

Pretreatment - Techniques employed in structural and nonstructural stormwater BMPs to provide storage or filtering to help trap coarse materials and other pollutants before they enter the system, but not necessarily meet the water quality volume requirements of Section 344-10.

Rational Formula - A rainfall-runoff relation used to estimate peak flow.

Recharge Area - Undisturbed surface area or depression where stormwater collects, and a portion of which infiltrates and replenishes the underground and groundwater.

Record Drawings - Original documents revised to suit the as-built conditions and subsequently provided by the Design Professional (Qualified) to the Applicant. The Design Professional takes the Contractor's as-builts, reviews them in detail with his/her own records for completeness, then either turns these over to the Applicant or transfers the information to a set of reproducible, in both cases for the Applicant's permanent records."

Redevelopment - Any construction, alteration, or improvement exceeding 5,000 square feet of impervious surface on sites where existing land use is commercial, industrial, institutional, or multifamily residential.

Regulated Activities - Actions or proposed actions that have an impact on stormwater runoff quality and quantity and that are specified in Section 344-4 of this Ordinance.

Release Rate - The reduction of post development peak rates of runoff from a site or subarea to existing conditions peak rates of runoff to protect downstream areas.

Retention Basin - A structure in which stormwater is stored and not released during the storm event. Retention basins do not have an outlet other than recharge and must infiltrate stored water in no more than 4 days.

Return Period - The average interval, in years, within which a storm event of a given magnitude can be expected to recur.

Riser - A vertical pipe extending from the bottom of a pond that is used to control the discharge rate from the pond for a specified design storm.

Rooftop Detention - Temporary ponding and gradual release of stormwater falling directly onto flat roof surfaces by incorporating controlled-flow roof drains into building designs.

Runoff - Any part of precipitation that flows over the land surface.

SALDO - Subdivision and Land Development Ordinance.

Sediment Basin - A barrier, dam, retention or detention basin located and designed to retain rock, sand, gravel, silt, or other material transported by water during construction.

Sediment Pollution - The placement, discharge or any other introduction of sediment into the waters of the Commonwealth.

Sedimentation - The action or process of forming or depositing sediment in waters of this Commonwealth.

Seepage Pit/Seepage Trench - An area of excavated earth filled with loose stone or similar coarse material, into which surface water is directed for infiltration into the underground and groundwater.

Sheet Flow - Runoff that flows over the ground surface as a thin, even layer.

Soil-Cover Complex Method - A method of runoff computation developed by the NRCS that is based on relating soil type and land use/cover to a runoff parameter called Curve Number (CN).

Source Water Protection Areas (SWPA) - The zone through which contaminants, if present, are likely to migrate and reach a drinking water well or surface water intake.

Special Protection Watersheds - Watersheds for which the receiving waters are exceptional value (EV) or high quality (HQ) waters.

Spillway - A conveyance that is used to pass the peak discharge of the maximum design storm controlled by the stormwater facility.

Storage Indication Method - A reservoir routing procedure based on solution of the continuity equation (inflow minus outflow equals the change in storage) with outflow defined as a function of storage volume and depth.

Storm Frequency - The number of times that a given storm "event" occurs or is exceeded on the average in a stated period of years. See "Return Period".

Storm Sewer - A system of pipes and/or open channels that convey intercepted runoff and stormwater from other sources but excludes domestic sewage and industrial wastes.

Stormwater - Runoff from precipitation, snowmelt, surface runoff and drainage.

Stormwater Management Facility - Any structure, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise affects stormwater runoff quality and quantity. Typical stormwater management facilities include, but are not limited to, detention and retention basins, open channels, storm sewers, pipes, and infiltration structures.

Stormwater Management Plan - The plan for managing those land use activities that will influence stormwater runoff quality and quantity and that would impact watercourses adopted by Monroe County as required by the Act of October 4, 1978, P.L. 864, (Act 167), and known as the "Watershed Act 167 Stormwater Management Plan".

Stormwater Management Site Plan - The plan prepared by the Applicant or his representative indicating how stormwater runoff will be managed at the particular site of interest according to this Ordinance.

Stream - A watercourse.

Stream Enclosure - A bridge, culvert or other structure in excess of 100 feet in length upstream to downstream which encloses a regulated water of this Commonwealth.

Subarea (Subwatershed) - The smallest drainage unit of a watershed for which stormwater management criteria have been established in the Stormwater Management Plan.

Subdivision - as defined within the Subdivision and Land Development Ordinance.

Swale - A low lying stretch of land which gathers or carries surface water runoff.

Timber Operations - See Forest Management.

Time-of-Concentration (Tc) - The time for surface runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed. This time is the combined total of overland flow time and flow time in pipes or channels, if any.

Township – Coolbaugh Township, Monroe County, Pennsylvania.

Vernal Pond – a temporary wetland that fills after the snowfall each spring. They are formed seasonally in shallow ground depressions from spring snowmelt, precipitation, and rising water tables. They are the seasonal breeding and feeding grounds for many amphibians and insects, as well as the reptiles, birds, and mammals that depend on them for food. (also known as ‘vernal pools’ or ‘ephemeral pools’.)

Watercourse - A channel or conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

Waters of the Commonwealth - Rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs, and other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

Wellhead - The point at which a groundwater well bore hole meets the surface of the ground.

Wellhead Protection Area - The surface and subsurface area surrounding a water supply well, well field, spring or infiltration gallery supplying a public water system, through which contaminants are reasonably likely to move toward and reach the water source.

Wetland - Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.

ARTICLE III-STORMWATER MANAGEMENT

§344-8. General Requirements

- A. Applicants proposing Regulated Activities in Coolbaugh Township which do not fall under the exemption criteria shown in Section 344-17 shall submit a Drainage/Stormwater Management Plan consistent with this Chapter to the Municipality for review. These criteria shall apply to the total proposed development even if development is to take place in stages.
- B. The Applicant is required to perform an alternatives analysis to find practicable alternatives to the surface discharge of stormwater, the creation of impervious surfaces and the degradation of waters of the Commonwealth and must maintain as much as possible the natural hydrologic regime.
- C. The Drainage/Stormwater Management Plan must be designed through an alternatives analysis consistent with the sequencing provisions of Section 344-9 to ensure maintenance of the natural hydrologic regime and to promote groundwater recharge and protect groundwater and surface water quality and quantity. The Drainage/Stormwater Management Plan designer must proceed sequentially in accordance with Article III of this Chapter.
- D. Stormwater drainage systems shall be provided in order to permit unimpeded flow along natural watercourses, except as modified by stormwater management facilities or open channels consistent with this Chapter.
- E. The existing points of concentrated drainage that discharge onto adjacent property shall not be altered in any manner which could cause property damage without permission of the affected property owner(s) and shall be subject to any applicable discharge criteria specified in this Chapter.
- F. Areas of existing diffused drainage discharge shall be subject to any applicable discharge criteria in the general direction of existing discharge, whether proposed to be concentrated or maintained as diffused drainage areas, except as otherwise provided by this Chapter. If diffused drainage discharge is proposed to be concentrated and discharged onto adjacent property, the Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding or other impacts will result from the concentrated discharge.
- G. Where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements contained in Section 344-10.I.7 of this Chapter.
- H. Any stormwater management facilities regulated by this Chapter that would be located in or adjacent to waters of the Commonwealth or wetlands shall be subject to approval by PaDEP through the Joint Permit Application process, or, where deemed appropriate by PaDEP, the General Permit process. When there is a question whether wetlands may be involved, it is the responsibility of the Applicant or his agent to show that the land in question cannot be classified as wetlands, otherwise approval to work in the area must be obtained from PaDEP.
- I. Any stormwater management facilities regulated by this Chapter that would be located on State highway rights-of-way shall be subject to approval by the Pennsylvania Department of Transportation (PennDOT).

- J. Infiltration of runoff through seepage beds, infiltration trenches, etc., where soil conditions permit, and the minimization of impervious surfaces to the extent permitted by the Municipality's Zoning Ordinance, are encouraged to reduce the size or eliminate the need for detention facilities or other structural BMPs.
- K. Roof drains shall not be connected to streets, sanitary or storm sewers, or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater where advantageous to do so. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.
- L. All stormwater runoff, other than roof top runoff discussed in Section K. above, shall be treated for water quality prior to discharge to surface or groundwater.

§344-9. Non-Structural Project Design (Sequencing to Minimize Stormwater Impacts)

- A. The design of all Regulated Activities shall include the following steps in sequence to minimize stormwater impacts.
 - 1. The Applicant is required to find practicable alternatives to the surface discharge of stormwater, the creation of impervious surfaces and the degradation of waters of the Commonwealth and must maintain as much as possible the natural hydrologic regime of the site.
 - 2. An alternative is practicable if it is available and capable of being done after taking into consideration cost, existing technology and logistics in light of overall project purposes.
 - 3. All practicable alternatives to the discharge of stormwater are presumed to have less adverse impact on quantity and quality of waters of the Commonwealth unless otherwise demonstrated.
- B. The Applicant shall demonstrate that they designed the Regulated Activities in the following sequence to minimize the increases in stormwater runoff and impacts to water quality:
 - 1. Prepare an Existing Resource and Site Analysis Map (ERSAM), showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal ponds, flood plains, buffer areas, hydrologic soil groups A and B (areas conducive to infiltration), any existing recharge areas and any other requirements outlined in the municipal Subdivision and Land Development Ordinance.
 - 2. Establish buffers in accordance with Section 344-10.I.
 - 3. Prepare a draft project layout avoiding earth disturbance in sensitive areas identified in Section 344-9.B.1 and minimizing total site earth disturbance as much as possible. The ratio of the disturbed area to the entire site area and measures taken to minimize earth disturbance shall be included on the ERSAM.
 - 4. Identify site specific predevelopment drainage areas, discharge points, recharge areas to be preserved and hydrologic soil groups A and B to be utilized for recharge.

5. Evaluate Nonstructural Stormwater Management Alternatives
 - a. Minimize earth disturbance.
 - b. Minimize impervious surfaces.
 - c. Break up large impervious surfaces.
6. Satisfy the Water Quality and Streambank Erosion Requirements outlined in Section 344-10.
7. Satisfy Groundwater Recharge (infiltration) requirements of Section 344-11 and provide for stormwater treatment prior to infiltration.
8. Determine the Management District where the site is located (Appendix D) and conduct a predevelopment runoff analysis.
9. Prepare final project design to maintain predevelopment discharge points, to minimize earth disturbance and impervious surfaces, and to reduce runoff to the maximum extent possible.
10. Conduct a post development runoff analysis based on the final design and meet the release rate, the overbank flow and extreme event requirements of Section 344-12.
11. Manage any remaining runoff through treatment prior to discharge, as part of detention, bioretention, direct discharge or other structural control.

§344-10. Water Quality and Streambank Erosion Requirements

In addition to the performance standards and design criteria requirements of this Chapter, the Applicant SHALL comply with the following water quality requirements of this Article.

- A. For water quality and streambank erosion, the objective is to design a water quality BMP to detain the proposed conditions 2-year, 24-hour design storm to the existing conditions 1-year flow using the SCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions 1- year storm takes a minimum of 24 hours to drain from the facility from a point where the maximum volume of water from the 1-year storm is captured. (i.e., the maximum water surface elevation achieved in the facility.) At the same time, the objective is not to attenuate the larger storms in "no detention" areas (District C). This can be accomplished by configuration of the outlet structure not to control the larger storms, or by a bypass or channel to divert only the 2-year design storm into the basin or divert flows in excess of the 2-year storm away from the basin.

Where practicable, wet basins shall be utilized for water quality control and shall meet the requirements found in the PA Stormwater BMP manual as revised.

Release of water can begin at the start of the storm (i.e., the invert of the water quality orifice is at the invert of the facility). The design of the facility shall consider and minimize the chances of clogging and sedimentation. Orifices smaller than 3 inches diameter are not recommended. However, if the Design Professional can provide proof that the smaller orifices are protected from clogging by use of trash racks, etc., smaller orifices may be permitted.

- B. Where an NPDES permit for stormwater discharges associated with construction activities is required, the water quality requirements of that permit should be used. However, the buffer provisions listed below shall be applied to all applications.
- C. In selecting the appropriate BMPs or combinations thereof, the Applicant SHALL consider the following:
1. Total contributing area.
 2. Permeability and infiltration rate of the site soils.
 3. Slope and depth to bedrock.
 4. Depth to seasonal high water table.
 5. Proximity to building foundations and well heads.
 6. Erodibility of soils.
 7. Land availability and configuration of the topography.
 8. Peak discharge and required volume control.
 9. Stream bank erosion.
 10. Efficiency of the BMPs to mitigate potential water quality problems.
 11. The volume of runoff that will be effectively treated.
 12. The nature of the pollutant being removed.
 13. Maintenance requirements.
 14. Creation/protection of aquatic and wildlife habitat.
 15. Recreational value.
- D. The temperature and quality of water and streams shall be maintained through the use of temperature sensitive BMPs and stormwater conveyance systems.
- E. The Applicant shall consider the guidelines found in the PaDEP BMP Manual (latest edition) for constructed wetlands, where proposed.
- F. Pretreatment in accordance with Sections 344-8.K and 344-8.L shall be provided prior to infiltration.
- G. Streambank restoration projects shall include the following:
1. No restoration or stabilization projects may be undertaken without examining the fluvial geomorphology of stable reaches above and below the unstable reach.

2. Restoration project design must consider maintenance of stability in the adjacent stable reaches of the stream channel.
3. An Erosion and Sediment Control Plan approved by the Conservation District must be provided by the Applicant.
4. All applicable State and Federal permits must be obtained.

H To accomplish the above, the Applicant SHALL submit original and innovative designs to the Municipality's Engineer for review and approval. Such designs may achieve the water quality objectives through a combination of BMPs (Best Management Practices).

I Buffers

1. In addition to the other requirements of Section 344-10, buffers shall be provided in accordance with this Section.
2. Where resource buffers overlap, the more restrictive requirements shall apply.
3. Pre-existing Lots or Parcels/Development in Outer Buffers - In the case of legally pre-existing lots or parcels (approved prior to the effective date of this Chapter) where the useable area of a lot or parcel lies within an outer buffer area, rendering the lot or parcel unable to be developed in accordance with the allowable use per the Coolbaugh Township Zoning Ordinance, the development may only be permitted by variance as provided in the Coolbaugh Township Zoning Ordinance.
4. Improvements to Existing Structures in Outer Buffers - The provisions of this Section 344-10.I do not require any changes or improvements to be made to lawfully existing structures in buffers. However, when any substantial improvement to a structure is proposed which results in a horizontal expansion of that structure, the improvement may only be permitted by variance as provided in the Coolbaugh Township Zoning Ordinance.
5. Wetlands and Vernal Ponds
 - a. Wetland Identification – wetlands shall be identified in accord with the most current U.S. Army Corps of Engineers Manual for Identifying and Delineating Wetlands, properly flagged and surveyed on site to ensure they are protected.
 - 1) Wetlands in an artificial watercourse – wetlands contained within the banks of an artificial watercourse shall not be considered for buffer delineation purposes.
 - 2) Wetlands in a natural watercourse – where wetlands are contained within the banks of a natural watercourse, only the stream buffer shall apply.
 - b. Wetland and Vernal Pond Buffer Delineation – A 150 foot inner buffer and 150 foot outer buffer, measured perpendicular to and horizontally from the edge of the delineated wetland or vernal pond for a total distance of 300 feet, shall be maintained for all wetlands and vernal ponds.

- i. Inner Buffer – Measured perpendicular to and horizontally from the edge of the delineated wetland or vernal pond, for a distance of 150 feet.
 - Stormwater conveyance required by Coolbaugh Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP and passive unpaved stable trails shall be permitted. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.
 - The area of the inner buffer altered by activities permitted in accord with Section 344-10.I.5.b.i shall be minimized to the greatest extent practicable.
- ii. Outer Buffer – Measured perpendicular to and horizontal from the outer edge of the inner buffer for a distance of 150 feet, resulting in a total buffer of 300 feet.
 - Stormwater conveyance required by Coolbaugh Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, roads constructed to existing grade, unpaved trails, and limited forestry activities that do not clear cut the buffer (e.g. selective regeneration harvest) in accord with a forestry management plan shall be permitted provided no buildings are involved, and those activities permitted under Sections 344-10.I.3 and 344-10.I.4.
 - No more than twenty percent (20%) of the cumulative outer buffer on the subject parcel shall be altered by the activities permitted in accordance with Section 344-10.I.5.b.ii.

6. Lakes and Ponds

- a. There is no required outer buffer around lakes and ponds.
- b. Lake and Pond Buffer Delineation – A 150 foot buffer measured perpendicular to and horizontally from the edge of water shall be maintained around any lake, pond and/or similar body of water.
- c. Permitted Activities/Development - Stormwater conveyance required by Coolbaugh Township, buffer maintenance and restoration, the correction of hazardous conditions, lake front views, boat docks and unpaved trails shall be permitted provided no buildings are involved.
- d. The area of the buffer impacted by activities permitted in Section 344-10.I.6.c. shall not exceed thirty-five percent (35%) of the buffer on the subject parcel.

7. Streams

a. Stream Buffer Delineation – A 150 foot inner buffer and 150 foot outer buffer, measured perpendicular to and horizontally from the top-of-bank on both sides of any stream, for a total distance of 300 feet, shall be maintained on both sides of any stream. See Figure 344-10.1.

i. Inner Buffer – Measured perpendicular to and horizontally from the top-of- bank of the stream for a distance of 150 feet.

- Stormwater conveyance required by Coolbaugh Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, fish hatcheries, wildlife sanctuaries and boat launch sites constructed so as not to alter the flood plain cross section, and unpaved trails shall be permitted providing no buildings are involved. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.
- The area of the inner buffer altered by activities permitted in accord with Section 344-10.I.7.a.i shall be minimized to the greatest extent practicable.

ii. Outer Buffer – Measured perpendicular to and horizontally from the outer edge of the inner buffer for a distance of 150 feet resulting in a total buffer of 300 feet.

- Stormwater conveyance required by Coolbaugh Township, buffer maintenance and restoration, the correction of hazardous conditions, agricultural activities, plant nurseries, parking lots constructed to existing grade, temporary fairs and carnivals, accessory uses for residential purposes, private sportsmen's club activities, athletic facilities, orchards, wildlife sanctuaries, boat launch sites, roads constructed to existing grade, stream crossings permitted by DEP and unpaved trails and limited forestry activities that do not clear cut the buffer (e.g. selective regeneration harvest) in accord with a forestry management plan shall be permitted provided no buildings are involved.
- In areas of the outer buffer which are not wetlands, vernal ponds or slopes of more than fifteen percent (15%), stormwater management facilities which improve water quality of stormwater discharge shall be permitted unless prohibited by other Township or state requirements. No other earth disturbance, grading, filling buildings, structures, new construction, or development shall be permitted.
- No more than twenty percent (20%) percent of the cumulative outer buffer on the subject parcel shall be

altered by the activities permitted in accordance with
Section 344-10.I.7.ii.

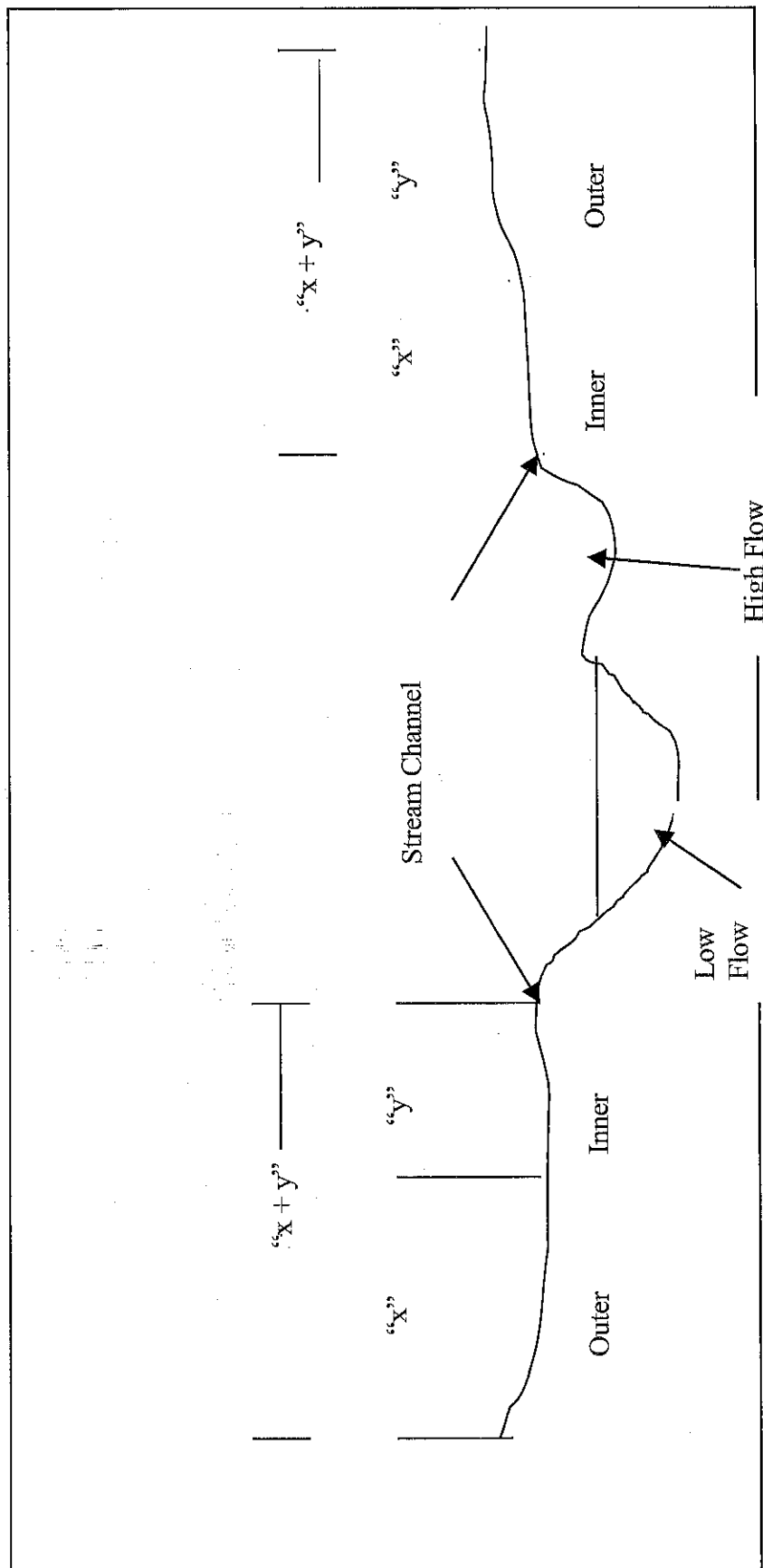


Figure 344-10.1 Stream Buffer

§344-11 Groundwater Recharge (Infiltration/Recharge/Bioretention)

Maximizing the ground water recharge capacity of the area being developed is required. Design of the infiltration/recharge stormwater management facilities shall consider providing ground water recharge to compensate for the reduction in the percolation that occurs when the ground surface is disturbed, or impervious surface is created. It is recommended that roof runoff be directed to infiltration BMPs which may be designed to compensate for the runoff from parking areas. These measurements are required to be consistent with Section 344-2 and take advantage of utilizing any existing recharge areas.

A. Infiltration BMPs shall meet the following minimum requirements:

1. Where a NPDES permit for stormwater discharges associated with construction activities is required, the volume control requirement of that permit should be met unless the volume control requirement in this plan is greater.

2. Maximum Infiltration Requirements:

- a. Regulated activities will be required to recharge (infiltrate), where practicable, a portion of the runoff created by the development as part of an overall stormwater management plan designed for the site. The volume of runoff to be recharged shall be determined from Sections 344-11.4.a. or 344-11.4.b, depending upon demonstrated site conditions.

3. Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics:

- a. A minimum depth of twenty-four inches (24") between the bottom of the BMP and the limiting zone.
- b. An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the Applicant's design professional.
- c. The recharge facility shall be capable of completely infiltrating the recharge volume within four (4) days from the end of the design storm.
- d. Pretreatment in accordance with Sections 344-8.K and 344-8.L shall be provided prior to infiltration.

4. The size of the recharge facility shall be based upon the following volume criteria:

- a. NRCS Curve Number equation.

The NRCS runoff shall be utilized to calculate the Infiltration Requirement (I) in inches (in.) for zero runoff:

$$I \text{ (in.)} = (200 / CN) - 2 \quad \text{[Equation 344-11.1]}$$

Where: CN = SCS (NRCS) curve number of existing conditions contributing to the recharge facility. This equation is displayed graphically in, and the infiltration requirement can be determined from, Figure 344-11.1.

The Recharge Volume Re_v in cubic feet (c.f.) required would therefore be computed as:

$$Re_v \text{ (c.f.)} = [I \text{ (in)} \times \text{impervious area (square feet)}] / 12$$

[Equation 344-11.2]

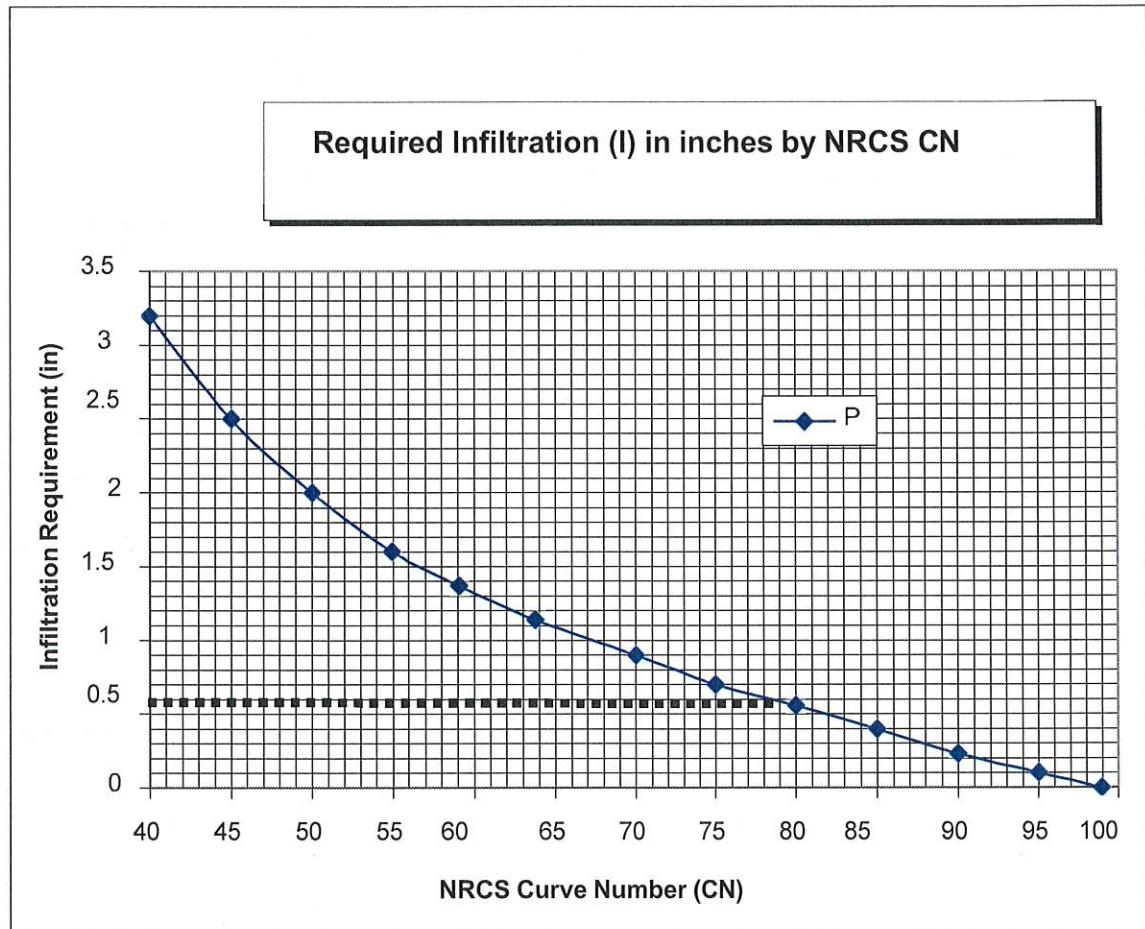


Figure 344-11.1. Infiltration requirement based upon NRCS Curve Number.

b. Annual Recharge – Water Budget Approach

It has been determined that infiltrating 0.6 inches of runoff from the post development impervious areas will aid in maintaining the hydrologic regime of the watershed. A minimum of 0.6 inches of rainfall shall be infiltrated from all impervious areas, up to an existing site condition curve number of 77. Above a curve number of 77, Equation 344-11.1 or the curve in Figure 344-11.1 shall be used to determine the Infiltration requirement and Equation 344-11.2 shall be used to determine the recharge volume.

The Recharge Volume (Re_v) required would therefore be computed as:

$$Re_v = [(0.6 \text{ or } I, \text{ whichever is less}) \times \text{impervious area}] / 12$$

B. Soils - A detailed soils evaluation of the project site shall be required where practicable to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and at a minimum, address soil permeability, depth to bedrock and subgrade stability. The general process for designing the infiltration BMP shall be:

1. Analyze hydrologic soil groups as well as natural and man-made features within the watershed to determine general areas of suitability for infiltration practices.
2. Provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accord with ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate.
3. Design the infiltration structure for the required storm volume based on field determined capacity at the level of the proposed infiltration surface.
4. If on-lot infiltration structures are proposed by the Applicant's design professional, it must be demonstrated to the Municipality that the soils are conducive to infiltrate on the lots identified.

C. Stormwater Hotspots – A stormwater hotspot is defined as a land use activity that generates higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff, based on monitoring studies. Table 344-11.1 provides samples of designated hotspots. If a site is designated as a hotspot, it has important implications for how stormwater is managed. First and foremost, untreated stormwater runoff from hotspots cannot be allowed to infiltrate into groundwater where it may contaminate water supplies. Therefore, the Rev requirement is NOT applied to development sites that fit into the hotspot category, but the requirements of Section 344-11.A should be met. Second, a greater level of stormwater treatment may be needed at hotspot sites to prevent pollutant discharge after construction. EPA's NPDES stormwater program requires some industrial sites to prepare and implement a stormwater pollution prevention plan.

Table 344-11.1 – Classification of Stormwater Hotspots

The following land uses and activities are samples of stormwater hotspots:
• Vehicle salvage yards and recycling facilities
• Fleet storage areas (bus, truck, etc.)
• Public works storage areas
• Facilities that generate or store hazardous materials

Extreme caution shall be exercised where salt or chloride would be a pollutant since soils do little to filter this pollutant and it may contaminate the groundwater. The qualified design professional shall evaluate the possibility of groundwater contamination from the proposed infiltration/recharge facility and perform a hydrogeologic justification study if necessary.

The infiltration requirement in High Quality/Exceptional Value waters shall be subject to the Department's Chapter 93 Antidegradation Regulations. The Municipality may require the installation of an impermeable liner in detention basins where the possibility of groundwater contamination exists. A detailed hydrogeologic investigation may be required by the Municipality.

The Municipality shall require the Applicant to provide safeguards against groundwater contamination for uses which may cause groundwater contamination, should there be a mishap or spill.

- D. Extreme caution shall be exercised where infiltration is proposed in Source Water Protection Areas or that may affect a wellhead or surface water intake.
- E. Recharge/infiltration facilities shall be used in conjunction with other innovative or traditional BMPs, stormwater control facilities, and nonstructural stormwater management alternatives.

§344-12. Stormwater Management Districts

- A. All watersheds in the Township has been divided into stormwater management districts as shown on the Watershed Maps in Appendix D. The Management District Maps are also available on the Monroe County Conservation District's website.

Standards for managing runoff from each watershed subarea for the various design storms are shown in Table 344-12.1. Development sites located in each of the A, B, or C Districts must control proposed conditions peak runoff rates to existing conditions peak runoff rates for the design storms in accord with Table 344-12.1.

In addition to the requirements specified in Table 344-12.1 below, the Water Quality and Streambank Erosion Requirements (Section 344-10), Groundwater Recharge (Section 344-11), and Erosion and Sediment Control Requirements (Section 344-15) shall be implemented.

TABLE 344-12.1 –Peak Runoff Rate Requirements (Tobyhanna Creek Watershed)

<u>District</u>	<u>Subareas</u>	<u>Post-Development</u>	<u>(reduce to)</u>	<u>Pre-Development</u>
A	1-4, 7, 8 21-40, 43 45-67, 73	2-year		1-year
		5-year		5-year
		10-year		10-year
		25-year		25-year
		50-year		50-year
		100-year		100-year
B	5, 6, 9-20	2-year		1-year
		5-year		2-year
		10-year		2-year
		25-year		10-year
		50-year		10-year
		100-year		100-year

TABLE 344-12.2 –Peak Runoff Rate Requirements (Brodhead Creek and McMichael Creek Watersheds)

<u>District</u>	<u>Post-Development</u>	(reduce to)	<u>Pre-Development</u>
A	2-year		1-year
	5-year		5-year
	10-year		10-year
	25-year		25-year
	50-year		50-year
	100-year		100-year
B-1	2-year		1-year
	5-year		2-year
	10-year		5-year
	25-year		10-year
	50-year		25-year
	100-year		100-year
B-2	2-year		1-year
	5-year		2-year
	10-year		5-year
	25-year		5-year
	50-year		10-year
	100-year		50-year
B-3	2-year		1-year
	5-year		No Analysis Required
	10-year		
	25-year		
	50-year		10-year
	100-year		50-year

TABLE 344-12.3 –Peak Runoff Rate Requirements (Wallenpaupack Creek Watershed)

<u>District</u>	<u>Post-Development</u>	<u>(reduce to)</u>	<u>Pre-Development</u>
M-TC	2-year		Lesser of 1-year or 90% of 2-year
	5-year		90% of 5-year
	10-year		90% of 10-year
	25-year		90% of 25-year
	50-year		90% of 50-year
	100-year		90% of 100-year
M-WC	2-year		Lesser of 1-year or 70% of 2-year
	5-year		70% of 5-year
	10-year		70% of 10-year
	25-year		70% of 25-year
	50-year		70% of 50-year
	100-year		70% of 100-year

(need to find Watershed Map for Wallenpaupack Creek to insert in Appendix D)

TABLE 344-12.4 –Peak Runoff Rate Requirements (Lehigh River Watershed)

<u>Post-Development</u>	<u>(reduce to)</u>	<u>Pre-Development</u>
2-year		1-year
5-year		5-year
10-year		10-year
25-year		25-year
50-year		50-year
100-year		100-year

- B. General - Proposed conditions peak rates of runoff from any Regulated Activity shall not exceed the peak release rates of runoff prior to development for the design storms specified on the Stormwater Management District Watershed Map(s) (Appendix D) and Section 344-9, of this Chapter.
- C. District Boundaries - The boundaries of the Stormwater Management Districts are shown on an official map that is available for inspection at the municipal office. A copy of the official map at a reduced scale is included in Appendix D. The exact location of the Stormwater Management District boundaries as they apply to a given development site shall be determined by mapping the boundaries using the one foot topographic contours (or most accurate data required) provided as part of the Drainage/Stormwater Management Plan.
- D. Sites Located in More Than One District - For a proposed development site located within two or more stormwater management district category subareas, the peak discharge rate from any subarea shall meet the requirements of Table 344-12.1 for each discharge point from the site. The calculated peak discharges shall apply regardless of whether the grading plan changes the drainage area by subarea.

- E. Off-Site Areas - Off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site.
- F. Site Areas - Where the site area to be impacted by a proposed development activity differs significantly from the total site area, only the proposed impact area utilizing stormwater management measures shall be subject to the Management District Criteria. In other words, undisturbed areas bypassing the stormwater management facilities would not be subject to the Management District Criteria.
- G. "No Harm" Option - For any proposed development site not located in a provisional direct discharge district, the Applicant has the option of using a less restrictive runoff control (including no detention) if the Applicant can prove that "no harm" would be caused by discharging at a higher runoff rate than that specified by the Stormwater Management Plan. The "no harm" option is used when an Applicant can prove that the proposed hydrographs can match existing hydrographs, or if it can be proven that the proposed conditions will not cause increases in peaks at all points downstream. Proof of "no harm" must be shown based upon the following "Downstream Impact Evaluation" which shall include a "downstream hydraulic capacity analysis" consistent with Section 344-12.H to determine if adequate hydraulic capacity exists. The Applicant shall submit to the Municipality this evaluation of the impacts due to increased downstream stormwater flows in the watershed.
1. The "Downstream Impact Evaluation" shall include hydrologic and hydraulic calculations necessary to determine the impact of hydrograph timing modifications due to the proposed development upon a dam, highway, structure, natural point of restricted streamflow or any stream channel section, established with the concurrence of the Municipality.
 2. The evaluation shall continue downstream until the increase in flow diminishes due to additional flow from tributaries and/or stream attenuation.
 3. The peak flow values to be used for downstream areas for the design return period storms (2-, 5-, 10-, 25-, 50-, and 100-year) shall be the values from the calibrated model for the various watersheds. These flow values can be obtained from the original Act 167 watershed stormwater management plans.
 4. Applicant-proposed runoff controls which would generate increased peak flow rates at storm drainage problem areas, by definition, are precluded from successful attempts to prove "no-harm", except in conjunction with proposed capacity improvements for the problem areas consistent with Section 344-12.H.
 5. A financial distress shall not constitute grounds for the Municipality to approve the use of the "no-harm" option.
 6. Downstream capacity improvements may be provided as necessary to achieve the "no harm" option.
 7. Any "no harm" justifications shall be submitted by the Applicant as part of the Drainage/Stormwater Management Plan Requirements per Article IV of this Chapter.

- H. "Downstream Hydraulic Capacity Analysis" - Any downstream hydraulic capacity analysis conducted in accordance with this Chapter shall use the following criteria for determining adequacy for accepting increased peak flow rates:
1. Existing natural or man-made channels or swales must be able to convey the increased runoff associated with a 2-year return period event within their banks at velocities consistent with protection of the channels from erosion. Acceptable velocities shall be based upon criteria included in the DEP *Erosion and Sediment Pollution Control Program Manual*.
 2. Existing natural or man-made channels or swales must be able to convey increased 25- year return period runoff without creating any hazard to persons or property.
 3. Culverts, bridges, storm sewers or any other facilities which must pass or convey flows from the tributary area must be designed in accordance with DEP Chapter 105 regulations (if applicable) and, at minimum, pass the increased 25-year return period runoff.
- I. Hardship Option - The Stormwater Management Plan and its standards and criteria are designed to maintain existing conditions peak flows and volumes throughout the watersheds as they become developed. There may be certain instances, however, where the standards and criteria established are too restrictive for a particular Applicant. The existing drainage network in some areas may be capable of safely transporting slight increases in flows without causing a problem or increasing flows elsewhere. If an Applicant cannot meet the stormwater standards due to lot conditions or if conformance would become a hardship to an Applicant, the hardship option may be applied. A financial distress shall not constitute grounds for the Municipality to approve the use of the hardship option. The Applicant would have to plead his/her case to the Municipality with the final determination made by the Board of Supervisors. Any Applicant pleading the "hardship option" will assume all liabilities that may arise due to exercising this option. A financial distress shall not constitute grounds for the Municipality to approve the use of the "no-harm" option.

§344-13. Calculation Methodology

- A. Stormwater runoff from all development sites shall utilize the NRCS (TR-55) Soil Cover Complex Method.
- B. All calculations consistent with this Chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms consistent with current NOAA Atlas 14 Point Precipitation Frequency Estimates. The duration of rainfall storm events shall be 24 hours. The SCS Type II Rainfall Distribution shall be utilized for the rainfall distribution.
- C. For the purposes of existing conditions flow rate determination, undeveloped land shall be considered as "meadow", unless the natural ground cover generates a lower Curve Number (CN), as listed in Table B-1 in Appendix B of this Chapter.
- D. Times-of- concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of- concentration for channel and pipe flow shall be computed using Manning's equation.
- E. Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the soil cover complex method shall be obtained from Table B-1 in Appendix B of this Chapter. Due to limitations of the TR-55 methodology, a minimum weighted Curve Number of 40 shall be utilized for the calculations.

- F. The designer shall consider that the runoff from proposed sites graded to the subsoil will not have the same runoff conditions as the site under existing conditions, even after placement of topsoil and/or seeding. The designer may be required to increase the proposed condition "CN" to better reflect proposed soil conditions.
- G. Where uniform flow is anticipated, the Manning equation shall be used for hydraulic computations, and to determine the capacity of open channels, pipes, and storm sewers. Values for Manning's roughness coefficient (n) shall be consistent with Table B-3 in Appendix B of this Chapter.
- H. Outlet structures for stormwater management facilities shall be designed to meet the performance standards of this Chapter using any generally accepted hydraulic analysis technique or method.
- I. The design of any stormwater detention facilities intended to meet the performance standards of this Chapter shall be verified by routing the design storm hydrograph through these facilities using the Storage-Indication Method. The Municipality may approve the use of any generally accepted full hydrograph approximation technique that shall use a total runoff volume that is consistent with the volume from a method that produces a full hydrograph.
- J. The design of all stormwater management facilities shall take into account any future development depicted on the Plan including but not limited to "reserve" parking areas.

§344-14. Other Requirements

- A. Any stormwater facility located on or directed into/towards State highway rights-of-way shall be subject to approval by the Pennsylvania Department of Transportation (PennDOT).
- B. Pretreatment in accordance with Sections 344-8.K and 344-8.L shall be provided prior to infiltration.
- C. Any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated by this Chapter shall be designed to provide an emergency spillway to handle the discharge of flows up to and including the inflow to the facility from the 100- year proposed conditions, considering the primary outlet control structure(s) are blocked. The height of embankment must provide a minimum one foot (1') of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions inflow. Should any stormwater management facility require a dam safety permit under PaDEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the 100-year event.
- D. Any facilities that constitute water obstructions (e.g., culverts, bridges, outfalls, or stream enclosures), and any work involving wetlands governed by PaDEP Chapter 105 regulations (as amended or replaced from time to time by PaDEP), shall be designed in accordance with Chapter 105 and will require a permit from PaDEP.
- E. Any other drainage conveyance facility that does not fall under Chapter 105 regulations must be able to convey, without damage to the drainage structure or roadway, runoff from the 25-year design storm with a minimum 1.0 foot of freeboard measured below the lowest point along the top of the roadway. Any facility that constitutes a dam as defined in PaDEP Chapter 105 regulations may require a permit under dam safety regulations. Any facility

located within a PennDOT right-of-way must meet PennDOT minimum design standards and permit submission requirements.

- F. Any drainage conveyance facility and/or channel not governed by Chapter 105 Regulations, must be able to convey, without damage to the drainage structure or roadway, runoff from the 25-year design storm. The design for conveyance facilities may utilize the Rational Method. Conveyance facilities to or exiting from stormwater management facilities (i.e., detention basins) shall be designed to convey the design flow to or from that structure (100-year storm). Roadway crossings located within designated floodplain areas must be able to convey runoff from a 100-year design storm. Any facility located within a PennDOT right-of-way must meet PennDOT minimum design standards and permit submission requirements.
- G. Storm sewers must be able to convey proposed conditions runoff from a 25-year design storm without surcharging inlets, where appropriate. However, demonstration of conveyance of the 100-year design storm to proposed stormwater management facilities must be provided.
- H. Adequate erosion protection shall be provided along all open channels, and at all points of discharge.
- I. The design of all stormwater management facilities shall incorporate sound engineering principles and practices. The Municipality reserves the right to disapprove any design that would result in the construction of or continuation of a stormwater problem area.
- J. Permeable ("pervious") pavement shall not be permitted as a suitable BMP in the Township.

§344-15. Erosion and Sediment Control Requirements

- A. Any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control."
- B. Additional erosion and sediment control design standards and criteria that must be or are recommended to be applied where infiltration BMPs are proposed shall include the following:
 - 1. Areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity.
 - 2. Infiltration BMPs shall not be constructed nor receive runoff until the entire contributory drainage area to the infiltration BMP has achieved final stabilization.

ARTICLE IV-DRAINAGE/STORMWATER MANAGEMENT PLAN REQUIREMENTS

§344-16. General Requirements

- A. If a preapplication meeting or meetings is/are scheduled with the MCCD for any project subject to this chapter/ordinance and/or an NPDES Permit submittal to the MCCD, the Township shall be given adequate notice of the meeting so that the Township Engineer and other Township personnel may attend. This shall occur prior to submission of the Drainage/Stormwater Management Plan application to the Township.
- B. For any of the activities regulated by this Chapter, the preliminary, preliminary/final, or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the Applicant, or his/her agent, has received written approval of a Drainage/Stormwater Management Plan from the Municipality and an adequate Erosion and Sediment Control Plan review by the Conservation District.

§344-17. Drainage/Stormwater Management Plan Submission Exemptions

A. Exemptions

The following land use activities are exempt from the Drainage/Stormwater Management Plan submission requirements of this Ordinance:

1. Use of land for gardening for home consumption.
2. Agriculture when operated in accordance with a Conservation Plan or Erosion and Sediment Control Plan (E&S) found adequate by the Conservation District.
3. Forest Management operations which are following the Department of Environmental Protection's management practices contained in its publication "Soil Erosion and Sedimentation (E&S) Control Guidelines for Forestry" and are operating under an approved E&S Plan and must comply with stream buffer requirements in Section 344-10 and flood plain management requirements.
4. Impervious Surface - Any Regulated Activity that affects less than 20,000 square feet and (**Note: This phrase is within the current Ordinance – do we want to keep it in?**) has less than 5,000 square feet of impervious surface and/or meets the following exemption criteria is exempt from the plan submittal provisions of this Ordinance. These criteria shall apply to the total development even if development is to take place in phases. The date of the original Coolbaugh Township Stormwater Management Ordinance adoption (June 17, 2014) shall be the starting point from which to consider tracts as "parent tracts" in which future subdivisions and respective impervious area computations shall be cumulatively considered. Impervious areas existing on the "parent tract" prior to adoption of this Ordinance shall not be considered in cumulative impervious area calculations for exemption purposes.
5. High Tunnels shall be exempt from the provisions of this Chapter if:

- a. The High Tunnel or its flooring does not result in an impervious area exceeding 25% of all structures located on the owners total contiguous land area; and
- b. The High Tunnel meets one of the following:
 - i. The High Tunnel is located at least one hundred feet (100') from any perennial stream or watercourse, public road or neighboring property line.
 - ii. The High Tunnel is located at least thirty-five feet (35') from any perennial stream or watercourse, public road or neighboring property line and located on land with a slope not greater than 7%.
 - iii. The High Tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse managing storm water runoff in a manner consistent with requirements of this Chapter and the Act of April 18, 2018, P.L. 91, No. 15, and the Act of October 4, 1978 (P.L. 864, No 167).

B. Additional exemption criteria includes:

1. Exemption responsibilities – An exemption shall not relieve the Applicant from implementing such measures as are necessary to protect the public health, safety, and property. An exemption shall not relieve the Applicant from providing adequate stormwater management for Regulated Activities to meet the purpose of this Chapter; however, Drainage/Stormwater Management Plans will not have to be submitted to the Municipality.
2. This exemption shall not relieve the Applicant from meeting the requirements for watersheds draining to Exceptional Value (EV) waters and Source Water Protection Areas (SWPA): requirements for Nonstructural Project Design (Section 344-9) Water Quality and Streambank Erosion (Section 344-10), and Groundwater Recharge (Section 344-11).
3. Drainage Problems - If a drainage problem is documented or known to exist downstream of, or expected from the proposed activity, then the Municipality may require a Drainage/Stormwater Management Plan Submittal.
4. Parent Tracts – Ordinance criteria shall apply to the total development even if development is to take place in phases. The date of the original Coolbaugh Township Stormwater Management Ordinance adoption (June 17, 2014) shall be the starting point from which to consider tracts as “parent tracts” in which future subdivisions and respective impervious area computations shall be cumulatively considered.

§344-18. Drainage/Stormwater Management Plan Contents

The Drainage/Stormwater Management Plan shall consist of a general description of the project including sequencing items described in Section 344-9, calculations, maps, and plans. A note on the maps shall refer to the associated computations and erosion and sediment control plan by title and date. The cover sheet of the computations and erosion and sediment control plan shall refer to the associated maps by title and date. All Drainage/Stormwater Management Plan materials shall be submitted to the Municipality in a format that is clear, concise, legible, neat, and well organized;

otherwise, the Drainage/Stormwater Management Plan shall not be accepted for review and shall be returned to the Applicant.

The following items shall be included in the Drainage/Stormwater Management Plan:

A. General

1. General description of the project including those areas described in Section 344-9.
2. General description of permanent stormwater management techniques, including construction specifications of the materials to be used for stormwater management facilities.
3. Complete hydrologic, hydraulic, and structural computations for all stormwater management facilities.
4. An Erosion and Sediment Control Plan, including all reviews and letters of adequacy obtained by the Conservation District.
5. A general description of nonpoint source pollution controls.

B. Maps

Map(s) of the project area shall be submitted on appropriate sheet sizes and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County. If the Subdivision and Land Development Ordinance (SALDO) has more stringent criteria, then the more stringent criteria shall apply. The contents of the map(s) shall include, but not be limited to:

1. The location of the project relative to highways, municipalities or other identifiable landmarks.
2. Existing and final contours at intervals of one foot (1'). In areas of steep slopes (greater than fifteen percent (15%)), five-foot (5') contour intervals may be used.
3. Existing streams, lakes, ponds, wetlands, vernal ponds, or other Waters of the Commonwealth within the property. If these features are situated outside of the property but within three-hundred feet (300') of the property boundary, then they shall be depicted on the Plan and buffer yards provided within the property boundary as required.
4. Other physical features including flood hazard boundaries, buffers, existing drainage courses, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site.
5. The locations of all existing and proposed utilities, sanitary sewers, and water lines within and adjacent to the property.
6. The location(s) of public water supply wells and surface water intakes as well as their source water protection areas.
7. Soil names and boundaries.
8. Limits of earth disturbance, including the type and amount of impervious area that would be added.
9. Proposed structures, roads, paved areas, and buildings.

10. The name of the development, the name and address of the Applicant of the property, and the name of the individual or firm preparing the plan.
11. The date of submission.
12. Plans shall be provided at 1" = 5', 1" = 10', 1" = 20', 1" = 30', 1" = 40', 1" = 50', or 1" = 60' and be legible in all aspects. A graphic and scale shall be noted on the Plan."
13. A north arrow.
14. The total tract boundary and size with distances marked to the nearest foot and bearings to the nearest degree.
15. Existing and proposed land use(s).
16. A key map showing all existing man-made features beyond the property boundary that would be affected by the project.
17. Location of all open channels.
18. Overland drainage patterns and swales.
19. A fifteen foot (15') wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way. A "blanket easement" over the entire property may be proposed in lieu of designating easement lines.
20. The location of all erosion and sediment control facilities.
21. A note on the plan indicating the location and responsibility for maintenance of stormwater management facilities that would be located off-site. All off-site facilities shall meet the performance standards and design criteria specified in this Chapter.
22. The following Applicant Certification statement signed and dated by the Applicant:

"I, (Applicant), on this date (date of signature), hereby acknowledge that any revision to the final Drainage/Stormwater Management Plan must be approved by Coolbaugh Township and that a revised E&S Plan must be submitted to the Monroe County Conservation District for a determination of adequacy."
23. The following Design Engineer Certification statement signed and dated by the Design Engineer:

"I, (Design Engineer), on this date (date of signature), hereby certify that the Drainage/Stormwater Management Plan meets all design standards and criteria of the Coolbaugh Township Stormwater Management Ordinance."

C. Supplemental Information

1. A written description of the following information shall be submitted.
 - a. The overall stormwater management concept for the project designed in accordance with Section 344-9.
 - b. Stormwater runoff computations as specified in this Chapter.

- c. Stormwater management techniques to be applied both during and after development.
 - d. Expected project time schedule.
 - e. Development stages (project phases) if so proposed.
 - f. An operation and maintenance plan in accordance with Article VII of this Chapter.
- 2. An erosion and sediment control plan.
 - 3. The effect of the project (in terms of runoff volumes and peak flows) on adjacent properties and on any existing municipal stormwater collection system that may receive runoff from the project site.
 - 4. A Declaration of Adequacy and Highway Occupancy Permit (HOP) from the PennDOT District Office when utilization of a PennDOT storm drainage system is proposed.

(What is a "Declaration of Adequacy?")

D. Stormwater Management Facilities

- 1. All stormwater management facilities must be located on a plan and described in detail.
- 2. When groundwater recharge methods such as seepage pits, beds or trenches are used, the locations of existing and proposed septic tank infiltration areas and wells must be shown.
- 3. All calculations, assumptions, and criteria used in the design of the stormwater management facilities must be shown.

§344-19. Plan Submission

The Municipality shall require receipt of a complete plan, as specified in this Chapter.

For any activities that require a National Pollutant Discharge Elimination System (NPDES) Permit for Stormwater Discharges from Construction Activities, or a PaDEP Joint Permit Application, or a PennDOT Highway Occupancy Permit (HOP), or any other permit under applicable state or federal regulations or are regulated under Chapter 105 (Dam Safety and Waterway Management) or Chapter 106 (Floodplain Management) of PaDEP's Rules and Regulations, the proof of application for said permit(s) or approvals shall be part of the Plan. The plan shall be coordinated with the state and federal permit process and the Coolbaugh Township SALDO review process.

- A. For those Regulated Activities which require SALDO approval, the Drainage/Stormwater Management Plan and ERSAM shall be submitted by the Applicant as part of the Preliminary Plan submission.
- B. For those Regulated Activities that do not require SALDO approval, See Section 344-16, General Requirements.

- C. Six (6) copies of the Drainage/Stormwater Management Plan shall be submitted and distributed as follows:
1. Two (2) copies to the Municipality accompanied by the requisite Municipal Review Fee,
 2. Two (2) copies to the MCCD.
 3. One (1) copy to the Municipal Engineer.
 4. One (1) copy to the County Planning Commission. (or zero?)
- D. Any submissions found incomplete shall not be accepted for review and shall be returned to the Applicant with a notification in writing of the specific manner in which the submission is incomplete.

§344-20. Drainage/Stormwater Management Plan Review

- A. The Municipal Engineer shall review the Drainage/Stormwater Management Plan for consistency with this Chapter.
- B. The ESCP shall be reviewed by the MCCD and found adequate to meet the requirements of PaDEP's Chapter 102 regulations prior to Municipal approval of the Drainage/Stormwater Management Plan. A copy of the adequacy letter shall be provided to the Township.
- C. For Regulated Activities specified in Section 344-4 of this Chapter, the Municipal Engineer shall notify the Municipality in writing, within ninety (90) calendar days, whether the Drainage/Stormwater Management Plan is consistent with the Stormwater Management Plan.
1. Should the Drainage/Stormwater Management Plan be determined to be consistent with the Stormwater Management Plan, the Municipal Engineer will forward a letter of consistency to the Municipal Secretary, who will then notify the Developer.
 2. Should the Drainage/Stormwater Management Plan be determined to be inconsistent or noncompliant with the Stormwater Management Plan, the Municipal Engineer shall forward a letter to the Municipal Secretary with a copy to the Applicant citing the reason(s) and specific Ordinance sections for the inconsistency or noncompliance. Inconsistency or noncompliance may be due to inadequate information to make a reasonable judgment as to compliance with the stormwater management plan. Any Drainage/Stormwater Management Plans that are inconsistent or noncompliant may be revised by the Applicant and resubmitted consistent with this Chapter. The Municipal Secretary shall then notify the Developer of the Municipal Engineer's findings. Any disapproved Drainage/Stormwater Management Plans may be revised by the Developer and resubmitted consistent with this Chapter.
- D. For Regulated Activities specified in Section 344-4 of this Chapter, which require a building permit, the Municipal Engineer shall notify the Enforcement Officer in writing, whether the Drainage/Stormwater Management Plan is consistent with the Stormwater Management Plan and forward a copy of the approval/disapproval letter to the Applicant.

Any disapproved Drainage/Stormwater Management Plan may be revised by the Applicant and resubmitted consistent with this Chapter.

- E. For Regulated Activities specified in Section 104 of this Ordinance that require an NPDES Permit Application, PaDEP and the Conservation District may consider the Municipal Engineer's review comments in determining whether to issue a permit.
- F. The Municipality shall not grant preliminary or preliminary/final approval to any subdivision or land development for Regulated Activities specified in Sections 344-4 of this Chapter if the Drainage/Stormwater Management Plan has been found to be inconsistent with the Stormwater Management Plan, as determined by the Municipal Engineer. All required permits from PaDEP must be obtained prior to approval of any subdivision or land development.
- G. No municipal permits shall be issued for any Regulated Activity specified in Section 344-4 of this Chapter if the Drainage/Stormwater Management Plan has been found to be inconsistent with the Stormwater Management Plan, as determined by the Municipal Engineer, or without considering the comments of the Municipal Engineer shall be issued.
- H. The Applicant shall be responsible for completing Record Drawings of all stormwater management facilities included in the approved Drainage/Stormwater Management Plan. The Record Drawings and an explanation of any discrepancies with the design plans shall be submitted to the Municipal Engineer for final approval. In no case shall the Municipality approve the Record Drawings until the Municipality receives a copy of an approved or amended Declaration of Adequacy and/or Highway Occupancy Permit from the PennDOT District Office, NPDES Permit, and any applicable permits or approvals, from PaDEP or the Conservation District.
- I. The Municipality's approval of a Drainage/Stormwater Management Plan shall be valid for a period not to exceed five (5) years, commencing on the date that the Municipality signs the approved Drainage/Stormwater Management Plan. If stormwater management facilities included in the approved Drainage/Stormwater Management Plan have not been constructed, or if constructed, and record drawings of these facilities have not been approved within this five (5) year time period, then the Municipality may consider the Drainage/Stormwater Management Plan disapproved and may revoke any and all permits. Drainage/Stormwater Management Plans that are considered disapproved by the Municipality shall be resubmitted in accordance with Section 344-22 of this Chapter.

§344-21. Modification of Plans

- A. A modification to a Drainage/Stormwater Management Plan under review by the Municipality for a development site that involves a change in stormwater management facilities or techniques, or that involves the relocation or re-design of stormwater management facilities, or that is necessary because soil or other conditions are not as stated on the Drainage/Stormwater Management Plan as determined by the Municipal Engineer, shall require a resubmission of the modified Drainage/Stormwater Management Plan consistent with Section 344-19 of this Chapter and be subject to review as specified in Section 344-20 of this Chapter.
- B. A modification to an already approved or disapproved Drainage/Stormwater Management Plan shall be submitted to the Municipality, accompanied by the applicable Municipal Review and Inspection Fee. A modification to a Drainage/Stormwater Management Plan

for which a formal action has not been taken by the Municipality shall be submitted to the Municipality, accompanied by the applicable Municipal Review and Inspection Fee.

§344-22. Resubmission of Disapproved Drainage/Stormwater Management Plans

A disapproved Drainage/Stormwater Management Plan may be resubmitted, with the revisions addressing the Municipal Engineer's concerns documented in writing and addressed to the Municipal Secretary in accordance with Section 344-19 of this Chapter and distributed accordingly and be subject to review as specified in Section 344-20 of this Chapter. The applicable Municipal Review and Inspection Fee must accompany a resubmission of a disapproved Drainage/Stormwater Management Plan.

§344-23. Authorization to Construct and Term of Validity

The Municipality's approval of a Drainage/Stormwater Management Plan authorizes the regulated activities contained in the Drainage/Stormwater Management Plan for a maximum term of validity of five (5) years following the date of approval. The Municipality may specify a term of validity shorter than five (5) years in the approval for any specific Drainage/Stormwater Management Plan. Terms of validity shall commence on the date the Municipality signs the approval for a Drainage/Stormwater Management Plan. If an approved Drainage/Stormwater Management Plan is not completed according to Section 344-22 within the term of validity, then the Municipality may consider the Drainage/Stormwater Management Plan disapproved and may revoke any and all permits. Drainage/Stormwater Management Plans that are considered disapproved by the Municipality shall be resubmitted in accordance with Section 344-20 of this Chapter.

ARTICLE V-INSPECTIONS

§344-24. Schedule of Inspections

- A. The Municipal Engineer or his municipal designee shall inspect all phases of the installation of the permanent stormwater management facilities as deemed appropriate by the Municipal Engineer.
- B. During any stage of the work, if the Municipal Engineer or his municipal designee determines that the permanent stormwater management facilities are not being installed in accordance with the approved Drainage/Stormwater Management Plan, the Municipality shall revoke any existing permits or other approvals and issue a cease and desist order until a revised Drainage/Stormwater Management Plan is submitted and approved, as specified in this Ordinance.
- C. A final inspection of all stormwater management facilities shall be conducted by the Municipal Engineer or his municipal designee to confirm compliance with the approved Drainage/Stormwater Management Plan prior to the issuance of any Occupancy Permit

ARTICLE VI-FEES AND EXPENSES

§344-25. Municipality Drainage/Stormwater Management Plan Review and Inspection Fee

Fees shall be established by the Municipality to defray plan review and construction inspection costs incurred by the Municipality. All fees shall be paid by the Applicant at the time of Drainage/Stormwater Management Plan submission. Review and Inspection Fee Schedule shall be established by resolution of the Board of Supervisors based on the size of the Regulated Activity and based on the Municipality's costs for reviewing Drainage/Stormwater Management Plans and conducting inspections pursuant to Section 344-24. The Municipality shall periodically update the Review and Inspection Fee Schedule to ensure that review costs are adequately reimbursed.

§344-26. Expenses Covered by Fees

The fees required by this Ordinance shall at a minimum cover:

- A. Administrative costs.
- B. The review of the Drainage/Stormwater Management Plan by the Municipality and the Municipal Engineer.
- C. The site inspections.
- D. The inspection of stormwater management facilities and drainage improvements during construction.
- E. The final inspection upon completion of the stormwater management facilities and drainage improvements presented in the Drainage/Stormwater Management Plan.
- F. Any additional work required to enforce any permit provisions regulated by this Ordinance, correct violations, and assure proper completion of stipulated remedial actions.

ARTICLE VII-CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES

§344-27. Performance Guarantee

- A. For subdivisions and land developments the Applicant shall provide a financial guarantee to the Municipality for the timely installation and proper construction of all drainage/stormwater management controls as:
- 1) required by the approved Drainage/Stormwater Management Plan equal to or greater than the full construction cost of the required controls, or
 - 2) in the amount and method of payment provided for in the Subdivision and Land Development Ordinance.
- B. For other Regulated Activities, the Municipality may require a financial guarantee from the Applicant.
- C. At the completion of the project, and as a prerequisite for the release of the performance guarantee, the Applicant or his representatives shall:
1. Provide a certification of completion from an Engineer, Surveyor, or other qualified person verifying that all permanent facilities have been constructed according to the plans and specifications and approved revisions thereto.
 2. Provide a set of record drawings.
- D. After the Municipality receives the certification, a final inspection shall be conducted by the Municipal Engineer or designee to certify compliance with this Chapter.

§344-29. Maintenance Responsibilities

- A. The Drainage/Stormwater Management Plan for the development site shall contain an operation and maintenance plan prepared by the Applicant and approved by the Municipal Engineer. The operation and maintenance plan shall outline required routine maintenance actions and schedules necessary to insure proper operation of the facility(ies).
- B. The Drainage/Stormwater Management Plan for the development site shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater control facilities, consistent with the following principles:
1. If a development consists of structures or lots which are to be separately owned and in which streets, sewers or other public improvements are to be dedicated to the Municipality, stormwater control facilities may also be dedicated to and maintained by the Municipality, although the Municipality is not obligated to accept ownership.
 2. If a development site is to be maintained in a single ownership or if streets, sewers or other public improvements are to be privately owned and maintained, then the ownership and maintenance of stormwater control facilities may be the responsibility of the Applicant or private management entity.
- C. The Board of Supervisors, upon recommendation of the Municipal Engineer, shall make the final determination on the continuing maintenance responsibilities prior to approval of the

Drainage/Stormwater Management Plan. The Board of Supervisors reserves the right to accept the ownership and operating responsibility for any or all of the stormwater management controls.

§344-30. Maintenance Agreement for Privately Owned Stormwater Facilities

- A. Prior to approval of the site's Drainage/Stormwater Management Plan, the Applicant shall sign and record a Maintenance Agreement similar to that contained in Appendix A, which is attached and made part hereof, covering all stormwater control facilities that are to be privately owned.
- B. Other items may be included in the agreement if determined necessary to guarantee the satisfactory maintenance of all facilities. The Maintenance Agreement shall be subject to the review and approval of the Municipal Solicitor and Board of Supervisors.

§344-31. Municipal Stormwater Maintenance Fund

- A. Persons installing stormwater storage facilities shall be required to pay a specified amount to the Municipal Stormwater Maintenance Fund to help defray costs of periodic inspections and maintenance expenses. The amount of the deposit shall be determined as follows:
 - 1. If the storage facility is to be privately owned and maintained, the deposit shall cover the cost of periodic inspections performed by the Municipality for a period of ten (10) years, as estimated by the Municipal Engineer.
 - 2. If the storage facility is to be owned and maintained by the Municipality, the deposit shall cover the estimated costs for maintenance and inspections for ten (10) years. The Municipal Engineer will establish the estimated costs utilizing information submitted by the Applicant.
 - 3. The amount of the deposit to the fund shall be converted to present worth of the annual series values. The Municipal Engineer shall determine the present worth equivalents, which shall be subject to the approval of the Board of Supervisors.
- B. If a storage facility is proposed that also serves as a recreation facility (e.g., ballfield, lake), the Municipality may reduce or waive the amount of the maintenance fund deposit based upon the value of the land for public recreation purpose.
- C. If at some future time a storage facility (whether publicly or privately owned) is eliminated due to the installation of storm sewers or other storage facility, the unused portion of the maintenance fund deposit will be applied to the cost of abandoning the facility and connecting to the storm sewer system or other facility. Any amount of the deposit remaining after the costs of abandonment are paid will be returned to the depositor.
- D. Long-Term Maintenance – The Municipality may require Applicants to pay a fee to the Municipal Stormwater Maintenance Fund to cover long term maintenance of stormwater control and best management practices.
- E. Stormwater Related Problems – The Municipality may require Applicants to pay a fee to the Municipal Stormwater Maintenance Fund to cover stormwater related problems which may arise from the land development and earth disturbance.

ARTICLE VIII-ENFORCEMENT AND PENALTIES

§344-32. Right-of-Entry

Upon presentation of proper credentials, duly authorized representatives of the Municipality may enter at reasonable times upon any property within the Municipality to inspect the condition of the stormwater structures and facilities in regard to any aspect regulated by this Chapter.

§344-33. Notification

In the event that a person fails to comply with the requirements of this Chapter or fails to conform to the requirements of any permit issued hereunder, the Municipality shall provide written notification of the violation. Such notification shall set forth the nature of the violation(s) and establish a time limit for correction of these violation(s). Failure to comply within the time specified shall subject such person to the penalty provisions of this Chapter. All such penalties shall be deemed cumulative and shall not prevent the Municipality from pursuing any and all remedies. It shall be the responsibility of the Applicant of the real property on which any Regulated Activity is proposed to occur, is occurring, or has occurred, to comply with the terms and conditions of this Chapter.

§344-34. Enforcement

The Municipality is hereby authorized and directed to enforce all of the provisions of this Chapter. All inspections regarding compliance with the Drainage/Stormwater Management Plan shall be the responsibility of the Municipal Engineer or other qualified persons designated by the Municipality.

A. Design Plans - A set of design plans approved by the Municipality shall be on file at the site throughout the duration of the construction activity. Periodic inspections may be made by the Municipality or designee during construction.

B. Adherence to Approved Plan - It shall be unlawful for any person, firm or corporation to undertake any Regulated Activity under Section 344-4 on any property except as provided for in the approved Drainage/Stormwater Management Plan and pursuant to the requirements of this Chapter. It shall be unlawful to alter or remove any control structure required by the Drainage/Stormwater Management Plan pursuant to this Chapter or to allow the property to remain in a condition which does not conform to the approved Drainage/Stormwater Management Plan.

C. Hearing - Prior to revocation or suspension of a permit and at the request of the Applicant, the Board of Supervisors will schedule a hearing to discuss the non-compliance if there is no immediate danger to life, public health or property. The expense of a hearing shall be the Applicant's responsibility.

D. Suspension and Revocation of Permits

1. Any permit issued by the Municipality may be suspended or revoked for:

a. Non-compliance with or failure to implement any provision of the permit.

b. A violation of any provision of this Chapter or any other applicable law, ordinance, rule or regulation relating to the project.

- c. The creation of any condition or the commission of any act during construction or development which constitutes or creates a hazard or nuisance, pollution or which endangers the life or property of others.
- 2. A suspended permit shall be reinstated by the Board of Supervisors when:
 - a. The Municipal Engineer or his Municipal designee has inspected and approved the corrections to the stormwater management and erosion and sediment pollution control measure(s), or the elimination of the hazard or nuisance, and/or;
 - b. The Board of Supervisors is satisfied that the violation of this Chapter and/or other Ordinance, law, or rule and regulation has been corrected.
- 3. A permit that has been revoked cannot be reinstated. The Applicant may apply for a new permit under the procedures outlined in this Chapter.

E. Occupancy Permit

An occupancy permit shall not be issued unless the certification of completion pursuant to Section 344-27 A has been approved by the Municipality. The occupancy permit shall be required for each lot owner and/or Applicant for all subdivisions and land development in the Municipality.

§344-35. Public Nuisance

- A. A violation of any provision of this Chapter is hereby deemed a Public Nuisance.
- B. Each day that a violation continues shall constitute a separate violation.
- C. Whenever the Municipality finds that a person has violated a prohibition or failed to meet a requirement of this Chapter, the Municipality may order compliance by written notice to the responsible person. Such notice may require, without limitation:
 - 1. The performance of monitoring, analyses, and reporting;
 - 2. The elimination of prohibited discharges;
 - 3. Cessation of any violating discharges, practices, or operations;
 - 4. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;
 - 5. Payment of a fine to cover administrative and remediation costs;
 - 6. The implementation of stormwater BMPs; and
 - 7. Operation and maintenance of stormwater BMPs.
- D. Failure to comply within the time specified shall also subject such person to the penalty provisions of this Chapter. All such penalties shall be deemed cumulative and shall not prevent the Municipality from pursuing any and all other remedies available in law or equity.

§344-36. Penalties

- A. Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Municipality, pay a judgment of not more than \$1,000.00, plus all court costs, including reasonable attorneys' fees incurred by the Municipality as a result thereof. Each day that a violation continues shall constitute a separate violation and penalties shall be cumulative.
- B. In addition, the Municipality may institute injunctive, mandamus or any other appropriate action or proceeding at law or in equity for the enforcement of this Chapter. Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, mandamus or other appropriate forms of remedy or relief.

§344-37. Appeals

- A. Any person aggrieved by any action of the staff of the Municipality or its designee, relevant to the provisions of this Chapter, may appeal to the Municipality's Board of Supervisors within thirty (30) days of such action.
- B. Any person aggrieved by any decision of the Municipality's Board of Supervisors, relevant to the provisions of this Chapter, may appeal to the Monroe County Court of Common Pleas within thirty (30) days of the decision.

SECTION II. SEVERABILITY.

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

SECTION III. REPEALER.

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

SECTION IV. EFFECTIVE DATE.

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

DULY ENACTED AND ORDAINED this ____ day of _____ 2024, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, in lawful session duly assembled.

Board of Supervisors of Coolbaugh Township

By: _____
William Weimer, Chairman

By: _____

Joseph Rogan, Vice-Chair

By: _____
Clare Colgan, Supervisor

By: _____
Alma I. Ruiz-Smith, Supervisor

By: _____
Lynn Kelly, Supervisor

ATTEST:

Township Secretary

[TOWNSHIP SEAL]

APPENDIX A
DRAINAGE/STORMWATER FACILITIES
MAINTENANCE AND MONITORING AGREEMENT

**DRAINAGE/STORMWATER FACILITIES
MAINTENANCE AND MONITORING AGREEMENT**

(This Sample Agreement is a general sample. The actual agreement may vary in form for each application,
subject to the Township's review and approval.)

APPENDIX B

DRAINAGE/STORMWATER MANAGEMENT DESIGN CRITERIA

Table B-1
Runoff Curve Numbers Based on Land Use and HSG

Cover Type and Hydrologic Condition	CNs for hydrologic soil group			
	A	B	C	D
Open Space (lawns, parks, golf courses, cemeteries, landscaping, etc.)				
Poor condition (grass cover on <50% of the area)	68	79	86	89
Fair condition (grass cover on 50% to 75% of the area)	49	69	79	84
Good condition (grass cover on >75% of the area)	40	61	74	80
Impervious Areas:				
Open water bodies: lakes, wetlands, ponds, etc.	100	100	100	100
Paved parking lots, roofs, driveways, etc. or other similar impervious surfaces	98	98	98	98
Porous Pavement and Pavers:				
Porous Pavement / Concrete on minimum 12" Clean Aggregate Base	40	40	66	70
Porous Pavers/ Pavement/Concrete Walks with min. 6" Clean Aggregate Base	40	52	75	80
Non-impervious Driving Surfaces:				
Gravel	94	97	97	97
Dirt	88	93	94	94
Cultivated Agricultural Lands				
Row Crops (good), e.g., corn, sugar beets, soybeans	64	75	82	85
Small grain (good), e.g., wheat, barley, flax	60	72	80	84
Meadow (continuous grass, protected from grazing, and generally mowed for hay):	40	58	71	78
Brush (brush-weed-grass mixture, with brush the major element):				
Poor (<50% ground cover)	48	67	77	83
Fair (50% to 75% ground cover)	40	56	70	77
Good (>75% ground cover)	40	48	65	73
Woods:				
Poor (forest litter, small trees, and brush are destroyed by heavy grazing or regular burning)	45	66	77	83
Fair (woods are grazed but not burned, and some forest litter covers the soil)	40	60	73	79
Good (woods are protected from grazing, and litter and brush adequately cover the soil)	40	55	70	77

[1] Composite CNs for Residential, Commercial and Industrial Uses shall be computed based on the applicable values provided in this Table.

[2] If Weighted CN is less than 40, use CN=40 for runoff computations.

[3] Designer shall submit justification for the use of CN values not specified in the above Table.

Table B-2
Runoff Coefficients for the Rational Formula
By Land Use, Hydrologic Soil Group and Overland Slope (%)

Hydrologic Soil Group (HSG)	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
Cultivated Land	0.08 (a)	0.13	0.16	0.11	0.15	0.21	0.01	0.19	0.28	0.18	0.23	0.31
	0.14 (b)	0.18	0.22	0.16	0.21	0.28	0.20	0.25	0.34	0.24	0.29	0.41
Pasture	0.12	0.20	0.30	0.18	0.28	0.37	0.24	0.34	0.44	0.30	0.40	0.50
	0.15	0.25	0.37	0.23	0.34	0.45	0.30	0.42	0.52	0.37	0.50	0.62
Open Space/Lawn	0.10	0.16	0.25	0.14	0.22	0.30	0.20	0.28	0.36	0.24	0.30	0.40
	0.14	0.22	0.30	0.20	0.28	0.37	0.26	0.35	0.44	0.30	0.40	0.50
Forest	0.05	0.08	0.11	0.08	0.11	0.14	0.10	0.13	0.16	0.12	0.16	0.20
	0.08	0.11	0.14	0.10	0.14	0.18	0.12	0.16	0.20	0.15	0.20	0.25
Meadow	0.05	0.10	0.14	0.05	0.13	0.19	0.12	0.17	0.24	0.16	0.21	0.28
	0.11	0.16	0.20	0.14	0.19	0.26	0.18	0.23	0.32	0.22	0.27	0.39
Impervious Surfaces (including dirt, gravel)	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87
	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97

(a) Runoff coefficients for storm recurrence intervals less than 25 years.

(b) Runoff coefficients for storm recurrence intervals of 25 years or more

Source: "Recommended Hydrologic Procedures for Computing Urban Runoff from Small Watersheds in Pennsylvania"
Pennsylvania DER #609-12/90

Roughness Coefficients (Manning's "n") For Overland Flow (U.S. Army Corps Of Engineers, HEC-1 User's Manual)

Roughness Coefficients (Manning's "n") For Channel Flow

(2) Values recommended by the American Concrete Pipe Association, check Manufacturer's recommended value.

APPENDIX C
DRAINAGE/STORMWATER MANAGEMENT PLAN
APPLICATION

DRAINAGE/STORMWATER MANAGEMENT PLAN APPLICATION

Application is hereby made for review and approval of a Drainage/Stormwater Management Plan and related data as submitted herewith in accordance with the Coolbaugh Township Stormwater Management Ordinance.

1. **Plan Type:** (mark with an 'X') _____ Preliminary _____ Preliminary/Final _____ Final

2. **Name of Subdivision, Land Development, or Project:**

3. **Applicant Information:**

Name (Contact): _____

Company (if applicable): _____

Address: _____

Phone: _____

Email: _____

4. **Property Owner Information:**

(If all information is same as 'Applicant', mark here with an 'X': _____

and continue to number 5.)

Current Landowner's Name(s): _____

Company (if applicable): _____

Address: _____

Phone: _____

Email: _____

5. Plan Preparer's Information:

Engineer or Surveyor's Name: _____

Company (if applicable): _____

Address: _____

Phone: _____

Email: _____

6. Type of subdivision or land development proposed: (mark with an 'X')

_____ Commercial

_____ Industrial

_____ Residential

_____ Other (Explain: _____)

7. Stormwater Design Criteria

Watershed Name: (mark with an 'X')

_____ Tobyhanna Creek

_____ Brodhead Creek

_____ McMichael Creek

_____ Wallenpaupack Creek

_____ Lehigh River

District (A, B, B-1, B-2, B-3, C, M-TC, M-WC, or N/A): _____

Subarea (if applicable): _____

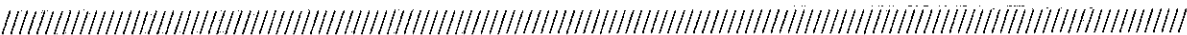
Type of proposed stormwater management facility(ies):

CERTIFICATE OF ACKNOWLEDGMENT OF APPLICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

SIGNATURE OF APPLICANT: _____

DATE OF SIGNATURE: _____



(Information Below This Line To Be Completed By The Municipality)

Coolbaugh Township official submission receipt:

Plan Date of Submissions:

Original Submission	_____
Revision #1 Submission	_____
Revision #2 Submission	_____
Revision #3 Submission	_____
Revision #4 Submission	_____

Submission Fees

Amount Paid: _____ Date Paid: _____

Amount Paid: _____ Date Paid: _____

Amount Paid: _____ Date Paid: _____

Amount Paid: _____ Date Paid: _____

Stormwater Management Fund Fee

Amount Paid: _____ Date Paid: _____

Construction Inspections

Date Performed: _____ Inspector: _____

Date Performed: _____ Inspector: _____

Date Performed: _____ Inspector: _____

Date Performed: _____ Inspector: _____

APPENDIX D
STORMWATER MANAGEMENT DISTRICT WATERSHED MAPS

2

DRAFT by GSH @ KCE

2024,1-21

[Yellow highlighted items have been added or revised since last ordinance draft.]

[The terms "Small Logistics Center" and Large Logistics Center" have been highlighted blue at this time for emphasis only.]

**BOARD OF SUPERVISORS OF
THE TOWNSHIP OF COOLBAUGH
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE COOLBAUGH
TOWNSHIP ZONING ORDINANCE TO PROVIDE REGULATIONS FOR
LOGISTICS CENTERS**

WHEREAS, the Board of Supervisors desires to allow for the proper use of Logistics Centers within Coolbaugh Township and to establish proper criteria for the regulation and development of proper and reliable standards for these uses;

WHEREAS, the Board of Supervisors desires to plan for and accommodate the managed use and regulation of Logistics Centers for the needs of Coolbaugh Township residents and businesses;

WHEREAS, the Board of Supervisors has identified certain provisions of the Coolbaugh Township Zoning Ordinance which are in need of defining and/or amending;

WHEREAS, the Board of Supervisors finds that the proposed amendment will promote, protect and facilitate the public health, safety and welfare;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

ARTICLE I.

The Coolbaugh Township Zoning Ordinance Article III, Section 400-10, Definitions, shall be amended as follows:

- (1) The **definitions** of "Warehouse", "Distribution Center/Truck Terminal", and "Truck Terminal" shall be deleted.
- (2) The **definition** of "Logistics Center" shall be added as follows.

"LOGISTICS CENTER – A building or group of buildings on the same lot used for:

- (1) the receipt and unloading of goods, products, and materials;
- (2) the temporary indoor storage of those items; and
- (3) the loading and transporting of those items to another location or end-user customer.

This definition shall also include the following terms as well as similarly implied terms.

DISTRIBUTION/FULFILLMENT/SHIPPING/PROCESSING CENTER,
HANDLING/STOREHOUSE/WAREHOUSE FACILITY,
FREIGHT/LOGISTICS/SUPPLY CHAIN/LAST-MILE TRANSPORT HUB,
ON-DEMAND WAREHOUSES,
DARK STORES (MICRO-FULFILLMENT CENTERS)
and
FREIGHT/TRUCK TERMINAL.

Goods, products, and materials may be kept within trailers and not necessarily placed inside the building(s).

A Logistics Center may include facilities that provide locations for drivers to rest and plan operations (next leg of travel)."

Logistics Centers shall be classified as:

Small Logistics Centers: A Logistics Center use that contains less than or equal to 25,000 square feet of gross building floor area per lot.

Large Logistics Centers: A Logistics Center use that contains more than 25,000 square feet of gross building floor area per lot.

ARTICLE II.

Coolbaugh Township Zoning Ordinance Article X, Standards for Specific Uses, Section 400-71. Distribution centers and truck terminals. shall be deleted and replaced with the following.

Section 400-71. Logistics Centers. (This section was re-organized from the previous draft.)

- A. **Site Improvement Setbacks.** All site improvements associated with **Small or Large Logistics Centers** shall be setback from property lines and street right-of-way lines in accordance with the following equation, rounded up to the nearest foot. For the purposes of this section, the limits of site improvements shall be considered the limits of proposed earth disturbance activities. Access drives and their associated earth disturbance activities shall be allowed within/through the site improvement setback area. This requirement shall supersede any other site improvement setback requirement within Coolbaugh Township Zoning Ordinance.

Minimum Required Site Improvement Setback (feet)

$$= [0.0002 \times \text{Sum of Building Sizes (in square feet)}] + 50$$

Some Examples: (this table will be removed – just providing for info purposes now)

<u>Sum of Building Sizes (sf)</u>	<u>Req'd Site Improvement Setback (feet)</u>
5,000	51
50,000	60
100,000	70
250,000	100
500,000	150

750,000	200
1,000,000	250
1,500,000	350
2,000,000	450

B. **Woodland Removal.** For **Small and Large Logistics Centers**, no more than 50% of the existing woodlands or tree masses on the lot shall be removed.

C. **Driveway Location.** The centerline of all proposed access drives shall be located a minimum of seventy-five feet (75') from any property line for **Small Logistics Centers**, and one hundred fifty feet (150') from any property line for **Large Logistics Centers**.

D. **Queuing.**

(1) For **Small and Large Logistics Centers**, adequate queuing space shall be provided within the property boundaries to prevent the stacking of vehicles on or along public streets.

(2) For **Small and Large Logistics Centers**, queuing, or circling of vehicles, on public streets immediately pre- or post-entry to the site is strictly prohibited.

E. **Parking.** For **Small and Large Logistics Centers**, off-street parking spaces ("stalls") shall be provided in accordance with the applicable table within the Coolbaugh Township Zoning Ordinance. The number of proposed tractor-trailer loading docks/bays shall be clearly indicated and summarized on the Plan. Computations shall be provided on the Plan for the required and proposed number of 'regular' parking spaces, tractor-trailer spaces, trailer spaces, and stacking/storage spaces. The type of parking spaces shall be clearly labeled on the Plan. For parking calculations, the "employee on the largest shift" shall be considered the "maximum number of individuals on the site" as noted herein.

F. **Outdoor Storage.** For **Small and Large Logistics Centers**, no outdoor storage of goods, products, materials, trash, garbage, refuse, explosive or flammable materials, hazardous substances, animals, animal carcasses or skins, or similar items shall be permitted.

G. **Individuals on Site.** For **Small and Large Logistics Centers**, the maximum number of proposed individuals on the site to be present at any given time (on the largest shift) shall be clearly specified on the Plan. This includes all employees, office workers, managers, staff, operators, laborers, contractors, drivers, etc ...

H. **Trips.** The maximum number of proposed trips for the **Small and Large Logistics Centers**, broken down for each type of vehicle to use the facility and then combined, shall be clearly specified on the Plan. These figures shall be the maximum number of allowed trips for the property for the life of the development.

I. **Turning Templates.** For **Small and Large Logistics Centers**, to verify vehicle turning movements at the entrance and exit access drive and street intersections and throughout the site, turning template exhibits shall be provided for the largest anticipated vehicle to access the site.

J. **Site Access.**

All **Large Logistics Centers** shall have access to and from one of the following streets:

Memorial Boulevard (SR 0611)

Church Street (SR 0423) (Note: portions of this street contain weight and/or vehicle length limits as determined and designated with signs by PennDOT.)

Corporate Center Drive (T-785)

Industrial Park Drive (T-676)

Market Way (T-730)

Liz Way (T-678)

Bensinger Court (private street)

Veterans Way (private street)

Hap Arnold Boulevard

K. **Anti-Idling Signs.** For **Large Logistics Centers**, No Idling signs (PennDOT R7-100) indicating a three-minute diesel truck engine idling restriction shall be installed along tractor-trailer access drives and loading/unloading docks at minimum one-hundred foot (100') intervals.

L. **Disposal of Pollutants.** For **Large Logistics Centers**, the use shall include an appropriate system to contain and properly dispose of any fuel, grease, oils or similar pollutants that

may spill or leak where such substances are stored or where vehicles are fueled, repaired, or maintained.

M. **Berms.** For **Large Logistic Centers**, earthen berms shall be provided around the exterior of all parking spaces for tractor-trailers and loading/unloading areas. If these areas are in a cut greater than eight feet (8') below the adjacent grades, then berms are not required. The berms shall meet the following criteria:

- (1) minimum height shall be eight feet (8') above the adjacent grade of the edge of bituminous paving
- (2) minimum top width shall be five feet (5')
- (3) maximum side slopes shall be two horizontal to one vertical (2:1)

N. **Routing Plan.** For **Large Logistics Centers** where tractor-trailers will be the largest anticipated vehicle to access the site, a Routing Plan shall be presented that depicts the proposed routes along streets from the site to the boundary of the Township, any existing signs relating to tractor-trailer traffic, and proposed signs restricting access to Township streets. The Applicant shall be responsible to purchase and install proposed signs at intersections of Township streets along the routes. Signs shall also be installed at all applicable exit access drives directing drivers to the route(s). Any deviation from the Routing Plan by drivers during the operations of the site shall be considered a VIOLATION in accordance with the Coolbaugh Township Zoning Ordinance, Section 400-134. and Section 400-135.

O. **Colors.** For **Large Logistics Centers**, building and retaining wall colors shall be low-reflective, subtle, or earth tone. Fluorescent and metallic colors are not permitted.

ARTICLE III.

The **terms** "Warehouses and trucking terminals." in Section 400-51.A.(8) shall be deleted and replaced with "**Large Logistics Centers**".

ARTICLE IV.

The Coolbaugh Township Zoning Ordinance Article X, **Section 400-91.3 Warehouse.** shall be deleted. **Ordinance No. 154-2023** shall be deleted in its entirety.

ARTICLE V.

The Coolbaugh Township Zoning Ordinance Attachment 1 **Schedule of Uses** shall be revised as follows:

- (1) Warehouses and Distribution Centers/Truck Terminals shall be deleted from all columns.
- (2) **Small Logistic Centers** shall be added to the Principal Permitted Uses column in the Industrial District and the Conditional Use column in the C-2 Office Park District.
- (3) **Large Logistics Centers** shall be added to the Conditional Uses column in the Industrial District.

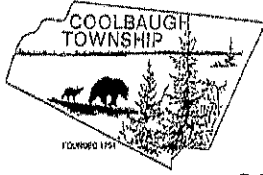
ARTICLE VI.

The Coolbaugh Township Zoning Ordinance Attachment 3 Table of **Required Parking and Stacking Spaces** (as within Ordinance No. 150-2023) shall be revised as follows:

- (1) The heading "Warehouses (not including self-service storage facilities), Distribution Centers, Fulfillment Centers, Truck Terminals, and Similar Uses" shall be revised to "**Small and Large Logistics Centers**".

ARTICLE VII.

The notation of the "**1**" District (at two locations) in existing ZO – Section 400-49.B.(1) shall be revised to "**I**".



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

February 6, 2024

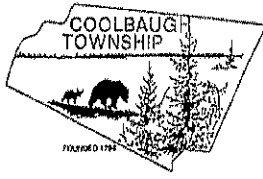
Roll Call

BOARD OF SUPERVISORS

____ B. Weimer ____ C. Rogan ____ L. Kelly ____ C. Colgan ____ A. Ruiz-Smith
____ 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.

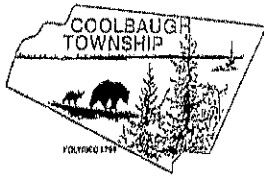
1. Public input
2. Approval of minutes / notes:
 - January 2, 2024- Re-Org/ Regular Meeting Minutes
3. Authorization to Execute Stormwater Facilities Management Agreement and Development Agreement for Thomson Logistics Assets, LLC. (2086 Corporate Center Drive West)
4. Discussion on Fire & EMS Tax Reimbursement to Thomson Logistics due to Assessment Appeal (2086 Corporate Center Drive West)
5. PMREMS Request for Release of Tax Funds in the Amount of \$110,000.00
6. Adoption of Resolution #03-2024: A Resolution of the Coolbaugh Township Board of Supervisors Authorizing a Loan to the Pocono Mountain Public Library, Inc. to be Used Towards Authorized Library Expenses
7. Authorization to Execute the Revised Library Tax Advancement Term Loan Agreement and Term Note
8. Holding Tank Agreement for the Property Located at 368 Stillwater Drive, Pocono Summit, PA; Property Owner(s): Timothy & Heather Crabb



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

9. Planning Commission Recommendation to Grant Conditional Approval of the Act 537 Plan for Pocono Mountain Industries to Mount Pocono Municipal Authority for Submission to DEP for Review
10. Planning Commission Recommendation of Final Subdivision Plan Denial for Northampton Farms
11. Planning Commission Recommendation of Final Land Development Plan Denial for Landston Equities, LLC.
12. WGH Trucking Highway Occupancy Permit Agreement
13. Resolution #04-2024: Pocono Mountain Police Commission Amendment to the Regional Police Agreement
14. Conditional Approval of Minor Subdivision Joining Lots 57 & 58, Block A-46, Section 9, Arrowhead Lake, Property Owner(s)- Richard and Virginia Plyler
15. Parks and Recreation Recommendation to Approve the Tobyhanna Athletic Association Field Usage Request for the Armed Forces Field, Volunteer Field and Freedom Field, April 1, 2024 through October 31, 2024 Monday through Friday from 5pm-9pm, Saturday 9am-9pm and Sunday 10am-4pm
16. Approval for Gold Level Sponsorship at the cost of \$375.00 and Employee Participation for APCP's Family Home & Health Expo
17. Authorization of WWTP Membrane Transfer and Cleaning in the Amount of \$10,560.00 to be paid out of ARP Funding
18. Authorization of WWTP Single Train Membrane Tank Replacement with Cassette Refurbishment and LEAP Upgrade in the Amount of \$151,470.00 to be paid out of the ARP Funding
19. Authorize the Purchase of a Box Truck Body and Upfit Package from Lowes Sales and Service in the amount of \$47,039.52 for the 2023 Ford F350 Crew Cab Truck (Package Previously Approved from Triad Truck Equipment in the 2023 Budget, but approved purchase is currently not available)
20. Authorization to Advertise the 2024 Spring Leaf Collection Dates



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

21. Authorize Advertisement of 2024 Budget Work Session Dates to be Published on July 1, 2024
22. Authorize Execution of the Annual Northeast Signal Contract in the Amount of \$7,950.00
23. Authorization to Advertise for Public Hearing of Proposed Ordinance for Stormwater Management
24. Ratification of Bill Packet from January 16, 2024 Due to Meeting Cancellation
- | | |
|----------------------------|----------------------|
| • General Fund | \$ 400,247.58 |
| • Escrow Fund | \$ 40,301.76 |
| • Sewer Fund | \$ 42,950.65 |
| Total Disbursements | \$ 483,499.99 |
25. Current Obligations
- | | |
|----------------------------|----------------------|
| • General Fund | \$ 494,530.39 |
| • Escrow Fund | \$ 3,333.00 |
| • Sewer Fund | \$ 20,915.24 |
| Total Disbursements | \$ 518,778.63 |
26. Business Manager Comments/Updates
27. Solicitor Armstrong Comments/Updates
28. Board of Supervisors Executive Sessions
- February 6, 2024- Following the Meeting Re: Legal
29. Adjournment

Current Land Development / Subdivision Plan Submission- Timelines

Project Name	Location	Plan Type	Acceptance Date	Expiration Date	BOS Approval Date
PMI/MP Municipal Authority Act 537 Plan	Corporate Center Drive, Tobyhanna	Act 537 Plan	December 12, 2023		
Haaretz, I.P.- Finish Line Auto Body	110 Summit Ave, Pocono Summit, PA	Land Development Plan	August 8, 2023	April 30, 2024	
Northampton Farms, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Major Subdivision Plan	May 9, 2022	March 31, 2024	
Landston Equities, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Land Development Plan	May 9, 2022	March 31, 2024	
RCI Properties, LLC.	Lot 24 Pocono Mountain Business Park	Land Development Plan	August 10, 2020	March 31, 2023	Withdrawn
Pocono Mountain Corporate Center North	566 Memorial Drive, Tobyhanna, PA	Preliminary Land Development Plan	November 8, 2021	April 20, 2023	Cond Approved 4/18/2023
Rekha Tolani, LLC/ Tolani Plaza	970 Route 196, Tobyhanna, PA	Land Development Plan	July 11, 2022	March 21, 2023	Cond Approval 02/07/2023
Imperial Realty Property Group, LLC.	1180 Corporate Center Dr., Tobyhanna, PA	Minor Subdivision Plan	May 9, 2022	December 20, 2022	Approved by BOS
WGH Trucking	Route 196, Tobyhanna, PA	Land Development Plan	February 13, 2023	June 13, 2023	Cond Approval 6/6/2023
Imperial Realty Property Group, LLC.	1180 Corporate Center Dr., Tobyhanna, PA	Land Development Plan	May 9, 2022	July 7, 2023	Cond Approval 7/5/23
ABC Pocono Homes	Prospect Street/ Route 423, Tobyhanna, PA	Subdivision Plan	June 13, 2023	December 30, 2023	Withdrawn

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COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
RE-ORGANIZATIONAL/REGULAR MEETING MINUTES
January 2, 2024

The meeting was called to order by Erin Masker, Township Secretary/Administrative Assistant at 6:00pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:

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

Board Members absent:

None

Staff present:

Mitch Baylarian, Solicitor, Erin Masker, Township Secretary and Meredith Thompson, Business Manager

Announcements:

Public input will be considered at the end of the meeting. 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. This meeting is being recorded to aid in the preparation of the minutes,

1. Organization of the Board of Supervisors

➤ Election for the Board of Supervisor: Chairman

Ms. Ruiz-Smith made a motion second by Ms. Rogan to appoint William Weimer as the Board Chairman.

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

➤ Election for the Board of Supervisors: Vice Chairman

Ms. Kelly made a motion second by Ms. Rogan to Appoint Cara Rogan as the Board Vice-Chairman.

- Discussion: Ms. Colgan expressed her concerns with past attendance. Ms. Ruiz-Smith stated that she also has concerns with attendance, integrity, discretion and professionalism, stating she doesn't believe that Supervisor Rogan has those characteristics. Ms. Rogan stated that she has had to make some changes in her work schedule to accommodate attendance at the meetings and that her health issues have been addressed and are no longer an issue. Ms. Kelly stated that Ms. Rogan would do a good job in the position and stated that health issues happen and are worked through. She stated that she has known Ms. Rogan for many years and stated that she is very professional and would be a good choice for the position. J. Miller stated that he and the residents of Lexington Woods appreciate the work of Ms. Rogan and stated that they support her.
- Vote: 3-2-0, motion passes.

2. Appointment or Reappointment:

➤ Secretary

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Appoint Erin Masker as the Township Secretary.

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

➤ Treasurer

Ms. Kelly made a motion second by Ms. Colgan to Appoint Patricia Rosendale as the Township Treasurer.

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

➤ Assistant Treasurer

Ms. Colgan made a motion second by Ms. Ruiz-Smith to appoint Darren Dixon as the Assistant Township Treasurer.

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

➤ Road Master

Ms. Kelly made a motion second by Ms. Ruiz-Smith to Appoint William Weimer as the Township Road Master with no renumeration.

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

3. Appointment or Reappointment:

➤ Township Solicitor

Ms. Colgan made a motion second by Ms. Ruiz-Smith to Appoint Patrick Armstrong of Grim Blehn and Thatcher as the Township Solicitor along with his legal team.

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

➤ Planning Commission Solicitor

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Appoint H. Clark Connor as the Township Planning Commission Solicitor.

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

4. Appointment or Reappointment:

➤ Township Engineer

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Appoint Russell Kresge and Greg Haas of Keystone Consulting Engineers as the Township Engineer.

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

➤ Sewage Enforcement Officer

Ms. Kelly made a motion second by Ms. Colgan to Appoint Hanover Engineers as the Township Sewage Enforcement Officer to Include the following officers: Jacob A. Schray (03134), Scott J. Brown (01716), Luke Eggert (04090), Christopher A. Taylor (03138), Paul Gallagher Saba (04167), and Pamela J. Kemecsy (03662).

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

5. Township Resolution #01-2024: Depositories of Township Funds

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Adopt Resolution #01-2024: Depositories of Township Funds.

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

6. Establish the Amount of the Treasurer and Assistant Treasurer's Bond at \$650,000.00

Ms. Kelly made a motion second by Ms. Ruiz-Smith to Establish the Amount of the Treasurer and Assistant Treasurer's Bond at \$650,000.00.

- Discussion: Ms. Thompson stated that we had to increase Mr. Dixon's bond for this year to meet the \$650,000.00 requirement.
- Vote: All in favor, motion passes.

7. Appointment of Municipal Representative and Alternate Municipal Representative to Serve on the Monroe County Tax Collection Committee

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Appoint Darren Dixon as the Municipal Representative and Meredith Thompson as the Alternate Municipal Representative to Serve on the Monroe County Tax Collection Committee.

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

8. Two Appointments to the Environmental Advisory Council (EAC)-Terms Ending December 31, 2026

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Appoint Ivan Tulala and Mia Wooley to the Environmental Advisory Council (EAC) with Terms Ending December 31, 2026.

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

➤ Appointment of EAC Chairperson

Ms. Kelly made a motion second by Ms. Colgan to Appoint Joyce Onsted as the EAC Chairperson to the Environmental Advisory Council for 2024.

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

➤ Appointment of Board Liaison to EAC

Mr. Weimer made a motion second by Ms. Rogan to Appoint Lynn Kelly as the Supervisor Liaison to the Environmental Advisory Council for 2024.

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

9. One Appointment to the Parks and Recreation Commission- Term Expiring December 31, 2028

Ms. Colgan made a motion second by Ms. Kelly to Appoint William Webb to the Parks and Recreation Commission with a term to Expire on December 31, 2028.

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

- Appointment of Board Liaison to the Parks and Recreation Commission

Ms. Rogan made a motion second by Ms. Colgan to Appoint Clare Colgan as the Supervisor Liaison to the Parks and Recreation Commission for 2024.

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

10. Two Appointments to the Planning Commission- Terms Ending December 31, 2027

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Appoint Bernard Kozen and Mike Schlegel to the Planning Commission with Terms Ending December 31, 2027.

- Discussion: None
- Vote: All in Favor, motion passes.

11. Two Appointments to the Zoning Hearing Board- One Term Ending December 31, 2026 and an Alternate Position with a Term Ending on December 31, 2026

Ms. Colgan made a motion second by Ms. Kelly to Appoint William Cummings to the Zoning Hearing Board with a Term Ending December 31, 2026.

- Discussion: The Board would like the vacant position to be advertised on Savvy Citizen App.

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

12. One Appointment to the UCC Board of Appeals- Term Ending December 31, 2028

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Appoint George Dobson to the Term Ending December 31, 2028.

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

13. One Appointment to the Pocono Mountain Public Library Board of Trustees with a Term Ending December 31, 2026

Ms. Rogan made a motion second by Ms. Colgan to Appoint Deatra Cummings to the Pocono Mountain Public Library Board of Trustees with a Term Ending December 31, 2026.

- **Discussion:** None
- **Vote:** 4-0-1, motion passes. (Ms. Kelly abstained due to her employment)

14. Annual Appointment of Board Liaison to the Pocono Mountain Regional Emergency Medical Services Board

Ms. Ruiz-Smith made a motion second by Ms. Ms. Rogan to Appoint Clare Colgan as the Board Liaison to the Pocono Mountain Regional Emergency Medical Services Board for 2024.

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

15. Three Annual Appointments to the Pocono Mountain Regional Police Commission

Ms. Colgan made a motion second by Ms. Rogan to Appoint William Weimer, Kurt Cummings, and Tracy Fox to the Pocono Mountain Regional Police Commission for 2024.

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

16. Annual Appointment of the Vacancy Board Chairperson

Ms. Colgan made a motion second by Ms. Kelly to Appoint Gratz Washenik as the Vacancy Board Chairman for 2024.

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

17. Selection of Municipal Representative and Alternate Representative to Attend the Council of Government Meetings for 2024

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Appoint Erin Masker as the Representative and Meredith Thompson as the Alternate Representative to the Council of Government for 2024.

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

18. Appointment to the Board of Auditors with a Term Ending December 31, 2025

Ms. Rogan made a motion second by Ms. Colgan to Appoint Kelsey Hovi to the Board of Auditors with a Term Ending December 31, 2025.

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

19. Authorization to Advertise Board of Supervisors Work Sessions/ Meetings for 2024

Mr. Weimer made a motion second by Ms. Ruiz-Smith to Approve the Board of Supervisors Work Session /Meeting Schedule and Authorize Advertising the Schedule for 2024.

- **Discussion:** None

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

20. Establish Holidays for Township Employees and Authorize the Advertisement of Holidays

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Establish and Advertise the Holidays for Township Employees for 2024.

- **Discussion:** Mr. Weimer stated that the new schedule of holidays for 2024 includes Juneteenth. Ms. Ruiz-Smith stated that Juneteenth was added in accordance with the newly negotiated Collective Bargaining Agreement for DPW.
- **Vote:** All in favor, motion passes.

21. Approval of Minutes:

- **December 19, 2023 Regular Meeting Minutes**

Ms. Kelly made a motion second by Ms. Colgan to Approve the Meeting Minutes of December 19, 2023 as written.

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

22. Authorization to Execute Stormwater Facilities Management Agreement and Development Agreement for Thomson Logistics Assets, LLC. (2086 Corporate Center Drive West)

Ms. Kelly made a motion second by Ms. Ruiz-Smith to Approve the Stormwater Facilities Agreement with the following addition: The owner shall be required to pay for the cost of periodic inspections by the township's engineer for a period of 10 years following construction. Inspections shall be performed by the township in years 3,6,8,10 and any others deemed necessary by the township engineer. An escrow account shall be set up to cover all costs of inspections for the 10-year period.

- **Discussion:** Ms. Ruiz-Smith stated that she would like our legal counsel to review the proposed changes and make sure that there are no issues with them. Ms. Kelly stated that the language in her motion was taken directly from the proposed draft Act 167 as provided by our Township Engineer. Robert Kidwell was in attendance from Kaplan Law Firm and stated that there are a host of conditions that needed to be met and this agreement is one of them which has been negotiated with the developer's legal counsel and the Township Solicitor. He stated that there is already language built into the agreement relating to the inspections. Mr. Weimer asked if he believes his client will have an issue with the language, being advised that he would not know that without discussing it with them. Solicitor Baylarian stated that the development agreement has language that would cover the township to be reimbursed for the inspection fees and professional service fees. Discussion continued regarding the status of the Act 167 and the need for the developer to cover the costs of the inspections that are required. J. Miller asked if there was already an issue with the stormwater facilities system which could impact Duck Puddle Run which has exceptional value wetlands, what damage was done to them during this time? He was advised by Mr. Weimer that the water did not leave the site as it was not draining properly and was simply held in the retention pond. The issue that was identified is being remediated in the plan that is currently in place. J. Smith-Hughes asked if there is a tenant in this building having been advised by Mr. Weimer that there is.
- **Vote:** 2-3-0, motion failed.

Mr. Weimer made a motion second by Ms. Rogan to approve the Stormwater Management Agreement and Development Agreement contingent upon including the matching language that is in the development agreement to be included in the stormwater management agreement, as agreed upon by both parties and requiring an escrow account in an amount to be determined by our Township Engineer in accordance with the proposed draft Act 167.

- **Discussion:** Mr. Weimer stated that this will ensure that the township is protected. Ms. Kelly asked if the applicant received a NPDES permit. After some discussion it was determined that it was issued.

She stated that the Board was advised previously that they would only be required to obtain an E&S permit, so she is unsure where this requirement came from following that meeting. She is still uncomfortable with this agreement at this time.

- **Vote:** 4-1-0, motion passes.

23. Authorization to Purchase a Hach AS950 All-Weather Sampler w/5.5-Gallon Bottle for the WWTP in the Amount of \$10,273 from ARP Funds

Mr. Weimer made a motion second by Ms. Rogan to Authorize the Purchase of a Hach AS9590 All Weather Sampler w/5.5-Gallon Bottle for the WWTP in the Amount of \$10,273 from ARP Funds.

- **Discussion:** M. Peterson asked if these are funds that were anticipated to be spent from the ARP funding, being advised that they were.
- **Vote:** All in favor, motion passes.

24. Authorization for the Township Engineer to Review the Revised Traffic Study for Tobyhanna Development- Proposed Wawa (1545 Prospect Street, Tobyhanna)

Ms. Colgan made a motion second by Ms. Ruiz-Smith to Authorize the Township Engineer to Review the Revised Traffic Study for Tobyhanna Development- Proposed Wawa (1545 Prospect Street, Tobyhanna).

- **Discussion:** Discussion took place about requiring an Escrow Account and Professional Service Agreement.

Ms. Colgan amended her motion and Ms. Ruiz-Smith to include requiring an Escrow Account and Professional Service Agreement.

- **Discussion:** The Board discussed the process for the review of this request with Ms. Kelly stating that she would like to request that the applicant present this to the Planning Commission prior to coming back before the Board. Mr. Weimer asked if the Board would like the motion amended to include this request.

Ms. Colgan amended her motion again and Ms. Ruiz-Smith her second to include Requesting that the Applicant make a presentation to the Planning Commission prior to coming back before that Board of Supervisors.

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

25. Certify Delegates and Appoint One Delegate to Serve as the Voting Delegate to the Pennsylvania State Association of Supervisors' (PSATS) Annual Convention (April 14-17, 2024)

Mr. Weimer made a motion second by Ms. Kelly to Certify William Weimer, Alma Ruiz-Smith, Clare Colgan, Cara Rogan, All Township Administrative Staff, DPW Foreman Kyle Knecht and DPW Assistant Foreman Don DeRoo to attend the 2024 Pennsylvania State Association of Supervisors' (PSATS) Annual Convention Held at the Hershey Lodge from April 14-17, 2024 and to Approve Payment for Travel, Food, Hotel and Registration Expenses; Additionally each Delegate shall evaluate their work schedule and plan their conference days according to those that best benefit their job function and still provide adequate work coverage.

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

Ms. Kelly made a motion second by Ms. Colgan to Appoint William Weimer as the Voting Delegate for the 2024 Pennsylvania State Association of Supervisors' (PSATS) Annual Convention.

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

26. Adoption of Township Resolution #02-2024: Appointment of Certified Public Accountant

Ms. Kelly made a motion second by Ms. Colgan to Adopt Resolution #02-2024: Appointment of Certified Public Accountant, Frey & Company in the amount of \$14,500.00 for the completion of the 2023 Annual Audit.

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

27. Authorization for ATLAS Engineering to Prepare Municipal Waste Load Management (Chapter 94) Report for the Calendar Year 2023

Mr. Weimer made a motion second by Ms. Rogan to Authorize ATLAS Engineering to Prepare Municipal Waste Load Management (Chapter 94) Report for the Calendar Year 2022 at a Cost not to exceed \$3,200.00.

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

28. Approval of Special Council for Wastewater Treatment Plant Legal Matters

Ms. Ruiz-Smith made a motion second by Ms. Rogan to Approve Young and Haros, Attorney Nick Haros as Special Council for Wastewater Treatment Plant Legal Matters.

- Discussion: None
- Vote: 4-0-1, motion passes. (Mr. Weimer abstained due to employment)

29. Approval of ATLAS Engineering Rates for 2024: Wastewater Treatment Plant Engineer

Ms. Ruiz-Smith made a motion second by Mr. Weimer to Approve the ATLAS Engineering Rates for 2024: Wastewater Treatment Plant Engineer.

- Discussion: M. Peterson asked if this is the company being chosen out of the three that made a presentation to the board previously, being advised it is not. Mr. Weimer stated that this is the engineer of the plant, Dave Kavitski. The previous presentation was for operator services for the plant, which Mr. Weimer stated that the options that were provided were very expensive and not at a cost that we are willing to commit the township to.
- Vote: All in favor, motion passes.

30. Approval of the 2024 Mileage Rate for Reimbursement at .67¢ per mile

Ms. Colgan made a motion second By Ms. Ruiz-Smith to Approve the 2024 Mileage Rate for Reimbursement at .67¢ per mile.

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

31. Current obligations

• General Fund	\$ 67,796.73
• Escrow (Fire Escrow)	\$ 19,956.23
• Sewer Fund	<u>\$ 13,629.75</u>
Total Disbursements	\$ 101,382.71

Ms. Colgan made a motion second by Ms. Rogan to Approve the Current Obligations in the Amount of \$101,382.71.

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

32. Business Manager Comments/Updates

- Ms. Thompson stated that she and Ms. Masker were contacted by Tom Ford regarding the publishing of the newsletter and stated that there is a delay due to the lack of advertisements sold, which is what pays for the production and mailing of the newsletters. She stated that there are advertising opportunities available.
- Ms. Thompson asked for a brief executive session following the meeting regarding personnel. Ms. Ruiz-Smith stated that she would also like an executive session this evening regarding personnel.

33. Solicitor Baylarian Comments/ Updates

Nothing to Report.

34. Board of Supervisors Executive Session

- After: Tuesday, January 2, 2024 from 8:00pm-8:10pm Re: Personnel

35. Public Input

- M. Wood stated that the Historical Society will be holding their annual meeting on Sunday, January 7, 2024 at 2pm at the Mansion. The meeting is open to the public.
- J. Smith-Hughes thanked Ms. Kelly for attending the Pocono Farms East Annual Meeting last year and asked that the Board consider sending a representative to the October annual meeting this year. She will submit a letter with the request for consideration by the Board.

36. Adjournment

There being no further business, a motion was made by Ms. Ruiz-Smith and second by Ms. Colgan to adjourn at 7:48pm.

NEXT REGULAR BOARD MEETING:

Regular Meeting Tuesday, January 16, 2024, at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

- Work Session/Regular Meeting – 6:00pm

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

Witnessed by: _____ Date: _____
William Weimer, Chairman

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Pocono Mountain Regional Emergency Medical Services

"Excellence, Honor, and Compassion"

Austin "AJ" Schrader - PHRN, CMTE
Chief Operating Officer
Pocono Mountain Regional EMS
135 Tegawitha Rd
Tobyhanna, PA 18466
Aschrader@pmrems.org
Cell: 570-202-7210

December 21, 2023

Coolbaugh Township Board of Supervisors
Coolbaugh Twp. Administration Building
5550 Memorial Blvd
Tobyhanna, PA 18466

Dear Board of Supervisors,

I hope this letter finds you well as we head into a new year of opportunities. As we bring 2023 to a close we find our organization performing exceptionally well. Our stations have been consistently staffed nearly 100% of the time for the past 2 months and we have expanded our deployment to include a "shift supervisor" based out of the 11-1 station during the day, bringing an additional ALS asset to the community. We've witnessed a significant decrease in the number of calls turned over to mutual aid organizations as well as a decrease in our average response times. The sizable investment PMREMS has made to retain existing personnel and recruit high quality new employees has yielded the desired result of ensuring consistent EMS resource coverage to the communities we serve. Unfortunately, the necessary steps taken to achieve this goal have placed a financial burden on the operating expenses of the organization. This is where the support provided by the municipalities we cover comes in and allows us to continue providing the best care possible to the residents of Coolbaugh and surrounding townships. The importance of your financial contributions to PMREMS can't be understated and underscores your commitment to the safety and well being of your constituents.

In September 2023, we made a disbursement request from the EMS tax fund equal to the amount we had budgeted for 2023. At that time a surplus remained in the account which we have accounted for in the 2024 FY budget. We have many exciting plans for the organization in 2024 including the delivery of 3 new ambulances in the first quarter, implantation of a new Human Resources system along with a state of the art fleet monitoring and dash camera system. In accordance with our budget plan, at this time we would like to request a disbursement of **\$110,000** from the EMS Tax Fund.

Once again, thank you for your support of our organization.

Sincerely,

A handwritten signature in black ink that reads "Austin J. Schrader".

Austin "AJ" Schrader
Chief Operating Officer
Pocono Mountain Regional EMS

135 Tegawitha Road, Tobyhanna, PA 18466
Phone: 570-839-8485 Fax: 570-839-0777

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COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

RESOLUTION NO. 03-2024

**A RESOLUTION OF THE COOLBAUGH TOWNSHIP
BOARD OF SUPERVISORS AUTHORIZING A LOAN TO
THE POCONO MOUNTAIN PUBLIC LIBRARY, INC. TO BE
USED TOWARDS AUTHORIZED LIBRARY EXPENSES**

WHEREAS, Pocono Mountain Public Library, Inc. (the "Library") has a need for an advance of the anticipated library tax funds from Coolbaugh Township ("Township"), as a library tax anticipation note, for the beginning of 2024 for certain authorized Library expenses; and

WHEREAS, the Library has requested that the Township loan the Library the amount of \$37,500.00 per month for the first four months of 2024 (February March, April, and May 2024), for a total sum of \$150,000.00 (the "Loan"), in order to provide sufficient funds to cover the anticipated expenses of the Library for the beginning of 2024; and

WHEREAS, the Township is willing to loan the Library the total sum of \$150,000.00, to be distributed to the Library in four monthly payments of \$37,500.00 beginning in February 2024 and ending in May 2024, provided such total amount is repaid to the Township over a term of four (4) months, beginning on June 1st, 2024, and further provided that the Library agrees to the terms and conditions of the Note and Loan Agreement, specimens of which are attached hereto and made a part hereof; and

WHEREAS, the Township deems it to be in the best interests of the residents of the Township to enter into the Loan with the Library to provide sufficient funds to cover the anticipated Library expenses for early 2024, as set forth herein.

NOW THEREFORE, the Coolbaugh Township Board of Supervisors hereby adopts the following Resolution:

FIRST, the Township hereby approves the Loan and directs the Township Manager to submit a proposal to the Library for a loan to the Library in the total amount of \$150,000.00, to be distributed to the Library in four monthly payments of \$37,500.00 beginning in February 2024 and ending in May 2024, the proceeds of which will be applied towards authorized Library expenses, said Loan to be subject to the terms and conditions set forth in the Note and Loan Agreement attached hereto and marked as Exhibit "A".

SECOND, the Township is hereby authorized to enter into the Loan by way of the Loan Agreement and in connection therewith, receive the Note (copies of which are attached hereto), pursuant to which the Township will loan to the Library the total sum of \$150,000.00, to be distributed to the Library in four monthly payments of \$37,500.00 beginning in February 2024 and ending in May 2024, said total sum to be repaid to the Township over a four (4) month term.

THIRD, as security for the Loan, the Library shall agree with the Township that the payments of principal due under the Note shall be paid directly from the annual real estate taxes received by the Township as part of the millage assessed by the Township for library purposes (ie. the library tax).

FOURTH, the Business Manager of the Township is hereby authorized and empowered to receive the Note and enter into such other documents, including the Loan Agreement and other documents that may be necessary to complete the Loan to the Library, and in exchange therefore tender the Loan proceeds in the total amount of \$150,000.00 to the Library as set forth herein to be used to pay authorized Library expenses.

SO RESOLVED, this _____ day of _____, 2024.

**COOLBAUGH TOWNSHIP BOARD OF
SUPERVISORS**

William Weimer, Chairman

Joseph Rogan, Vice-Chair

Clare Colgan, Supervisor

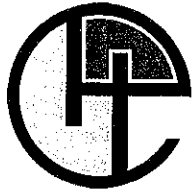
Alma I. Ruiz-Smith, Supervisor

Lynn Kelly, Supervisor

ATTEST:

Erin Masker, Township Secretary

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HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

January 17, 2024

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

RE: 368 Stillwater Drive, Stillwater Estates
Onlot Sewage Disposal System Repair
Proposed Holding Tank – Timothy & Heather Crabb
Permit Application 450095-230071
Hanover Project CBT07-15

Dear Supervisors:

Timothy and Heather Crabb have submitted to Coolbaugh Township an application for a permit to repair an onlot sewage disposal system at their above-referenced lakefront property in Stillwater Estates. The submission is in pursuit of a permit to allow the installation of holding tanks to service the sewage disposal needs of the property. In an email dated July 28, 2023, Mrs. Crabb stated "...our tank fills up and doesn't drain. We bought the property in December [2022], and we capped the outlet pipe in January [2023] because we were getting ground water flowing back into the tank through the outlet pipe and filling it up. We uncapped it [the outlet] in May/June to see if the drainage had improved, but the tank still filled up and didn't drain out." Mrs. Crabb goes on to acknowledge that since the outlet has been capped, their existing tank has been functioning as a holding tank. She also stated that a sensor has been installed in the tank to indicate when the liquid level is reaching near the top of the tank. This informs them when the tank needs to be pumped. Lastly, Mrs. Crabb stated that "We're having it pumped every week, sometimes more often depending on the number of people staying at the property. Again, we haven't had any septic backup into the house yet because we're getting it pumped before that happens."

Mr. and Mrs. Crabb have utilized the services of two professional soil science consultants to evaluate the property since they took ownership. Initially, Environmental Design Service was retained. In a report dated August 20, 2023, Mr. Ross T. Wolford, Certified Professional Soil Scientist, stated that he conducted a site evaluation of the property on March 21, 2023. In his report, Mr. Wolford stated that based on his evaluation there is no place on the property that would qualify for any type of onlot sewage disposal system. As potential alternatives, he briefly mentioned a small flow treatment facility (stream discharge) and public sewer. Since public sewer is not available to the property, and a stream discharge is unlikely to be approved, he concluded that holding tanks are the only option to service the sewage disposal needs of the property. Enclosed for your reference, please find a copy of Mr. Wolford's report.

On October 10, 2023, a site evaluation was conducted by the undersigned along with Mr. Leonard F. Cornish Jr., Principal Soil Scientist of Pocono Soil & Environmental Consulting, Inc. A report of results and findings obtained during this site investigation, as well as an evaluation of alternatives and recommendations to satisfy the sewage disposal needs of the property was received by Coolbaugh Township on December 14, 2023. Enclosed for your reference, please find a copy of Mr. Cornish's report, titled "Repair of Onlot Septic System 368 Stillwater Drive." Therein, Mr. Cornish asserts that a malfunction of the existing onlot sewage disposal system *does* exist at the site, but that soil and site conditions "prohibit the placement of any conventional or alternate land-based sewage disposal system on this parcel." Based upon on-site observations and the site investigation conducted on October 10, 2023, I do not dispute these facts.

Mr. Cornish's report acknowledges that the remaining options available to the property include a small flow treatment facility (SFTF) with discharge to waters of the Commonwealth, or construction of a four (4) year fill. Both of which he states are "impractical as a timely and effective corrective measure for the repair of malfunctions." In the Alternative Analysis, Mr. Cornish further evaluates these two potential alternatives. His recommendation as the most practical and timely corrective method to address the existing malfunction is the installation of adequately sized holding tanks. The Alternative Analysis includes design considerations used as the basis for Mr. Cornish's recommendation that "a minimum of two (2) two thousand gallon holding tanks be installed on this parcel as a repair solution for the failing onlot sewage disposal system."

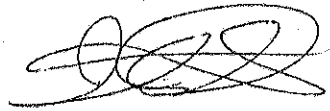
It is the opinion of the undersigned that the existing sewage disposal system has reached the end of its serviceable life. Due to regulatory restrictions imposed by horizontal isolation distance requirements, and the presence of shallow limiting zone soils caused by a seasonally high water table throughout the property, options for long-term sewage disposal on the property are severely limited. Although there is an undeveloped property to the east, it has been predetermined based on existing topography, surface hydrology, and the likely presence of wetlands, that soil testing on that parcel would almost certainly provide no additional alternatives. All other adjoining properties, including those across Stillwater Drive, are developed. The current use of the Crabb's property as a short-term rental should be considered when reviewing the applicant's submission, however, please be advised the applicant has thoroughly considered all potential sewage disposal alternatives for the property.

In your consideration of this matter, please be advised that the applicant's submission indicates the dwelling contains three (3) bedrooms, which requires a minimum holding tank capacity of 1,200-gallons. Although a detailed holding tank design plan has not been received for review, Mr. Cornish's report includes a recommendation for the installation of two 2,000-gallon holding tanks for a total capacity of 4,000-gallons. It is expressly understood that any permit(s) or approvals will be restricted to a three-bedroom home. Furthermore, upon authorization by the Board of Supervisors, a detailed operation and maintenance agreement will be prepared, and a holding tank design plan shall be submitted for review and approval.

Upon receipt and review, should you have any questions regarding this information or need anything additional, please do not hesitate to contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Jacob A. Schray, SEO

jas:jas/sas

S:\Projects\Municipal\CoolbaughTwp\Cbt07-15-SewageEnforcement\NOVs\Crabb Holding Tank 368 Stillwater Dr, SWE\2024.01.17_Crabb_368StillwaterDr_RecommendationtoBOS.doc

Enclosure(s)

cc: **VIA E-MAIL ONLY**

Meredith Thompson, Business Manager

Clinton Oddy, Short Term Rental Enforcement Officer

Patrick M. Armstrong, Esquire

Kelly A. DiPaolo, Community Manager, Stillwater Estates Property Owners Association

Heather Crabb

Leonard F. Cornish Jr., Pocono Soil and Environmental Consulting, Inc.

9



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/ Township Solicitor Patrick Armstrong

From: The Coolbaugh Township Planning Commission

Date: January 23, 2024

Subject: Recommendation of Conditional Approval of the Act 537 Plan for Pocono Mountain Industries/ Mount Pocono Municipal Authority

At their meeting held on January 18, 2024, the Coolbaugh Township Planning Commission recommended that the Board consider approving the Act 537 Plan for Pocono Mountain Industries-Mount Pocono Municipal Authority for submission to DEP for review contingent on all comments in Township Engineer, Greg Haas's review letter dated December 30, 2023 being addressed.

Thank you for your consideration of our recommendation.

Sincerely,
Coolbaugh Township Planning Commission

Erin Masker
Township Secretary/ Administrative Assistant



CIVIL ENGINEERS & SURVEYORS

863 Interchange Road, Kresgeville, PA 18333 • Phone 610-681-5233 • Fax 610-681-5248
East Office: Bethlehem, **West Office:** Allentown, **North Office:** Kresgeville

COOL-23-024

December 30, 2023

Coolbaugh Township Planning Commission and Board of Supervisors
(via email to Erin Masker, Township Secretary / Administrative Assistant: emasker@coolbaughtwp.org)

**RE: ACT 537 PLAN FOR POCONO MOUNTAIN INDUSTRIAL PARK AUTHORITY
SANITARY SEWAGE SYSTEM TRANSFER
REVIEW #1**

Dear Planning Commission Members and Board of Supervisors,

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

- Report titled "Act 537 Plan for Pocono Mountain Industrial Park Authority Sanitary Sewage System Transfer", prepared by Barry Isett & Associates, Inc., dated November 2023 ("Report")

My review comments are as follows:

1. Plan Summary, Sections B & D, of the provided Report states that the existing Agreement in place between the Township and the Mount Pocono Municipal Authority (MPMA) will need to be amended prior to the transfer date. A copy of the draft amended Agreement shall be provided and circulated for review if not already begun.
2. Plan Summary, Section C, of the provided Report states that the transfer of the systems will have no effect on the current rate schedule. This section shall be expanded and/or clarified. When does the current rate schedule end and a new rate schedule begin? It shall be indicated that the rates needed to be paid by Users are/will be paid to the MPMA and that the Township will not be involved in any future collection of fees.
3. Corporate Center East Service Area plan exhibit – The lots containing the Land Development entitled "Corporate Center Warehouse" at the intersection of Corporate Center Drive East and Kolb Court has received sewage planning approval for onlot sewage disposal. Therefore, the service area boundary line should be shown to not include the lot (lots) involved with that Plan.

Engineering firm of choice since 1972

Visit us at: www.KCEinc.com

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. Patrick Armstrong, Esquire (via email only: parmstrong@grimlaw.com)
H. Clark Connor, Esquire (via email only: hconnor@ptd.net)
Russell R. Kresge, P.E., KCE (via email only: rkresge@kceinc.com)
Andreas J. Martin, EIT, BIA (via email only: amartin@barryisett.com)

10



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: January 19, 2024

Subject: Northampton Farms Preliminary Major Subdivision Plan-Recommendation of Denial due to Inactivity

Dear Coolbaugh Township Board of Supervisors:

At their meeting held on Thursday, January 18, 2024, the Coolbaugh Township Planning Commission recommended that the Board of Supervisors consider denial of the Northampton Farms Preliminary Major Subdivision Plan due to a long period of inactivity. The last review letter is attached and was received from Russell Kresge, Township Engineer on October 4, 2023 for the plan with a revision date of September 6, 2023 which is attached. The current waiver of procedural time that was granted by the applicant expires on March 31, 2024 and is also attached.

Thank you for your consideration of our recommendation.

Sincerely,
Coolbaugh Township Planning Commission

Erin Masker
Township Secretary/ Administrative Assistant

11



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: January 19, 2024

Subject: Landston Equities Preliminary Final Land Development Plan-Recommendation of Denial

Dear Coolbaugh Township Board of Supervisors:

At their meeting held on Thursday, January 18, 2024, the Coolbaugh Township Planning Commission recommended that the Board of Supervisors consider denial of the plan titled Proposed 611 Industrial Center Land Development Plan for Landston Equities, LLC. Route 611. The recommendation of denial is being made due to the numerous deficiencies listed in the review letter from the Township Engineer, Gregory Haas dated August 4th, 2022 for the plan with a revision date of July 27, 2022 as well as the long period of inactivity/lack of resubmission.

The current waiver of procedural time that was granted by the applicant expires on March 31, 2024 and is also attached.

Thank you for your consideration of our recommendation.

Sincerely,

Coolbaugh Township Planning Commission

Erin Masker

Township Secretary/ Administrative Assistant

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**Coolbaugh Township
Monroe County Pennsylvania
Resolution 04-2024**

**AMENDMENT TO 1996 AGREEMENT ON POCONO MOUNTAIN REGIONAL
POLICE DATED NOVEMBER 19, 1996, AND SUBSEQUENT AMENDMENTS**

This Amendment to the 1996 Agreement on Pocono Mountain Regional Police dated November 19, 1996 ("Agreement"), and Amendments thereto, in entered into this _____ day of December 2023, by and between TOBYHANNA TOWNSHIP, TUNKHANNOCK TOWNSHIP, COOLBAUGH TOWNSHIP, MOUNT POCONO BOROUGH and BARRTETT TOWNSHIP, all of Monroe County, Pennsylvania (hereinafter collectively the "Participants").

The Participants hereby agree to amend the Agreement as set forth herein:

1. This Amendment shall become effective upon the approval of this Amendment by the existing Participants.

2. Article 2, Section 2.2 (a) of the Agreement is amended to provide that the manner of selection for Tobyhanna Township representatives on the Commission is amended consistent with a January 16, 2024, Resolution of Tobyhanna Township Board of Supervisors. The following new sub-paragraph in Article 2, Section 2.2 (a) is hereby adopted:

d. The three (3) representatives from Tobyhanna Township shall be citizens of the Township and shall be appointed at the annual reorganization meeting of the Township.

IN WITNESS WHEREOF, the Participants hereto have executed the same effective the date first listed above.

TOBYHANNA TOWNSHIP:

By: _____
[title]

Attest: _____

MOUNT POCONO BOROUGH:

By: _____
[title]

Attest: _____

TUNKHANNOCK TOWNSHIP:

By: _____
[title]

Attest: _____

COOLBAUGH TOWNSHIP:

By: _____
[title]

Attest: _____

BARRETT TOWNSHIP:

By: _____
[title]

Attest: _____

14

Erin Masker

From: Greg Haas <ghaas@kceinc.com>
Sent: Friday, February 2, 2024 11:29 AM
To: Erin Masker
Subject: Plyler Lot Joinder - Review #2

Erin,

I have reviewed the plan titled, "Lot Joinder Plan, Lots 56 and 57, Section 9, Block A-46, Arrowhead Lake", revised on January 30, 2024, and the accompanying draft Joinder Deed, for Richard H. Plyler and Virginia L. Plyler. The following comments are offered with respect to the Coolbaugh Township Code of Ordinances and Application/Checklist:

1. SALDO – Section 355-29.A.(1) – The street name "Tepee Circle" shall be changed to "Tepee Drive" at the 'ADDRESS' listing under the 'SITE DATA' heading on the Plan.
2. SALDO – Section 355-29.A.(2) – The 'Surveyor's Certification' provided on the Plan shall be signed, dated, and sealed by the Plan Preparer.
3. SALDO – Section 355-29.B.(6) – The 'Owner's Statement' provided on the Plan shall be signed and notarized. The year "2023" shall be changed to "2024".

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 | cell: 570.249.0209 | www.KCEinc.com

in f

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

Learn about career opportunities [here](#).

This E-mail and any files transmitted with it may contain privileged or confidential information and are intended for the sole use of the individual or entity to whom they are addressed. Use of the documents by any other person, without authorization, is strictly prohibited. If you are not the intended recipient or the person responsible for delivering the E-mail to the intended recipient, be advised that you have received this communication in error and that any use, dissemination, forwarding, printing, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender via reply e-mail as soon as possible. Thank you.

SOURCE OF TITLE:

TAX ID 03.208.1.6
PIN 03030718401630
VACANT LOT
DB 2444 PG 3153

ON THIS DAY _____ OF _____ 2023, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RICHARD PLYER AND VIRGINIA L. PLYER, BOTH BEING DULY SWORN, ACCORDING TO LAW, DEPOSED AND SAYS THAT THEY ARE THE TRUSTEES OF THE PROPERTY SPORN ON THIS PLAN, AND THAT THE PLAN WAS MADE WITH THEIR KNOWLEDGE AND/OR DIRECTION AND DOES HEREBY AGREE WITH THE SAID PLAN TO THE SUBMISSION OF THE SAME.

RICHARD PLYER
1316 HIGHLAND AVENUE
ABINGTON, PA 19001-3319

VIRGINIA L. PLYLER
3315 MIDLAND AVENUE
ABINGDON, PA 19003-3311

ZONING DISTRICT:

FRONT YARD SETBACK - 25 FEET
SIDE YARD SETBACK - 12 FEET
REAR YARD SETBACK - 40 FEET

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MY COMPETITION EXPIRES

NOTARY PUBLIC

1. THE APPROVAL OF THIS PLAN BY THE BOARD OF SUPERVISORS OF CONAUGAUGH TOWNSHIP DOES NOT HAVE THE EFFECT OF ALTERING, REDEFINING OR EXTINGUISHING ANY EASEMENTS OF RECORD ON OR OVER THE SUBJECT PROPERTY.

1. I, DEAN JOSEPH SCHUMAKER, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY IN DECEMBER OF 2023 AND CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

DEAN JOSEPH S. ONAKER, PLS (507) 536-22

DATE _____

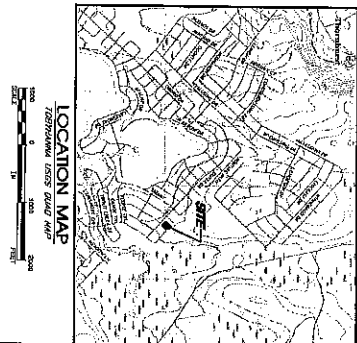
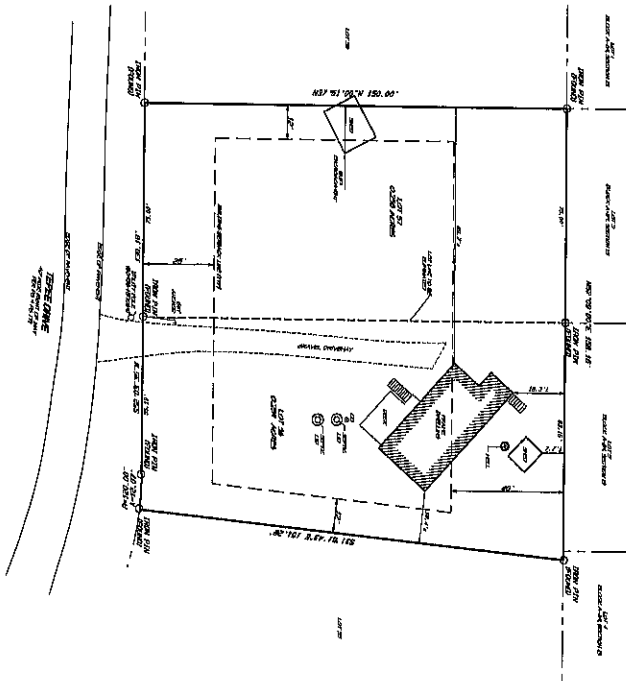
REVIEWED BY THE COUNTY PLANNING COMMISSION

COUNTY PLANNING COMMISSION STAFF PERSONNEL

DATE _____

BOARD OF SUPERVISORS:

AT A PUBLIC MEETING HELD ON 2024, THE BOARD OF SUPERVISORS OF CALIFORNIA TOWNSHIP REVIEWED AND BY A MOTION DUELY ENACTED, APPROVED THE MOTION OF LOTS 56 AND 57, BLOCK A-46 SECTION 9, AS ORIGINALLY SHOWN ON THE PLANNED AND SUBMITTED TO THE BOARD OF SUPERVISORS OF CALIFORNIA TOWNSHIP, DATED AND TITLED "PLAN OF LOTS, ARROWHEAD LAKE, SECTION 9." RECORDED IN MINNEAPOLIS COUNTY PLAT BOOK 5 PAGE 377.



15

To: Coolbaugh Township Board of Supervisors

From: Coolbaugh Township Parks and Recreation Commission

Date: Friday January 26, 2024

Re: Tobyhanna Athletic Association Fields Usage Recommendation

Dear Coolbaugh Township Board of Supervisors,

The Coolbaugh Township Parks and Recreation Commission recommends the approval of the Armed Forces Field, Volunteer Field and Freedom Field Usage for Tobyhanna Athletic Association April 1st, 2023 through October 20th, 2023, Monday – Friday 5:00PM – 9:00PM, Saturday 9:00AM to 9:00PM and Sunday 10:00AM-4:00PM. A written official schedule of practice and/or games, field assignment and actual times for Monday through Friday, Saturday and Sunday will be provided to Parks and Recreation board once finalized by TAA and will be posted to the township website.


Certificate of Insurance has been provided along with their request. Usage is also contingent on Parks and Recreation functions and/or other requests which may come before the board.

Thank you for your consideration of our recommendation and for your continued support.

Sincerely,


Coolbaugh Township Parks and Recreation Commission

17

		ZENON ENVIRONMENTAL CORPORATION 3600 HORIZON BLVD BUCKS 19053-6742 TREVOSE PHONE: 1-866-439-2837 FAX: 866-891-4893 (ORDER PLACEMENT)		Quotation		
Quote Date		Quotation Exp. Date		Veolia WTS Quote		
18JAN2024		20FEB2024		20606011		
Sales Org.		Sales Representative / Contact		Reference		
B493		matthew.stapleford@veolia.com				
Sold To: 1000120161 COOLBAUGH TOWNSHIP 5520 MUNICIPAL DRIVE TOBYHANNA PA 18466-7714 UNITED STATES			Ship To: 4000147974 COOLBAUGH TOWNSHIP 5520 MUNICIPAL DRIVE TOBYHANNA PA 18466-7714 UNITED STATES			
Bill To: 0000476993 COOLBAUGH TOWNSHIP 5520 MUNICIPAL DRIVE TOBYHANNA PA 18466-7714 UNITED STATES			Payment Terms Net 30 Days from Date of Receipt of Invoice			
			Inco Terms DDP POINT OF DESTINATION			
Currency: U.S. Dollar			Freight: Freight PrePaid and Add			
SNo.	Part Number / Item Description	Quantity	Unit	Price	Unit	Amount
10	3097677 FEE,SERVICE VISIT,FOUR DAY 1 EA SCOPE OF SERVICE: Membrane rearrangement and cleaning assistance. Customer to provide assistance. One (1) field service representative (FSR) for a planned duration of 32 hours (4 x 8-hour days per FSR) of time on-site at customer facility. All estimated travel time and travel and living (T&L) expenses are also included in the price of the visit. Customer Contact Information: Meredith Thompson MThompson@coolbaughtwp.org Please note that this quote is based on an estimation of the amount of labor needed to fulfill the request. Only actual time onsite and travel time will be billed, which may include overages in the amount of time and material needed to complete the task. On-site labor charges are based on a not-to-exceed 8-hour workday. Customer will be advised of any extra time to be charged, and a revised PO or email authorization will be requested. Extra time will be quoted/invoiced to customer at Veolia's applicable rates. Veolia rates include T&L costs. In situations where T&L charges would be significantly more than the average, additional T&L charges may apply, i.e. remote air travel. For safety reasons, Customer must indicate if there are	1	EA	10,560.00	EA	10,560.00

Thank you for your Consideration. To place an order, please fax signed Purchase Orders to the Customer Care number shown above. To ensure that you receive the pricing quoted, please reference this quotation number on your order. All sales are subject to our terms and conditions, contained with this quotation.

Freight for Bulk Delivery and specialized freight charges, where applicable, are not included unless otherwise indicated above. Taxation rates shown are based on tax codes in effect at the time of this quotation, and are subject to change.

		ZENON ENVIRONMENTAL CORPORATION 3600 HORIZON BLVD BUCKS 19053-6742 TREVOSE PHONE: 1-866-439-2837 FAX: 866-891-4893 (ORDER PLACEMENT)		Quotation		
Quote Date		Quotation Exp. Date		Veolia WTS Quote		
18JAN2024		20FEB2024		20606011		
Sales Org.		Sales Representative / Contact		Reference		
B493		matthew.stapleford@veolia.com				
Sold To: 1000120161 COOLBAUGH TOWNSHIP 5520 MUNICIPAL DRIVE TOBYHANNA PA 18466-7714 UNITED STATES			Ship To: 4000147974 COOLBAUGH TOWNSHIP 5520 MUNICIPAL DRIVE TOBYHANNA PA 18466-7714 UNITED STATES			
Bill To: 0000476993 COOLBAUGH TOWNSHIP 5520 MUNICIPAL DRIVE TOBYHANNA PA 18466-7714 UNITED STATES			Payment Terms			
			Net 30 Days from Date of Receipt of Invoice			
			Inco Terms			
			DDP POINT OF DESTINATION			
Currency: U.S. Dollar			Freight: Freight PrePaid and Add			
SNo.	Part Number / Item Description	Quantity	Unit	Price	Unit	Amount
	any height constraints with the system, which will require elevated platform or scissor lift for access. The customer will be responsible for providing this type of equipment, for Veolia to access and service this system. All sales are subject to our terms and conditions, contained with this quotation. Pricing above does not include applicable taxes, which will be applied at time of order. ****IMPORTANT**** PLEASE REFERENCE OUR OPPORTUNITY # AND/OR QUOTATION # ON ALL ORDERS. TO PLACE AN ORDER: E-MAIL: kurt.eims@veolia.com					
SALES DISCOUNT				USD		0.00
NET PRICE				USD		10,560.00
TOTAL AMOUNT						10,560.00

Thank you for your Consideration. To place an order, please fax signed Purchase Orders to the Customer Care number shown above. To ensure that you receive the pricing quoted, please reference this quotation number on your order. All sales are subject to our terms and conditions, contained with this quotation. Freight for Bulk Delivery and specialized freight charges, where applicable, are not included unless otherwise indicated above. Taxation rates shown are based on tax codes in effect at the time of this quotation, and are subject to change.

18



Membrane Replacement Proposal

To:	Coolbaugh Township referred to here as Coolbaugh or Buyer	Date:	January 31, 2023
		No. of Pages:	33 including cover
Attention:	Meredith Thompson	Email:	MThompson@coolbaugh.org
Plant Address:	Coolbaugh Township 5550 Memorial Blvd Tobyhanna, PA 18466	Telephone No.:	
From:	Matt Stapleford Regional Lifecycle Manager Northeast USA	Email: Cell No.:	matthew.stapleford@veolia.com 905 334 4035
CC:			
Subject:	Single train membrane replacement with Cassette refurbishment and LEAP upgrade	Proposal No.:	364340-1
		Original Project No.:	500384
Plant Data:	Please provide corrections if inaccurate Coolbaugh Township, Municipal Wastewater Treatment Plant, 2 trains each with 1 X ZW500D 48/48M cassettes with 370ft ² modules.		

19

Lowes Sales & Service

562 N Main St
ARCHBALD PA
18403-1822

Estimate

Date	Estimate #
12/28/2023	1144

Name / Address
Coolbaugh Township Municipal Center Attn: Donald DeRoo 5520 Municipal Drive Tobyhanna, PA. 18466

P.O. No.	Project

Item	Description	Qty
Costars duramag SB-S-60-STD-DRW	Contact # 557612 All aluminum (6000 series) understructure with extruded box tube construction • Heavy slam latch tailgate with stainless steel lock rods • Radius swing doors with nitrogen props on vertical compartments • Extreme duty (6000 series) .625 Interlocking extruded aluminum floor • Fully welded construction, one piece sides — no rivets, screws, or bolts to come loose • Welded fender flares for superior strength and rigidity • Black polymer rivetless door handles Stop/turn/tail/backup body lights Adjustable shelving in front, middle, and rear compartments (one shelf with dividers in each compartment) Aluminum Tread Plate Full Height Splash Guards On Front	1
SB-Power Locks sb-Bumper-DRW	Magloc Electronic Locking System With 2 Key Fobs 8" DRW Service Body Bumper - Tapered Corners - Non-Skid Black With Lights stop tail turn reverse strobe	1 1
hitch 2.5	Receiver Hitch	1
Husky	husky 7 pin rv 4 pin flat trailer light plug	1
E-Track Alum - 24"	Aluminum E-Track, Recessed, Welded, Sides Only - 24" Floor to Center	1
E-Track Aluminum	Aluminum E-Track in cargo area walls both sides and front wall	1
Led Light Upgrade	Penny Lights in each compartment	1
paint	paint out side of body same as truck paint match is not 100%	1
bedliner	bedline service body over the top of body and warp over the top of tailgate	1
STROBES	Strobes 2 on the front of the grill 2 on rear of body	1
Total		

Signature

Phone #
5708780459

E-mail
lowessaleservice@gmail.com

Lowes Sales & Service

562 N Main St
ARCHBALD PA
18403-1822

Estimate

Date	Estimate #
12/28/2023	1144

Name / Address
Coolbaugh Township Municipal Center Attn: Donald DeRob 5520 Municipal Drive Tobyhanna, PA. 18466

P.O. No.	Project

Item	Description	Qty
8891062	BUYERS 15IN STROBE LIGHT	1
8895152	DRILL-FREE LIGHT BAR CAB MOUNT FOR FORD F-150 (2015+), F250-550 (2017+)	1
18SBL	18" Service Body Rack Aluminum	1
CUSRACKS	9ft x 18" High x 20" deep Aluminum top side basket mounted to top of boxes Aluminum Finish	2
B239914AL	HANDLE, GRAB, SOLID ALUM, RD, 1/2IN X 13IN LG	2
G260-1342EA38	2-piece extruded aluminum w/ 38" loading depth + 6" taper	1
DZ91753	Aluminum LIQUID TRANSFER TANK 110GAL Non-Rusting Brite-Tread Aluminum Protective Black Powder-Coat Finish Radius Curve Eliminates Weld Pressure Points 3 Stability Baffles And Drain Plug Cap And Coupler For Venting Included Mounting Tabs To Secure To Truck Bed Made In USA	1
FR4210HB	20 GPM, 12V DC HIGH FLOW PUMP, 1IN X 20FT HOSE, 1IN ULTRA HIGH FLOW AUTOMATIC NOZZLE	1
807C1	1IN METER / 5 - 20 GPM	1
Fillrite 1" Filter Bowl	Fillrite 1" Filter Bowl Fuel Tank Filter with 1" NPT Top Cap	1
Fillrite 1" Swivel	Fillrite 1" Swivel 360 Rotating Connector for Fuel Transfer Pump Fuel Nozzle	2
Tell-lite	MODEL B-4 Offset Mounted Top Raise Pole with 2" brackets for Mounting Bracket	2
tell-lite led lamp	LED Model TL6 Lumens 15,000 8.5"W x 8.5"H x 5.5"D	2
Dot Reflective Tape 2"	Dot Reflective Tape 2" on sides of body	1
Chevron Fluorescent Lime ...	Chevron Fluorescent Lime Yellow and Red Striped Reflective Safety Tape on rear of body	1
Total		

Signature

Phone #
5708780459

E-mail
lowessaleservice@gmail.com

Lowes Sales & Service

562 N Main St
ARCHBALD PA
18403-1822

Estimate

Date	Estimate #
12/28/2023	1144

Name / Address
Coolbaugh Township Municipal Center Attn: Donald DeRoo 5520 Municipal Drive Tobyhanna, PA. 18466

P.O. No.	Project

Item	Description	Qty
shop labor DISCLAIMER	Install 12 Volt 20AMP Power Supply To RT Front Compartment shop labor This quote is only valid for 15 days. All quotes must be signed and dated by the buyer (Body Is In Stock) EveryThing Else Is 1 Week Out	1
Total		\$47,039.52

Signature _____

Phone #
5708780459

E-mail
lowessalesservice@gmail.com

20



NOTICE

Coolbaugh Township Leaf Collection

**BURNING LEAVES IS PROHIBITED IN COOLBAUGH TOWNSHIP
BY LOCAL AND COUNTY REGULATIONS**

2024 Spring Leaf Collection Schedule

Leaves **MUST BE RAKED** to the road's edge (**NO** bags or rigid containers)
by 7 a.m. on the scheduled pickup dates and
MUST be free of twigs, sticks, branches, brush, rocks, stones, cans, bottles, trash or other foreign matter to
avoid equipment breakdown.

**** It is illegal and subject to a fine if Landscapers and Garden Services
dump loads of leaves on a Township road or right-of-way**

Pickup dates:

(May be adjusted in the event of adverse weather)

April 22-26:	Pocono Farms * Residents on cul-de-sacs must deposit leaves on nearest township road or at the compost facility noted below.
April 22-26:	Pocono Summit
April 29-May 3:	Pocono Farms East * Residents on cul-de-sacs must deposit leaves on nearest township road or at the compost facility noted below.
April 29-May 3:	Tobyhanna Village and surrounding areas not in private developments
April 29-May 3:	Pickup at one location specified by the Community Associations in Private Developments

**** Note to Residents & Local Landscapers/Garden Services:** Un-bagged leaves may be deposited inside
the fence in designated areas of the Coolbaugh Twp. Road Department Compost Facility at 549 Laurel Drive,
Tobyhanna. Tree branches and brush are also accepted. Brush and Tree branches exceeding 10" across
will not be accepted.

No Tree Stumps.

Coolbaugh Township Board of Supervisors

For further information visit: www.coolbaughtwp.org or call 570.894.8490

**LEAVES MUST BE OUT NO LATER THAN 7:00 A.M. FRIDAY OF YOUR PICKUP WEEK OR
THEY WILL NOT BE PICKED UP.**

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Northeast Signal & Electric Company Inc.

773 SR 11

Factoryville, PA 18419

Phone # 570-945-3388

Fax # 570-945-3042

E-Mail: support@nsecoinc.com

Estimate

Date	Estimate #
1/11/2024	12013

Name / Address	Project
Coolbaugh Township 5520 Municipal Drive Tobyhanna, PA 18466	2024 Preventive Maintenance

Item	Description	Qty	U/M	Unit Cost	Total
	2024 ANNUAL PREVENTATIVE MAINTENANCE SCOPE OF WORK: Furnish maintenance & protection of traffic, labor, material and equipment necessary to perform annual preventative maintenance & signal inspection at the intersections listed below. This service includes cleaning the signal lenses, vacuuming the soot from the controller cabinets, replacing ventilation filters, a check of the controller's operating systems, and an overall inspection of the intersection's equipment such as poles, signals, sensors, signs, pavement markings, etc. This service is recommended by Penn DOT to be performed annually for all signalized intersections in accordance with Publication 191. 1) SR196 & Echo Lake Road 2) SR196 & Wildflower 3) SR611 (Memorial Blvd) & Veterans Dr. (Walmart) 4) SR611 (Memorial Blvd) & SR423 (Prospect St) 5) SR940 (Pocono Summit Rd), Commerce St & Summit Ave 6) SR611 (Memorial Blvd) & Corporate Center Dr. 7) SR196 & Country Place Dr 8) SR196, Kings Way, Seven Nations Drive 9) Corporate Center Dr & Tagawitha Rd- Flasher/Emergency Signal Control Beacon 10) SR435 & SR507- Flashing Intersection Control Beacon 11) SR196 (Sterling)/Idlewild Dr/Knollwood Dr- Flashing Intersection Control Beacon				
Service	Labor and Equipment- Signals	8.0	EA	825.00	6,600.00
Service	Labor and Equipment- Flashing Control Beacons	3.0	EA	450.00	1,350.00
	Please contact our office with any questions pertaining to this annual maintenance quote.				
	Name _____ Date _____ Printed Name and Title				
	Signature _____ (Signature constitutes acceptance of the prices and provisions stated above. The approved and signed Estimate may be faxed/mailed to our office to expedite the scheduling of work.)				
Quote Valid for 90 Days. PAYMENT IS NOT DUE UNTIL SERVICES ARE COMPLETED.		Total			

Northeast Signal & Electric Company Inc.

773 SR 11

Factoryville, PA 18419

Phone # 570-945-3388

Fax # 570-945-3042

E-Mail: support@nsecoinc.com

Estimate

Date	Estimate #
1/11/2024	12013

Name / Address	Project
Coolbaugh Township 5520 Municipal Drive Tobyhanna, PA 18466	2024 Preventive Maintenance

Item	Description	Qty	U/M	Unit Cost	Total
	<p>NOTES: The preventative maintenance listed must be approved annually prior to the start of any work. Prices are subject to review on an annual basis to compensate for increased operating costs. No work outside the scope of work will be performed without prior authorization. Should any items be found inoperable, worn, damaged, missing, or in any other way deemed unacceptable, these items will be documented and quoted in an Estimate for consideration and approval and would be completed at a later date. This service does not suggest, or imply any warranties or guarantees on the intersection or any of its equipment. Aside from this annual service, NSE doesn't monitor signal operation or perform random inspections. All malfunctions must be reported to our office and repair services will be dispatched on an "on-call" basis. All service work will be "on-call" at the direction of authorized agents such as municipal police, municipal officials, PA State Police, county 911 communication centers, or other authorized municipal representatives.</p>				
Quote Valid for 90 Days, PAYMENT IS NOT DUE UNTIL SERVICES ARE COMPLETED.					Total \$7,950.00

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**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
JANUARY 16,2024**

DATE	CK #	DESCRIPTION	AMOUNT
1/9/2024		Payroll Transfer	\$ 46,000.00
1/16/2024		General Fund	\$ 323,086.65
1/16/2024		Total General Fund	\$ 369,086.65
1/16/2024		Escrow	\$ 1,174.50
1/16/2024		Total Escrow	\$ 1,174.50
1/16/2024		Sewer Fund	\$ 11,372.28
1/16/2024		Total Sewer Fund	\$ 11,372.28
		TOTAL DISBURSEMENTS	\$ 381,633.43

CASH TRIAL BALANCE AS OF JANUARY 16,2024

General Fund Checking	\$ 6,638,508.43
Fire Tax/Coolbaugh Twp VFD	79,737.06
Fire Tax- Volunteer Fire Departments	80.98
Fire Tax- Coolbaugh Fire Building Fund	663,570.83
EMS	113,503.72
American Rescue Plan	2,071,396.74
Payroll Checking	468.87
Rainy Day Fund Savings	964,779.86
Total General Fund	\$10,532,046.49
Sewer Fund Checking	12,061.13
Sewer PennVest Checking	92.54
Total Sewer Fund	\$ 12,153.67
Capital Projects Fund Checking	\$ 15,501.93
Emerg. Services Fund Money Market	202,423.25
Emerg. Services Fund Checking	21,010.47
Total Emergency Services Fund	\$ 223,433.72
Liquid Fuels Fund Checking	\$ 156,614.14
Escrow Fund Checking	731,415.03
Escrow Fund Clarius Checking	60,495.34
Total Escrow Fund	\$ 791,910.37
TOTAL ALL FUNDS	\$ 11,731,660.32

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

Check#	Vendor	Description	Payment	Check Total
10596	44 - AIRGAS USA,LLC	PO 24365 SUPPLIES	132.53	132.53
10597	1258 - AM TRUST NORTH AMERICA	PO 24398 WORKER COMP	11,903.00	11,903.00
10598	1330 - AMAZON CAPITAL SERVICES	PO 24417 SUPPLIES	52.17	52.17
10599	1039 - AMERICAN UNITED LIFE INS. CO.	PO 24354 JAN 2024	1,428.15	1,428.15
10600	1483 - AUTO PARTS OF MT POCONO	PO 24351 OIL	10.49	
		PO 24352 SPARK PLUG	9.24	
		PO 24361 OIL FILTER CHEVY	68.00	
		PO 24390 SUPPLIES	9.39	
		PO 24391 DIESEL EXHAUST FLUID	285.95	383.07
10601	1059 - BILL'S SHOPRITE	PO 24385 FUEL	49.30	49.30
10602	33 - BROWN & BROWN OF LEHIGH VALLEY, INC	PO 24377 BOND	17.00	17.00
10603	177 - CCI WASTE & RECYCLING SERVICE, INC.	PO 24408 WASTE REMOVAL	1,285.00	1,285.00
10604	4 - CHEMUNG SUPPLY CORP.	PO 24387 PLOW BLADES	7,409.00	7,409.00
10605	724 - CINTAS -	PO 24404 FIRST AID CABINETS DPW/GARAGE/ADMIN	252.49	252.49
10606	1240 - CINTAS CORPORATION	PO 24372 SHOP TOWELS/UNIFORMS	65.42	
		PO 24373 UNIFORMS	51.59	
		PO 24402 MATS/ UNIFORMS	460.56	577.57
10607	1464 - CLINTON ODDY	PO 24394 BOOTS	43.49	43.49
10608	190 - COOLBAUGH SEWER FUND	PO 24410 DEC/JAN	749.64	749.64
10609	652 - CYEPHERS TRUCK PARTS	PO 24389 AIR GREASE	999.95	999.95
10610	1085 - DE LAGE LANDEN	PO 24407 COPIERS	77.75	
		PO 24425 COPIES	94.45	172.20
10611	13 - DEVELOPMENTAL EDUCATION SERVICES	PO 24406 RECYCLE	18.00	18.00
10612	504 - DONALD DEROO	PO 24366 REIMBURSEMENT INS	247.14	247.14
10613	1360 - FALCON FUEL SUPPLY	PO 24375 FUEL	2,014.42	2,014.42
10614	1360 - FALCON FUEL SUPPLY	PO 24375 FUEL	304.22	304.22
10615	32 - GRAINGER	PO 24353 BULB	56.04	56.04
10616	54 - H.A. BERKHEIMER, INC.	PO 24400 LST	39.39	39.39
10617	616 - KIMBALL MIDWEST	PO 24380 MISC.SUPPLIES	362.01	362.01
10618	1030 - KYLE M. KNECHT	PO 24367 REIMBURSEMENT INS	316.50	316.50
10619	891 - LOWE'S	PO 24401 SUPPLIES	287.07	287.07
10620	917 - MILLENNIUM ADMINISTRATORS	PO 24413 JAN 2024 ADM FEE	500.00	500.00
10621	302 - MONROE COUNTY TREASURERS OFFICE	PO 24416 SUPPLIES	2,177.13	2,177.13
10622	74 - NAPA AUTO PARTS	PO 24388 SCRAPER	30.56	30.56
10623	1437 - NATIONAL WASTE DISPOSAL, INC	PO 24409 MUNICIPAL/DPW/WWTP -JAN 2024	345.00	345.00
10624	1049 - NORTHEAST HYDRAULICS CO	PO 24423 PARTS	283.78	283.78
10625	183 - NORTHEAST SIGNAL & ELECTRIC CO., INC	PO 24384 196 7 NATIONS/ECHO LAKE/IDLEWILD	2,275.25	2,275.25
10626	1523 - NUSO, LLC	PO 24371 PHONES	152.45	152.45
10627	81 - P P & L	PO 24359 88094-98000 940 SUMMIT	35.82	
		PO 24360 85457-02009 BALL FIELD	283.86	
		PO 24396 STREET LIGHTS	1,113.25	1,432.93
10628	804 - P & D EMERGENCY SERVICE	PO 24392 ONSITE LABOR	180.00	180.00
10629	910 - PA UC FUND	PO 24383 FEDERAL 4TH QTR	241.69	241.69
10630	387 - PATRICIA ROSENDALE	PO 24424 INS.REIMBURSEMENT	194.00	194.00
10631	87 - PENNSYLVANIA ONE CALL SYSTEM, INC.	PO 24399 FAX/CBT	82.91	82.91
10632	88 - PENNSYLVANIA PAPER & SUPPLY CO.	PO 24368 SUPPLIES	117.43	117.43
10633	91 - POCONO 4 WHEEL DRIVE CENTER	PO 24374 F550 DUMP TRUCK	430.00	430.00
10634	94 - POCONO MOUNTAIN REGIONAL EMS	PO 24376 JAN 2024	10,000.00	10,000.00
10635	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 24378 JAN 2024	257,364.45	257,364.45
10636	181 - PSATS UC GROUP TRUST FUND	PO 24395 4TH QTR	189.40	189.40
10637	175 - RAY PRICE MT POCONO FORD SALES, INC	PO 24422 PART 2015 FORD	59.29	59.29
10638	713 - RED DIAMOND GRAPHICS	PO 24420 RECYCLING SIGN	225.00	225.00
10639	1046 - SCOTT'S SIGNS PRINTING	PO 24364 NAME PLATE	31.00	
		PO 24411 NAME PLATES	93.00	124.00
10640	1540 - SILVI CEMENT/SLAG/SALT	PO 24379 SALT	7,084.26	7,084.26
10641	286 - SUBURBAN PROPANE	PO 24356 DIESEL	1,545.59	
		PO 24393 DIESEL	2,488.76	4,034.35
10642	120 - SUNDANCE NETWORKS INC.	PO 24382 CONSULTING SERVICE	505.00	505.00
10643	31 - TK ELEVATOR CORPORATION	PO 24358 01/1/2024-01/31/2024	358.81	358.81
10644	1420 - TOPP BUSINESS SOLUTIONS	PO 24355 PARTS/LABOR/TONER OVERAGE	518.26	518.26
10645	756 - UGI Utilities	PO 24357 MUNICIPAL CENTER/GARAGE 411002865219/411	2,815.86	2,815.86
10646	929 - UNITED CONCORDIA LIFE & HE	PO 24397 JAN 2024	1,954.32	1,954.32
10647	119 - VERIZON	PO 24403 PHONES	311.17	311.17

TOTAL

323,086.65

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

Check#	Vendor	Description	Payment	Check Total
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Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	323,086.65
01.310.000	ACT 511 TAXES			39.39	
01.400.000	GENERAL GOV'T	2,026.19			
01.402.000	FINANCIAL ADMIN	17.00			
01.403.000	TAX COLLECTION	2,177.13			
01.409.000	BUILDING & PLANTS	7,040.44			
01.410.000	POLICE	257,364.45			
01.412.000	AMBULANCE / RESCUE	10,000.00			
01.414.000	ZONING OFFICE	423.50			
01.418.000	ZONING HEARING BOARD	31.00			
01.427.000	SOLID WASTE COLLECTION / DISPO	1,510.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	5,791.65			
01.432.000	DPW-SNOW & ICE REMOVAL	7,084.26			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	2,311.07			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	9,755.92			
01.454.000	PARKS	827.56			
01.486.000	INSURANCE	11,903.00			
01.487.000	EMPLOYEE BENEFITS	4,784.09			
TOTALS FOR	GENERAL FUND	323,047.26	0.00	39.39	323,086.65

Total to be paid from Fund 01 GENERAL FUND

01

323,086.65

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description	Payment	Check Total
1336	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 24412 MESSER/IMPERIAL/TOBAR	1,174.50	1,174.50
TOTAL				1,174.50

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	1,174.50
85.250.230	TOBAR / GONZALEZ			244.00	
85.250.355	MESSER, LLC LAND DEVELOPMENT			488.00	
85.250.593	IMPERIAL REALTY PROPERTY			442.50	
TOTALS FOR	ESCROW	0.00	0.00	1,174.50	1,174.50

Total to be paid from Fund 85 ESCROW

1,174.50
=====

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3141	228 - ATC GROUP SERVICES,LLC DEPOSITORY	PO 24414 MISC/ WWTP/WALMART	2,514.00	2,514.00
3142	1483 - AUTO PARTS OF MT POCONO	PO 24421 BELTS	254.40	254.40
3143	52 - DALEVILLE ACE HARDWARE	PO 24363 SUPPLIES	51.96	51.96
3144	364 - DISTRICT COURT 43-3-01	PO 24369 1579 PROSPECT ST	145.75	145.75
3145	364 - DISTRICT COURT 43-3-01	PO 24370 558 MAIN STREET	145.75	145.75
3146	364 - DISTRICT COURT 43-3-01	PO 24418 1607 CHURCH ST	239.75	239.75
3147	364 - DISTRICT COURT 43-3-01	PO 24419 1579 PROSPECT ST	145.75	145.75
3148	1251 - ENVIRONMENTAL SERV. CORP.	PO 24405 SLUDGE REMOVAL 1/8/2024	1,214.82	1,214.82
3149	520 - K.L. FULFORD ASSOCIATES,INC	PO 24381 JAN 2024	5,800.00	5,800.00
3150	1437 - NATIONAL WASTE DISPOSAL,INC	PO 24409 MUNICIPAL/DPW/WWTP -JAN 2024	180.00	180.00
3151	162 - USA BLUE BOOK	PO 24415 ROTARY DRUM PUMP	352.66	352.66
3152	119 - VERIZON	PO 24403 PHONES	327.44	327.44
TOTAL				11,372.28

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	11,372.28
08.429.125	CONTRACT SERVICE PLANT	5,800.00			
08.429.200	SUPPLIES	51.96			
08.429.300	OTHER SERVICES & CHARGES	677.00			
08.429.313	ENGINEERING SERVICES	2,514.00			
08.429.320	TELEPHONE	327.44			
08.429.374	MAINT/REPAIR EQUIPMENT	607.06			
08.429.452	SLUDGE HAULING	1,214.82			
08.429.453	CONTRACTED SERVICE -TRASH	180.00			
TOTALS FOR	SEWER FUND	11,372.28	0.00	0.00	11,372.28

Total to be paid from Fund 08 SEWER FUND

11,372.28

11,372.28

25

**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
FEBRUARY 06,2024**

DATE	CK #	DESCRIPTION	AMOUNT
1/26/2024		Payroll Transfer	\$ 62,000.00
2/1/2024		Pension	\$ 11,000.00
2/6/2024		General Fund	\$ 420,515.39
2/6/2024	10699	Panko (postage Lehigh Underground)	\$ 15.00
2/6/2024	10700	Schliers Towing)	\$ 1,000.00
2/6/2024		Total General Fund	\$ 494,530.39
2/6/2024		Escrow	\$ 3,333.00
2/6/2024		Total Escrow	\$ 3,333.00
2/6/2024		Sewer Fund	\$ 20,915.34
2/6/2024		Total Sewer Fund	\$ 20,915.24
		TOTAL DISBURSEMENTS	\$ 518,778.63

CASH TRIAL BALANCE AS OF FEBRUARY 06,2024

General Fund Checking	\$ 6,352,691.61
Fire Tax/Coolbaugh Twp VFD	105,780.70
Fire Tax- Volunteer Fire Departments	80.98
Fire Tax- Coolbaugh Fire Building Fund	663,570.83
EMS	119,922.40
American Rescue Plan	2,071,396.74
Payroll Checking	1,104.83
Rainy Day Fund Savings	964,779.86
Total General Fund	\$10,279,327.95
 Sewer Fund Checking	 10,577.62
Sewer PennVest Checking	85.08
Total Sewer Fund	\$ 10,662.70
 Capital Projects Fund Checking	 \$ 15,501.93
 Emerg. Services Fund Money Market	 202,423.25
Emerg. Services Fund Checking	21,010.47
Total Emergency Services Fund	\$ 223,433.72
 Liquid Fuels Fund Checking	 \$ 156,614.14
 Escrow Fund Checking	 732,770.23
Escrow Fund Clarius Checking	60,495.34
Total Escrow Fund	\$ 793,265.57
 TOTAL ALL FUNDS	 \$ 11,478,806.01

**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
FEBRUARY 06,2024**

DATE	CK #	DESCRIPTION	AMOUNT
1/26/2024		Payroll Transfer	\$ 62,000.00
2/1/2024		Pension	\$ 11,000.00
2/6/2024		General Fund	\$ 420,515.39
2/6/2024		Total General Fund	\$ 493,515.39
2/6/2024		Escrow	\$ 3,333.00
2/6/2024		Total Escrow	\$ 3,333.00
2/6/2024		Sewer Fund	\$ 20,915.34
2/6/2024		Total Sewer Fund	\$ 20,915.24
		TOTAL DISBURSEMENTS	\$ 517,763.63

CASH TRIAL BALANCE AS OF FEBRUARY 06,2024

General Fund Checking	\$ 6,353,706.61
Fire Tax/Coolbaugh Twp VFD	105,780.70
Fire Tax- Volunteer Fire Departments	80.98
Fire Tax- Coolbaugh Fire Building Fund	663,570.83
EMS	119,922.40
American Rescue Plan	2,071,396.74
Payroll Checking	1,104.83
Rainy Day Fund Savings	964,779.86
Total General Fund	\$10,280,342.95
Sewer Fund Checking	10,577.62
Sewer PennVest Checking	85.08
Total Sewer Fund	\$ 10,662.70
Capital Projects Fund Checking	\$ 15,501.93
Emerg. Services Fund Money Market	202,423.25
Emerg. Services Fund Checking	21,010.47
Total Emergency Services Fund	\$ 223,433.72
Liquid Fuels Fund Checking	\$ 156,614.14
Escrow Fund Checking	732,770.23
Escrow Fund Clarius Checking	60,495.34
Total Escrow Fund	\$ 793,265.57
TOTAL ALL FUNDS	\$ 11,479,821.01

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

Check#	Vendor	Description	Payment	Check Total
10648	1545 - ACHILLION SPORTS	PO 24437 WHALE RIDER/CROCODILE RIDER	2,544.00	2,544.00
10649	1330 - AMAZON CAPITAL SERVICES	PO 24442 WORK GLOVES	21.97	
		PO 24463 LOCK DE-ICER	20.28	
		PO 24477 BUYERS BEARING	47.04	89.29
10650	1039 - AMERICAN UNITED LIFE INS. CO.	PO 24472 FEB 2024	1,487.03	1,487.03
10651	1483 - AUTO PARTS OF MT POCONO	PO 24428 GREASE	174.95	
		PO 24462 SUPPLIES	123.00	
		PO 24481 AIR FILTER/FUEL FILTER/SPARK PLUG- ZERO	53.66	351.61
10652	1515 - B SAFE LLC	PO 24500 MONITORING HISTORICAL	149.00	149.00
10653	1478 - BLUE RIDGE LUMBER	PO 24478 POST WRAP	336.60	336.60
10654	724 - CINTAS -	PO 24485 FIRST AID CABINETS	367.29	367.29
10655	1240 - CINTAS CORPORATION	PO 24452 UNIFORMS	51.59	
		PO 24455 SHOP TOWELS/UNIFORMS	65.50	
		PO 24486 UNIFORMS	65.50	
		PO 24487 UNIFORMS	51.59	234.18
10656	52 - DALEVILLE ACE HARDWARE	PO 24362 BATTERY	34.17	
		PO 24386 CREDIT	-78.93	
		PO 24479 SUPPLIES	21.68	
		PO 24480 PROPANE	9.95	
		PO 24502 SUPPLIES	286.94	273.81
10657	364 - DISTRICT COURT 43-3-01	PO 24510 1388 MADISON AVE - ZONING VIOLATIONS	124.25	124.25
10658	1547 - EASTERN SALT COMPANY INC	PO 24444 ROCK SALT	20,446.07	
		PO 24484 ROCK SALT	12,128.60	32,574.67
10659	1113 - ELAN FINANCIAL SERVICES	PO 24475 ADOBE/ROAD WARROR/MSFT/ADOBE/NUSO/UNIQUE	1,885.46	1,885.46
10660	1542 - ESRI	PO 24427 GIS/ESRI ANNUAL SUBSCRIPTION	538.00	538.00
10661	1384 - FRASER ADVANCED INFO.SYSTEMS	PO 24429 COPIERS JAN1-JAN31,2024	309.19	309.19
10662	32 - GRAINGER	PO 24499 SUPPLIES	29.84	29.84
10663	522 - GRATZ WASHENIK TAX COLLECTOR	PO 24426 REIMBURSEMENT SUPPLIES	381.28	381.28
10664	1296 - GRIM,BIEHN & THATCHER	PO 24460 WGH/MEETINGS/ORDINANCE/MAPLE TREE/WWTP/PO	3,179.00	3,179.00
10665	48 - H. CLARK CONNOR	PO 24495 PLANNING COMMISSION	910.00	
		PO 24496 ZONING HEARING BOARD	665.00	1,575.00
10666	54 - H.A. BERKHEIMER, INC.	PO 24439 SHORT PAY DEC LST	0.60	0.60
10667	878 - HAMPTON INN HERSHEY PA	PO 24490 4/14-4/17/2024 ALMA RUIZ-SMITH -PSATS	449.55	449.55
10668	535 - HANOVER ENGINEERING ASSOC., INC.	PO 24457 SEO	7,577.75	7,577.75
10669	1139 - HERSHEY ENTERTAINMENT& RESORTS	PO 24492 C.COLGAN -WILLIAM WEIMER-E.NUNN 04/14-04	1,863.00	1,863.00
10670	1192 - HIGHMARK BLUE SHIELD	PO 24432 FEB 2024	54,166.81	54,166.81
10671	1140 - HOURIGAN KLUGER & QUINN	PO 24434 WORKERS COMP	73.50	73.50
10672	1536 - IDN-HARDWARE SALES INC.	PO 24512 LOCKS	715.20	715.20
10673	1546 - KASIA R. MEEDER	PO 24438 Stenographer ZHB	175.00	175.00
10674	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 24458 IMPERIAL/ ZONING/PMCC/2086 CORP/RTK WALM	2,084.00	2,084.00
10675	1122 - NORTHEAST SITE CONTRACTORS	PO 24507 APPLICATION#1 MANHOLE REPAIR	4,610.00	4,610.00
10676	582 - OLD DOMINION BRUSH CO, INC.	PO 24440 TUBE FILTER LEAF SUCKER	107.77	
		PO 24508 LEAF SUCKER	187.17	294.94
10677	81 - P P & L	PO 24431 49924-86007 TRAFFIC LIGHT	25.10	
		PO 24445 54961-27003 LAUREL DR	530.41	
		PO 24447 88900-24001 GARAGE	31.22	
		PO 24448 36034-04005 ECHO LAKE	37.33	
		PO 24449 89631-95000 IND'L DRIVE	29.84	
		PO 24450 64488-49005 RTE611	83.29	
		PO 24451 43281-27004 MUNICIPAL CENTER	2,058.68	
		PO 24471 39910-23005 196 COUNTRY PLACE	47.16	2,843.03
10678	81 - P P & L	PO 24493 51540-24008 KNOLLWOOD	28.23	
		PO 24494 07251-41006 RESTROOMS	15.06	43.29
10679	86 - PENNSYLVANIA AMERICAN WATER CO	PO 24474 MUNICIPAL CTN/GARAGE/FIRE HYDRANT	4,345.34	4,345.34
10680	88 - PENNSYLVANIA PAPER & SUPPLY CO.	PO 24483 GREEN MELT	644.46	
		PO 24511 GREEN MELT	644.46	1,288.92
10681	1368 - PEOPLES SECURITY BANK & TRUST CO.	PO 24506 LETTER OF CREDIT#12800010252	3,355.75	3,355.75
10682	94 - POCONO MOUNTAIN REGIONAL EMS	PO 24430 DONATION FEB	10,000.00	10,000.00
10683	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 24453 FEB	257,364.45	257,364.45
10684	1216 - POCONO MOUNTAINS C.O.G.	PO 24501 COG 2024 Membership Dues	350.00	350.00
10685	670 - POSTAGE PROS PLUS INC	PO 24498 METER LABELS	41.54	41.54
10686	166 - R.J. HALL COMPANY INC.	PO 24505 PENSION SERVICE AGREEMENT	750.00	750.00
10687	1343 - RICHARD SULLIVAN	PO 24443 REIMBURSEMENT INS	84.09	84.09
10688	1371 - RTS TRUCK CENTER, INC	PO 24464 SUPPLIES-FISHER PLOW EDGE	195.75	195.75
10689	1433 - SELECTIVE INSURANCE CO.OF AMERICA	PO 24441 FEB 2024	9,106.00	9,106.00
10690	1329 - SPRINGHILL SUITES	PO 24491 JOE ROGAN 04/14-04/15/2024 PSATS 2024 (157.62	157.62
10691	286 - SUBURBAN PROPANE	PO 24436 FUEL	1,465.66	
		PO 24454 FUEL	1,507.50	

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

Check#	Vendor	Description	Payment	Check Total
		PO 24497 FUEL OIL/DIESEL	5,068.00	8,041.16
10692	738 - TEAMSTERS LOCAL 773	PO 24465 JAN 2024 DUES	741.00	741.00
10693	1548 - TRAI\$R,LLC	PO 24459 TRAI\$R GIS DATA	75.00	75.00
10694	1374 - TRANSEdge TRUCK CENTERS	PO 24461 WIPER ARM	41.08	41.08
10695	1055 - TULPEHOCKEN SPRING WATER INC	PO 24433 BOTTLE WATER	80.28	80.28
10696	119 - VERIZON	PO 24476 Phones	2,042.17	2,042.17
10697	892 - VERIZON WIRELESS	PO 24488 CELL PHONES	1,046.07	1,046.07
10698	122 - WEST END PRINTING	PO 24456 BUSINESS CARDS	83.00	83.00
TOTAL				420,515.39

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	420,515.39
01.230.650	UNION DUES			741.00	
01.400.000	GENERAL GOV'T	13,763.33			
01.403.000	TAX COLLECTION	381.88			
01.404.000	LAW	3,099.50			
01.405.000	MUNICIPAL OFFICE	134.41			
01.408.000	ENGINEER	265.50			
01.409.000	BUILDING & PLANTS	5,978.02			
01.410.000	POLICE	257,364.45			
01.411.000	FIRE	4,121.82			
01.412.000	AMBULANCE / RESCUE	10,000.00			
01.413.000	SEO / BUILDING CODE	7,577.75			
01.414.000	ZONING OFFICE	2,670.73			
01.418.000	ZONING HEARING BOARD	1,027.40			
01.419.000	PLANNING COMMISSION	910.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	8,285.94			
01.432.000	DPW-SNOW & ICE REMOVAL	32,574.67			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	1,200.63			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	930.42			
01.439.000	DPW-HIGHWAY CONSTR & REBUILDIN	4,610.00			
01.453.000	SPECTATOR RECREATION	149.00			
01.454.000	PARKS	2,559.06			
01.480.000	ADP P/R EXPENSE	4,105.75			
01.486.000	INSURANCE	9,106.00			
01.487.000	EMPLOYEE BENEFITS	48,958.13			
TOTALS FOR	GENERAL FUND	419,774.39	0.00	741.00	420,515.39

Total to be paid from Fund 01 GENERAL FUND

420,515.39

420,515.39

List of Bills - (01101000) GENERAL FUND CHECKING

GENERAL FUND

Check#	Vendor	Description	Payment	Check Total
10699	83 - PANKO REPORTING	PO 24514 POSTAGE LEHIGH VALLEY UNDERGROUND	15.00	15.00
10700	1544 - RLE POCONO INC./SCHLIER'S	PO 24513 TOWING 2018 INT'L TRUCK	1,000.00	1,000.00
TOTAL				1,015.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	1,015.00
01.418.000	ZONING HEARING BOARD	15.00			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	1,000.00			
TOTALS FOR	GENERAL FUND	1,015.00	0.00	0.00	1,015.00

Total to be paid from Fund 01 GENERAL FUND

1,015.00

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1,015.00

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description	Payment	Check Total
1337	1296 - GRIM,BIEHN & THATCHER	PO 24460 WGH/MEETINGS/ORDINANCE/MAPLETREE/WWTP/PO	374.00	374.00
1338	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 24458 IMPERIAL/ ZONING/PMCC/2086 CORP/RTK WALM	2,959.00	2,959.00
TOTAL				3,333.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	3,333.00
85.250.219	REYES / ORTA LOT CONSOLIDATION			61.00	
85.250.229	WGH TRUCKING / HERRERA			296.00	
85.250.327	PMI / MPMA ACT 537			560.50	
85.250.355	MESSER,LLC LAND DEVELOPMENT			30.50	
85.250.385	PMCC NORTH WAREHOUSE			769.00	
85.250.392	MAPLETREE			236.50	
85.250.458	LANDSTON EQUITIES LLC			68.00	
85.250.593	IMPERIAL REALTY PROPERTY			1,311.50	
TOTALS FOR	ESCROW	0.00	0.00	3,333.00	3,333.00

Total to be paid from Fund 85 ESCROW

3,333.00

3,333.00

List of Bills - (08101000) CHECKING
SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3153	1330 - AMAZON CAPITAL SERVICES	PO 24469 WWTP CANON INKJET	83.96	83.96
3154	771 - COMMONWEALTH OF PA	PO 24473 P24001544-429 PENNWORKS JAN/FEB 2024	1,930.80	1,930.80
3155	1251 - ENVIRONMENTAL SERV, CORP.	PO 24466 01/19/2024 SLUDGE REMOVAL	397.00	
		PO 24467 01/02/2024 Sludge Hauling	500.22	
		PO 24468 12/18 SLUDGE HAULING	397.00	
		PO 24469 12/27 SLUDGE HAULING	635.20	
		PO 24470 01/18/2024 CLEANING AND VAC TANK	4,413.12	
		PO 24503 SLUDGE REMOVAL 01/30/2024	285.84	6,628.38
3156	1296 - GRIM,BIEHN & THATCHER	PO 24460 WGH/MEETINGS/ORDINANCE/MAPLETREE/WWTP/PO	102.00	102.00
3157	520 - K.L. FULFORD ASSOCIATES, INC	PO 24504 FEBRUARY	5,800.00	5,800.00
3158	699 - MAIN POOL & CHEMICAL CO	PO 24462 ALUMINUM SULFATE	1,289.80	1,289.80
3159	81 - P P & L	PO 24446 26491-26001 WWTP/04090-21003	4,900.40	4,900.40
3160	439 - YOUNG & HAROS, LLC	PO 24435 WAL-MART	180.00	180.00
TOTAL				20,915.34

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	20,915.34
08.269.500	PENNWORKS 2008 GOB			1,767.86	
08.429.125	CONTRACT SERVICE PLANT	5,800.00			
08.429.200	SUPPLIES	1,373.76			
08.429.314	PROFESSIONAL FEE SOLICITOR	282.00			
08.429.361	ELECTRIC	4,900.40			
08.429.452	SLUDGE HAULING	6,628.38			
08.472.106	PENNWORKS INTEREST LN #99900048	162.94			
TOTALS FOR	SEWER FUND	19,147.48	0.00	1,767.86	20,915.34

Total to be paid from Fund 08 SEWER FUND

20,915.34

20,915.34