

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION AGENDA

October 1, 2024, 6:00PM

****CANCELED****

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

October 1, 2024

Roll Call

BOARD OF SUPERVISORS

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

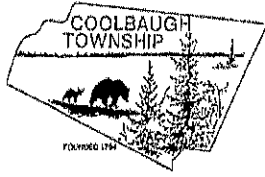
2. Approval of minutes / notes:
 - September 17, 2024- Public Hearing Minutes
 - September 17, 2024- Regular Meeting Minutes

3. Minor Subdivision Joining of Lots #210, 211 & Recreation Area located at Scotch Pine Drive, Hummingbird Lane, and Holiday Drive, Property Owner- Stillwater Lakes Civic Association, Inc.

4. Minor Subdivision Joining Lots 15 & 16, Block A-69, Section 12, Arrowhead Lake , Property Owner(s) Sean Smith and Sandra J. Calabrese

5. Donation of \$1,000.00 from the Veterans Committee Budget to be sent to VALOR Clinic Foundation for the purchase of Turkeys for Thanksgiving

6. Pocono Mountain Regional Police Commission Minimum Municipal Obligation for 2025
 - PMRP Uniform Pension: \$ 260,628.00
 - PMRP Non-Uniformed Pension: \$ 4,496.00

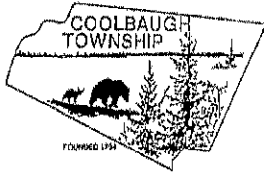


**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

7. Coolbaugh Township VFC Request to Waive Fees associated with the Lot Consolidation Plan for the Proposed New Fire Station Property (443 & 447 Route 196, Tobyhanna)
8. Review and Approval of the KTD Landworx, LLC. quote for the Repair of the Memorial Monument Walkway in the Amount of \$4,500.00
9. Parks and Recreation Request for DPW to Pick up the Pumpkins for Ghoulbaugh and to Allow for Three DPW Workers to Work the Ghoulbaugh Event on Saturday, October 26, 2024 from 12:00PM-4:00PM
10. Appointment of Nadia Einfalt, Sewage Enforcement Officer Certification #04198, of Hanover Engineering as a Sewage Enforcement Officer
11. Authorize Advertising Trick or Treat for Thursday, October 31, 2024 from 5pm-8pm
12. Authorize Advertising the Completed 2023 Annual Audit
13. Authorize Advertising the Public Hearing for the Non-Conforming Lots of Record Zoning Ordinance Amendments
14. Upcoming ZHB Hearing-PMSD Sign
15. Proclamation in Recognition of October as Domestic Violence Awareness Month
16. Current Obligations

• General Fund	\$ 554,185.99
• EMS Fund	\$ 2,811.57
• Sewer Fund	<u>\$ 27,648.69</u>
Total Disbursements	\$ 584,646.25
17. Business Manager Comments/Updates
18. Solicitor Armstrong Comments/Updates



COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

19. Board of Supervisors Executive Sessions

20. Adjournment

Upcoming Events:

- Township Bulk Drop Off- Friday, October 4th and Saturday, October 5th, 2024 from 7:30am-3:00pm
- Township Shred Event- Saturday, October 5th, 2024 from 9am-2:30pm at the Coolbaugh Township VFC Parking Lot
- Ghoulbaugh at the Coolbaugh Township Municipal Park- Saturday, October 26th, 2024 from 1pm-3pm

2

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
September 17, 2024, 6:00pm

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

Board Members present:

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

Board Members absent:

Cara Rogan

Staff present:

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

Staff absent:

None

Solicitor Armstrong stated this public hearing is being held at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, PA 18466, to receive public comment and to consider and possibly adopt an Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short-Term Rentals, By Restricting Short-Term Rentals to the R-1, R-2, R-3, W-C AND C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, and Revising the Requirements Associated with Short-Term Rental Licenses.

The public will be given an opportunity to comment and are asked to please state your name and city or community that you reside in. This public hearing is being recorded to aid in the preparation of the minutes.

Comments on Proposed STR Ordinance Amendments: An Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short-Term Rentals, By Restricting Short-Term Rentals to the R-1, R-2, R-3, W-C AND C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, and Revising the Requirements Associated with Short-Term Rental Licenses

Solicitor Armstrong stated that the Board has reviewed this proposed ordinance which would amend the Chapter 324 of the Code of Ordinances of Coolbaugh Township by restricting short-term rental to specific zoning districts, adding the requirement of sewer inspections, prohibiting the use of a sewage holding tank and revising other requirements associated with short-term rental licenses.

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

Solicitor Armstrong called for comments from the public:

- o M. Nicholls provided the Board with literature on the economic impact that STR's play on the township and county budgets and stated that most of the ordinance makes sense, and that we

should be focusing the efforts toward shutting down the problem renter and not the good ones. He would like the Board to consider allowing a 90-day grace period for property owners that have impervious coverage issues. Ms. Ruiz-Smtih stated that when heading into the winter months that will not be possible as the zoning officers will not be able to see if the stone was removed as it will be snow covered. He asked if the proposed change to the ordinance relating to the zoning districts would affect any current STR permits, being advised by Mr. Keane that it does not. He stated that it simply spells out the permitted zoning districts to ensure that there is not confusion. M. Nicholls also asked about the requirement of a Knox Box on the properties, stating that he has concerns with this as it would make it easy to identify homes that are not always occupied, which could lead to burglary at the properties. He also cited the fact that many properties have keyless entry and asked how that would affect them. Mr. Weimer stated that the installation of the Knox Boxes is for the health, safety and welfare of the property owners and the people that could potentially be in the home. This would prevent having to break the door down. Mr. Weimer explained the process to using the Knox Box and stated that it is a secure and monitored process which is controlled by the county control center.

- A resident stated that an STR is a business, and it causes a disturbance to those that are permanent residents, asking why they are allowed at all. Mr. Weimer stated that the township has the ordinance for the STR's as it allows us to provide for the health, safety and welfare of everyone, stating that if we do not have any rules, then there is nothing to enforce to ensure that they are not a nuisance. Ms. Kelly stated that bed and breakfast establishments are permitted in residential areas and there have been court hearings where they have won to be able to run their business in the permitted areas. She stated that we would not be able to win in court, so this is the best option to be able to regulate the way that they operate.
- A resident asked about the placement of the Knox Boxes stating that he believes that they will make their properties a target for crime. He asked if long-term rentals will be required to have them as well, being advised that we do not currently have a long-term rental ordinance in place, therefore they would not be required by them at this time.
- A property owner stated that she would prefer no Knox Box on her property as she can allow emergency services access to her property remotely without an issue.
- N. Castro of Pocono Farms East thanked the Board for what they have done with the ordinance, but expressed her concerns with a property in her community that she knows does not have an STR permit but has been operating as an STR for four years. She stated that is four years that they have not paid, therefore it is a loss of revenue for the county and the township. She asked about the proper steps to report the issue as she has reported it to the HOA, and nothing is being done about it. She stated that there is a lot of finger pointing and she wants to be sure to report it to the proper entity to make sure that the issue is resolved. Mr. Weimer advised her to provide Ms. Masker with the address of the property.
- J. Smith-Hughes thanked the Board for all that they do, stating that they have been attending the meetings twice a month for the last five years and have been addressing the concerns of their community to the Board and Mr. Keane. She stated that she and the PFE HOA will continue working with Mr. Keane on the concerns. She stated that they have concerns with the bear getting into the trash when it is put out at the end of the weekend to sit until trash pickup day.

- o K. Adams thanked the Board and stated that they are losing revenue from the properties that are not registered throughout the municipality.
- o A gentleman suggested that the township reach out to Tobyhanna Township as they have a centralized reporting database with a phone number for reporting problems 24 hours a day / 7 days a week. He stated that they have a very good system in place which allows identification of STR's, and the number of emergency service calls that are dispatched to the residence. He stated that this would be a streamlined system that may be beneficial to the township. Ms. Ruiz-Smith stated that she is currently working with emergency services on a spreadsheet that would do just this. It would be a collaboration between Fire, EMS and Police, the County and the Visitors Bureau.
- o Ms. Kelly stated that she would like to request that there be a waiver available for the Knox Box requirement which any property owner that does not wish to install would have to sign the waiver. She also asked if anyone checked with their Homeowners insurance about having a Knox box on their building and the fact that it will draw attention to their property.
- o J. Smith-Hughes stated that there are not many burglaries on the police provided UCR report. She stated that there need to be provisions to hold people accountable for their negligence if someone gets hurt. She stated that there is a lot of frustration because people are not advised of the laws, proper procedures and rules to follow.

Solicitor Armstrong stated that it seems like the Board may want to table the ordinance amendments that are listed on the agenda for adoption, we will hold off on advertising a public hearing until we have some further discussions and make further revisions based on this evening's conversations.

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

The hearing ended at 6:51pm.

Submitted by: _____
Erin Masker, Township Secretary

Date: _____

Witnessed by: _____
William Weimer, Chairman

Date: _____

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
September 17, 2024

The meeting was called to order by Chairman Weimer at 6:56pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members Present:

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

Board Members Absent:

Cara Rogan

Staff Present:

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

Staff Absent:

None

Announcements

Mr. Weimer announced the following:

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

1. Public input

- H. Smith inquired about the status on the repairs to the walkway at the memorial. Mr. Weimer stated that the DPW Foreman met with the contractor and will follow up on the status. H. Smith also stated that they need to be spread out a lot more to ensure the safety of those that walk on it and to ensure that the pavers last.
- J. Smith-Hughes thanked the Board for all that they do and for the work they did for the paving and line painting of roads in the community.
- D. Pope asked about the status of the Cayuga Pipe Replacement, being advised that they are currently waiting for the meeting with PPL with Mr. Weimer advising that they are being told that will take up to 12 weeks based on his schedule. They are hoping that they can speed this up but are waiting for a response to the email that was sent. D. Pope also thanked the Board for the cold patch at the end of Pope Road.

2. Approval of minutes / notes:

➤ **September 3, 2024- Regular Meeting Minutes**

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Approve the Minutes of the September 3, 2024 meeting.

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

3. Monthly Reports

- **Pocono Mountain Regional Police Report-** Presented by Mr. Weimer; stating that they started working on the 2025 budget and the contribution by the township will be increasing but not as much as last year. Ms. Ruiz-Smith stated that her event was well attended to recognize emergency responders. She stated that the leftover food was dropped off at the police precinct.
- **Pocono Mountain Regional EMS Report-** Presented by Ms. Colgan

4. Zoning and Short-Term Rental Report

Presented by Mr. Keane; stating that the new permitting system (TRAISR) will be live on October 7th stating that it will be a learning curve for everyone. Mr. Keane stated that the STR numbers have decreased and will probably change a bit more once he finished looking at the permits that are marked open but are expired.

5. Messer, LLC. Amended Drainage/ Stormwater Management Plan (1108 Corporate Center Drive, Tobyhanna)

Ms. Kelly made a motion second by Ms. Ruiz-Smith to Grant Conditional Approval of the Messer, LLC. Amended Drainage/ Stormwater Management Plan Conditioned on Addressing all comments of the Township Engineer's Review Letter dated August 29, 2024 and posting financial security in the amount of \$115, 075.40.

- **Discussion** Nate Oiler was in attendance from RKR Hess stating that they are proposing a driveway and parking area for the property that they just purchased and combined with their existing lot. He stated that it will be used for parking as well as storage of equipment during the construction of the next building. There are no plans for any additional stormwater improvements, and he stated that they already received their NPDES permit. Ms. Kelly asked if there are any plans for additional landscaping, being advised that would come with the land development plan and not with this amendment. N. Oiler stated that they have completed a substantial number of improvements on the project, which they anticipate an inspection will be completed and the funds that would be released will then be held for the financial security as listed above.
- **Vote:** All in favor, motion passes.

6. Monroe County Waste Authority Waiver Request (Industrial Park Drive)

Representatives were in attendance from the Monroe County Waste Authority which included: Jim Lambert, Mike Hickey and Mike Stettler discussing the residential recycling center that they would like to build on their property on Industrial Park Drive, Lot 14. They are requesting a waiver of the 150' outer buffer. The representatives reviewed the concerns about the current buffers stating that it is restricting their ability to develop the property. It was determined that the property will be served by public water and sewer. Ms. Ruiz-Smith asked what the operations will be and was advised that it will be similar to that of the Swiftwater Site to include the blue bins, and 1-2 employees working at the site at any given time. After a lengthy discussion between the Board, the Waste Authority representatives and Solicitor Armstrong regarding the 300' buffers the Board agreed to work with the Municipal Authority to see this project through based on the presentation.

Ms. Colgan made a motion second by Ms. Kelly that the applicant shall meet the required 150' inner buffer with no encroachment whatsoever, and that the Board conditionally approves a waiver for the waiver request of the outer buffer to allow for a modification solely to allow for as minimum of an encroachment as possible to the 150' outer buffer to allow for the Monroe County Municipal Waste Authority's proposed improvement on the property as generally depicted on the sketch plan dated March 15, 2024.

- **Discussion:** Solicitor Armstrong stated that the amount of encroachment will be determined during the land development process. H. Smith stated that he has attended all the meetings on warehouses and stated that the taxpayers have made it clear that they don't want any encroachment.
- **Vote:** All in favor, motion passes.

7. Adoption of Ordinance # 157-2024: An Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short-Term Rentals, By Restricting Short-Term Rentals to the R-1, R-2, R-3, W-C AND C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, and Revising the Requirements Associated with Short-Term Rental Licenses

Mr. Weimer made a motion second by Ms. Ruiz-Smith to Table the Adoption of Ordinance # 157-2024: An Ordinance of the Township of Coolbaugh, Monroe County, Pennsylvania, Amending Chapter 324 of the Code of Ordinances of the Township of Coolbaugh, Short-Term Rentals, By Restricting Short-Term Rentals to the R-1, R-2,

R-3, W-C AND C-3 Zoning Districts, Requiring Sewer Inspections, Prohibiting Short-Term Rentals from Using a Sewage Holding Tank, and Revising the Requirements Associated with Short-Term Rental Licenses.

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

8. Authorize Advertising Special Meeting for the Review and Discussion of the Act 167 Stormwater Ordinance for Wednesday, November 20, 2024 at 6pm

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Authorize Advertising Special Meeting for the Review and Discussion of the Act 167 Stormwater Ordinance for Wednesday, November 20, 2024 at 6pm for discussion.

- **Discussion:** Ms. Ruiz-Smith stated that she has a scheduling conflict as that is the same day as the Pocono Housing Summit at Kalahari and asked that the Board consider changing the time to 6:30pm.

Ms. Ruiz-Smith amended her motion and Ms. Colgan her second to change the time to 6:30pm on November 20, 2024.

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

9. Discussion on Short-Term Rental Zoning Ordinance Amendment and Authorize Forwarding to MCPC and Township Planning Commissions

Ms. Kelly made a motion second by Mr. Weimer to Authorize Forwarding the Short-Term Rental Zoning Ordinance Amendment to the MCPC and the Township Planning Commission for review.

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

10. Discussion on Truck Traffic Controls for Echo Lake Road and Authorization to Start the Permitting Process

Mr. Weimer stated that a resident had expressed concerns about the trucks trying to turn from Echo Lake Road from Laurel Drive and he stated that he reached out to Township Engineer, Russell Kresge and he was able to provide a study as it was already available pertaining to this exact situation. Mr. Weimer stated that he would like the Board to consider authorizing our Township Engineer to start the process with obtaining a permit to put a restriction on that road to not allow any trailers over 30' long and to be able to post Route 611 and Route 196.

Ms. Colgan made a motion second by Ms. Ruiz-Smith to authorize Township Engineer, Russell Kresge to start the permitting process for the road restriction on Echo Lake Road and Laurel Drive.

- **Discussion:** H. Smith asked if there will be any change to the liquid fuels funding that will be received by restricting travel on a road. Mr. Weimer asked Mr. Dixon to ask the liquid fuels auditor.
- **Vote:** All in favor, motion passes.

11. Controller Report

Presented by Mr. Dixon.

12. Current Obligations

• General Fund	\$ 115,423.96
• Escrow Fund	\$ 280.00
• Sewer Fund	\$ 17,656.40
Total Disbursements	\$ 133,360.36

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Authorize the payment of obligations in the Amount of \$133,360.36.

- **Discussion:** Ms. Ruiz-Smith asked for clarification on Checks # 11283 & 11288.
- **Vote:** All in favor, motion passes.

13. Business Manager Comments/Updates

- Ms. Thompson stated that she and Mr. Keane have started the interview process and will be putting applicants before the Board in the near future.
- She also stated that she and Ms. Masker attended a meeting with the Coolbaugh Township Historical Association regarding the PA250 celebration.
- Ms. Thompson stated that the bid docs for the building #2 project are being finalized and will be before the board at an upcoming meeting.

Ms. Kelly asked if Ms. Thompson could reach out to the Pocono Heritage Land Trust for a proposal for the assistance that they stated they provide for the conducting surveys regarding open space.

14. Solicitor Armstrong Comments/Updates

Solicitor Armstrong requested a brief executive session following the meeting for legal.

15. Board of Supervisors Executive Sessions

- Tuesday, September 17, 2024 from 8:30pm-8:49pm-Re: Litigation

16. Adjournment

Ms. Ruiz-Smith made a motion second by Ms. Colgan adjourn at 8:22pm.

NEXT BOARD WORK SESSION / MEETINGS:

At the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna PA 18466

- Work Session/ Business Meeting Tuesday, October 1, 2024 at 6:00pm

Submitted by: _____
Erin Masker, Township Secretary

Witnessed by: _____
William Weimer, Chairman

Date: _____

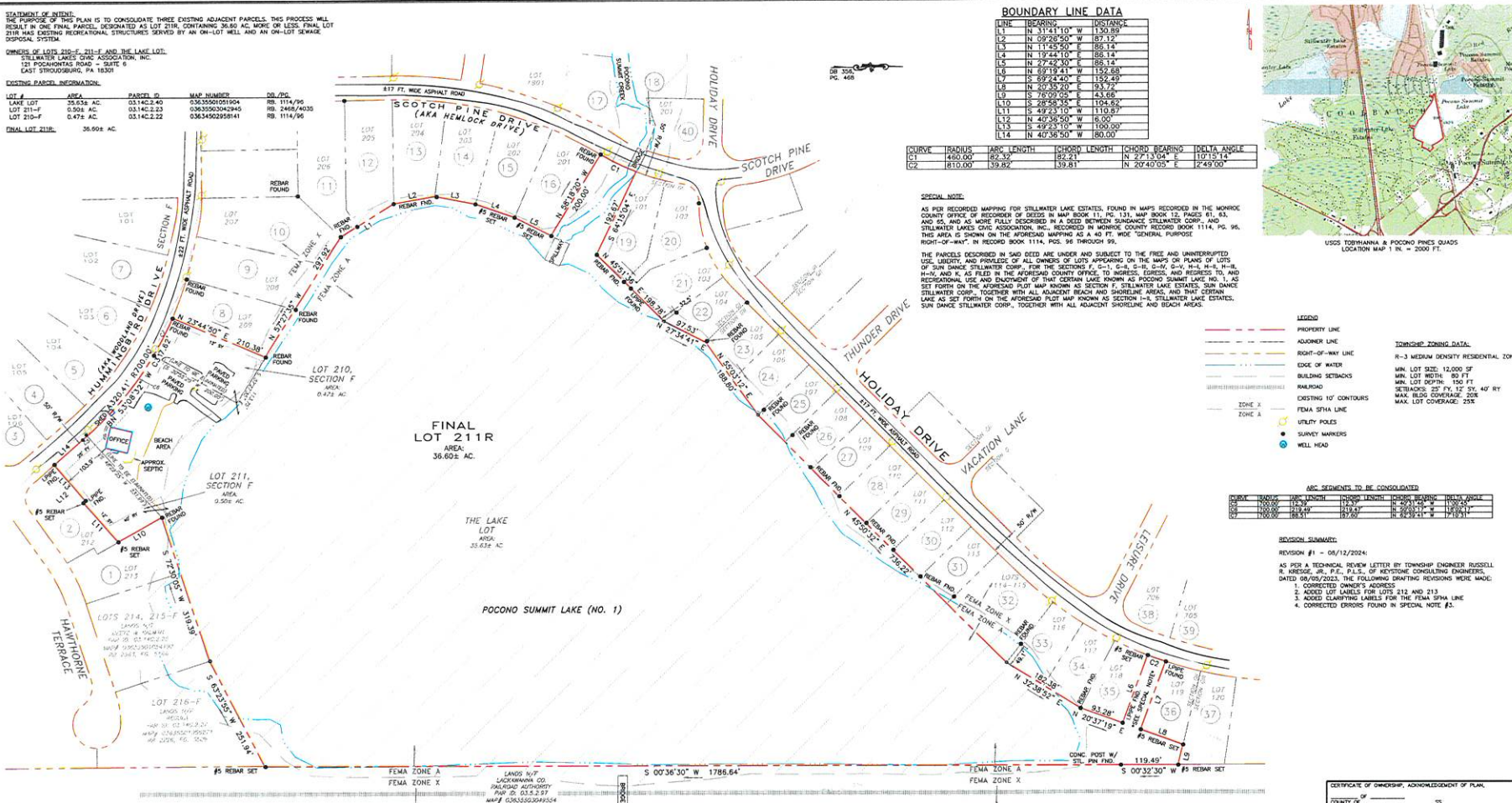
3

STATEMENT OF INTENT:
 THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THREE EXISTING ADJACENT PARCELS. THIS PROCESS WILL RESULT IN ONE FINAL PARCEL, DESIGNATED AS LOT 211R, CONTAINING 36.601 AC. MORE OR LESS. FINAL LOT 211R HAS EXISTING RECREATIONAL STRUCTURES SERVED BY AN ON-LAKE WELL AND AN ON-LAKE SEWAGE DISPOSAL SYSTEM.

OWNERS OF LOTS 210-F, 211-F AND THE LAKE LOT:
 STILLWATER LAKES CIVIC ASSOCIATION, INC.
 121 POCOMOBIAS ROAD - SUITE F
 EAST STRONGSBURG, PA 15001

DISTRICT PARCEL INFORMATION:

LOT #	AREA	PARCEL ID	MAP NUMBER	DD, PDC
LAKE LOT	35.631 AC.	031462.23	03635503094	RI 1114/99
LOT 210-F	0.501 AC.	031462.23	03635503094	RI 2465/4035
LOT 210-F	0.474 AC.	031462.22	0363549259141	RI 1114/99
FINAL LOT 211R	36.601 AC.			



SPECIAL NOTE:
 AS PER REQUIRED MAPPING FOR STILLWATER LAKES ESTATES, FOUND IN MAPS RECORDED IN THE MONROE COUNTY OFFICE OF RECORDS OF DEEDS IN MAP BOOK 11, PG. 131, MAP BOOK 12, PAGES 61, 63, AND 65, AND AS MORE FULLY DESCRIBED IN A DEED BETWEEN SUNSHINE STILLWATER CORP. AND STILLWATER LAKES CIVIC ASSOCIATION, INC. RECORDED IN MONROE COUNTY RECORD BOOK 1114, PG. 96. THIS AREA IS SHOWN ON THE AFORESAID MAPS AS A 60 FT. WIDE "GENERAL PURPOSE RIGHT-OF-WAY" IN RECORD BOOK 1114, PAGES 96 THROUGH 99.

THE PARCELS DESCRIBED IN SAID DEED ARE UNDER AND SUBJECT TO THE FREE AND UNINTERRUPTED USE, LIBERTY, AND PRIVILEGE OF ALL OWNERS OF LOTS APPEARING ON THE MAPS OR PLANS OF LOTS OF SUN DANCE STILLWATER CORP. FOR THE SECTIONS F, G-1, G-2, G-3, G-4, G-5, G-6, H-1, H-2, H-3, H-4, H-5, H-6, H-7, AND H-8, AS FILED IN THE AFORESAID OFFICE OF RECORDS OF DEEDS, AND RESIDES TO, AND RECREATIONAL USE AND ENJOYMENT OF THAT CERTAIN LAKE KNOWN AS POCOMOBIAS LAKE NO. 1, AS SET FORTH ON THE AFORESAID MAP KNOWN AS MAP BOOK 11, VOLUME 13, SECTION G-1, STILLWATER LAKE ESTATES, SUN DANCE STILLWATER CORP., TOGETHER WITH ALL ADJACENT BEACH AND SHORELINE AREAS, AND THAT CERTAIN LAKE AS SET FORTH ON THE AFORESAID MAP KNOWN AS SECTION 1-4, STILLWATER LAKE ESTATES, SUN DANCE STILLWATER CORP., TOGETHER WITH ALL ADJACENT SHORELINE AND BEACH AREAS.



- LEGEND:**
- PROPERTY LINE
 - ADJACENT LINE
 - RIGHT-OF-WAY LINE
 - EDGE OF WATER
 - BUILDING SETBACKS
 - RAILROAD
 - EXISTING 10' CONTOURS
 - FEMA 500 FLOOD
 - UTILITY POLES
 - SURVEY MARKERS
 - WELL HEAD
- TOWNSHIP ZONING DATA:**
- P-3 MEDIUM DENSITY RESIDENTIAL ZONE
 - MIN. LOT SIZE: 12,000 SQ. FT.
 - MIN. LOT WIDTH: 80 FT.
 - MIN. LOT DEPTH: 150 FT.
 - SETBACKS: 25 FT. 12' 5' 40' FT.
 - MAX. BEAR COVERAGE: 20%
 - MAX. LOT COVERAGE: 25%

ARC SEGMENTS TO BE CONSOLIDATED

ARC NO.	START POINT	END POINT	ARC LENGTH	CHORD BEARING	BEAT	ZONE
1	1114-115	1114-115	1114-115	N 28°11'10" E	1114-115	1114-115
2	1114-115	1114-115	1114-115	N 28°11'10" E	1114-115	1114-115
3	1114-115	1114-115	1114-115	N 28°11'10" E	1114-115	1114-115
4	1114-115	1114-115	1114-115	N 28°11'10" E	1114-115	1114-115

REVISION SUMMARY:

REVISION #1 - 06/12/2024

AS PER A TECHNICAL REVIEW LETTER BY TOWNSHIP ENGINEER RUSSELL R. HERRICK, P.E., P.L.S., OF HERRICK CONSULTING ENGINEERS, DATED 06/05/2023, THE FOLLOWING DRAFTING REVISIONS WERE MADE:

1. CORRECTED OWNER'S ADDRESS - REPRESENTS THE OWNER OF THE PROPERTY DESCRIBED IN THIS APPLICATION AND THAT THE APPLICATION HAS MADE WITH THE MONROE COUNTY OFFICE OF RECORDS OF DEEDS.
2. ADDED LOTS 210-F AND 211-F TO THE SAID APPLICATION AND TO THE SUBMISSION OF THIS PLAN.
3. ADDED LOTS 210-F AND 211-F TO THE SAID APPLICATION AND TO THE SUBMISSION OF THIS PLAN.
4. CORRECTED ERRORS FOUND IN SPECIAL NOTE #3.

MONROE COUNTY P.L.S. NO.	SECTION	AREA	PARCEL ID	MAP NUMBER	PDC
1	SECTION G - LOT 213 & PT. 212-F	031462.224	0363550100313	RI 2466/1247	
2	TERBORGH - LOT 212 & PT. 211-F	031462.23	036355048919	RI 1336/1154	
3	KNIGHT - LOT 211-F	031462.238	0363550304172	RI 2216/2987	
4	DE WET REALTY, LLC - LOT 109-F	031462.21	036354984855	RI 2679/1754	
5	ZAVEN - LOT 104-F	031462.23	036354984855	RI 2679/2598	
6	LAVALLE - LOT 103-F	031462.21	036354984855	RI 2679/2598	
7	HANDLER - LOT 102-F	031462.239	0363400847999	RI 241/2490	
8	FORNER - LOT 209-F	031462.21	0363400907174	RI 2568/284	
9	HANDLER - LOT 208-F	031462.212	0363400905186	RI 2619/2177	
10	LAUNDRY - LOT 207-F	031462.21	0363400905186	RI 2174/749	
11	SCHAFFER TRUST - LOT 206-F	031462.210	0363400905186	RI 2372/2626	
12	SCHAFFER TRUST - LOT 205-F	031462.21	0363400905186	RI 2372/2626	
13	SCHAFFER TRUST - LOT 204-F	031462.219	0363400905186	RI 2372/2626	
14	STOCKER - LOT 203-F	031462.211	0363400905186	RI 260/7699	
15	WAYNES - LOT 202-F	031462.218	0363400905186	RI 193/769	
16	GAMBIER - LOT 201-F	031462.217	0363400905186	RI 2657/2624	
17	LEBECHA - LT 1801, BLOCK C	031462.162	0363402051771	DR 419/732	
18	PAL DEVELOPMENT, LLC - 102-G	031462.21	0363402051771	RI 336/4107	
19	TOMASOLO - LOT 101 SEC. G	031462.217	0363402051771	RI 2502/4007	
20	CONKAY - LOT 102-G	031462.215	0363402051771	RI 2657/2624	
21	HERNANDEZ, ET AL - LOT 103-G	031462.257	0363402051771	RI 336/4107	
22	DOMICK - LOT 104-G	031462.214	0363402051771	RI 2657/2624	
23	KONKOPSKI, ET AL - LOT 105-G	031462.253	0363402051771	RI 309/2874	
24	LONG, JR. - LOT 106-G	031462.252	0363402051771	RI 260/7699	
25	WELCHER - LOT 107-G	031462.251	0363402051771	RI 260/7699	
26	MANHATTAN, LLC - LOT 108-G	031462.251	0363402051771	RI 260/7699	
27	S&B HOLIDAY REALTY, LLC - LOT 109-G	031462.249	0363402051771	RI 260/7699	
28	FANTINI & KALONIS INVESTERS - LOT 110-G	031462.247	0363402051771	RI 2453/2676	
29	RAHNEY - LOT 111-G	031462.247	0363402051771	RI 2507/2603	
30	ESPANA - LOT 112-G	031462.246	0363402051771	RI 2506/2676	
31	CHVED - LOT 113-G	031462.245	0363500106730	RI 2419/2884	
32	ELIOTT - LOTS 114-115-G	031462.243	0363500106730	RI 2447/2323	
33	SWIDER - LOT 116-G	031462.242	0363500106730	RI 2344/227	
34	MATH & OWEN - LOT 117-G	031462.241	0363500106730	RI 251/15842	
35	PETER PROPERTIES, LLC - LOT 118-G	031462.240	0363500106730	RI 2566/4973	
36	RANDOLPH - LOT 119-G	031462.239	0363500106730	RI 2619/2670	
37	RANDOLPH - LOT 120-G	031462.238	0363500106730	RI 2619/2670	
38	CURRAN - LOT 706-G	031462.230	0363500702546	RI 242/7056	
39	CURRAN - LOT 705-G	031462.24	0363500702546	RI 242/7056	
40	SALA - LOT 707-G	031462.238	0363500702546	RI 2560/4188	

LOT IMPROVEMENT SUBDIVISION PLAN
 SCALE: 1 IN. = 100 FT.

- GENERAL NOTES:**
1. PORTIONS OF THIS SITE ARE DESIGNATED ZONE A PER PERM PANEL 42089020232. DETERMINED TO BE WITHIN THE DESIGNATED 500 YR. FLOOD ZONE.
 2. ONLY COPIES OF THIS PLAN BEARING THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR ARE TO BE CONSIDERED VALID.
 3. NO CONSTRUCTION IS BEING PROPOSED BY THIS PLAN - ALL FEATURES SHOWN ARE EXISTING.
 4. 10' INTERNAL CONTOURS SHOWN WERE INTERPOLATED FROM P.A.S.D.A. LIDAR INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 5. BEFORE UNDERTAKING ANY CONSTRUCTION, THE LOT OWNER MUST CONTACT COOLBROUGH TOWNSHIP TO OBTAIN ANY NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO ZONING, BUILDING AND HIGHWAY OCCUPANCY PERMITS. THE MONROE CONSERVATION DISTRICT MUST BE CONTACTED BEFORE COMMENCING ANY EARTH DISTURBANCE. BEFORE DIGGING ANYWHERE IN PENNSYLVANIA, CALL PENNSYLVANIA ONE-CALL AT 1-800-282-1776.
 6. NATIONAL WETLANDS INVENTORY MAPPING SHOWS NO WETLANDS ON THE SITE. HOWEVER, NO WETLANDS INVESTIGATION HAS BEEN PERFORMED ON THE GROUND. THE LOT OWNER ASSUMES FINAL RESPONSIBILITY FOR DETERMINING THE EXISTENCE OF WETLANDS BEFORE UNDERTAKING ANY EARTH DISTURBANCE ON THIS SITE AND FOR OBTAINING ANY LOCAL, STATE AND FEDERAL PERMITS AND/OR APPROVALS RELATING TO WETLANDS. THIS APPROVAL BY THE TOWNSHIP SUPERVISORS SHALL NOT IN ANY MANNER BE CONSIDERED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR SAID TO THE DEVELOPER OR PURCHASER.
 7. THE LAKE LOT AND LOT 210 SHALL BE JOINED TO AND BECOME AN IRREPARABLE PART OF LOT 211 AND CANNOT BE FURTHER SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR AMONG THEMSELVES WITHOUT PRIOR TOWNSHIP APPROVAL. THE COMBINED LOT SHALL BE IDENTIFIED AS LOT 211R.
 8. THE APPROVAL OF THE COMBINATION OF THE LAKE LOT, LOT 210 & LOT 211 INTO FINAL LOT 211R, BY THE BOARD OF SUPERVISORS OF COOLBROUGH TOWNSHIP DOES NOT HAVE THE EFFECT OF ALTERING, REDUCING OR EXTENDING ANY SUBSISTING OR OTHER RIGHTS OF RECORD EXISTING ON OR OVER THE SUBJECT PROPERTY. IT ALSO DOES NOT RELIEVE THE OWNERS, THEIR HEIRS AND/OR ASSIGNS, FROM ANY DEVELOPMENT EASEMENTS, RIGHTS-OF-WAY OR SETBACKS THAT WERE IN EFFECT PRIOR TO THIS LOT COMBINATION. THE GRANTEE'S FURTHER AGREES THAT THE SINGLE PARCEL, DESIGNATED AS LOT 211R, SHALL NOT BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE COOLBROUGH TOWNSHIP BOARD OF SUPERVISORS.
 9. THE PROPERTY SHOWN ON THIS PLAN IS UNDER AND SUBJECT TO CHAPTER 400, ZONING OF THE CODE OF THE TOWNSHIP OF COOLBROUGH.

AT A PUBLIC MEETING HELD ON _____, 2024, THE BOARD OF SUPERVISORS OF COOLBROUGH TOWNSHIP REVIEWED AND, BY A MOTION DULY ENACTED, APPROVED THE JOINING OF LOTS 210 & 211 - SECTION F, AND THE LAKE LOT, AS ORIGINALLY SHOWN PLANS FILED SECTION F, STILLWATER LAKE ESTATES, SUN DANCE STILLWATER CORP." RECORDED IN THE MONROE COUNTY COURTHOUSE IN MAP BOOK 11, VOLUME 13, SECTION G-1, STILLWATER LAKE ESTATES, SUN DANCE STILLWATER CORP." IN MAP BOOK 12, PG. 61, SECTION G-2, STILLWATER LAKE ESTATES, SUN DANCE STILLWATER CORP." IN MAP BOOK 12, PG. 63.

CHAIRPERSON _____

SUPERVISOR _____

SUPERVISOR _____

SUPERVISOR _____

SUPERVISOR _____

TOWNSHIP SEAL _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN:

COUNTY OF _____

IN THE YEAR OF OUR LORD 2024, BEFORE ME, THE UNDERSIGNED OFFICIAL, PERSONALLY APPEARED _____, REPRESENTS THE OWNER OF THE PROPERTY DESCRIBED IN THIS APPLICATION AND THAT THE APPLICATION HAS MADE WITH THE MONROE COUNTY OFFICE OF RECORDS OF DEEDS.

OWNER/REPRESENTATIVE OF STILLWATER LAKES CIVIC ASSOCIATION, INC. _____

OWNER/REPRESENTATIVE OF STILLWATER LAKES CIVIC ASSOCIATION, INC. _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL OF OFFICE _____

MONROE COUNTY DEPARTMENT OF PLANNING

SECTION SUMMARY
 SHEET # 1 OF 1

SCALE: 1 IN. = 100 FT.

DATE: 06/12/2024

OWNER: LANDS OF STILLWATER

PLANNED BY: RUSSELL R. HERRICK

CLIENT: STILLWATER LAKES CIVIC ASSOCIATION, INC.

DRAWN BY: JAM

SECTION SUMMARY

LOT IMPROVEMENT SUBDIVISION PLAN

LANDS OF STILLWATER

PLANNED BY: RUSSELL R. HERRICK

CLIENT: STILLWATER LAKES CIVIC ASSOCIATION, INC.

DRAWN BY: JAM

SECTION SUMMARY

LOT IMPROVEMENT SUBDIVISION PLAN

LANDS OF STILLWATER

PLANNED BY: RUSSELL R. HERRICK

CLIENT: STILLWATER LAKES CIVIC ASSOCIATION, INC.

DRAWN BY: JAM

SECTION SUMMARY

LOT IMPROVEMENT SUBDIVISION PLAN

LANDS OF STILLWATER

PLANNED BY: RUSSELL R. HERRICK

CLIENT: STILLWATER LAKES CIVIC ASSOCIATION, INC.

DRAWN BY: JAM



Erin Masker

From: Russ Kresge <rkresge@kceinc.com>
Sent: Monday, September 16, 2024 4:29 PM
To: Erin Masker; Joe Johnson
Subject: Re: Stillwater Revised Deed and Map
Attachments: Stillwater Draft Joinder Deed Mark-Up 9.16.24.pdf; Stillwater Lakes Survey D100 Consolidation -REV1.pdf; Joinder Deed - WITH REVISED DESC.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Erin and Joe,

I have reviewed the attached revised lot improvement (consolidation) plan, Revision #1, 8/12/2024, for Stillwater Lakes Civic Association, Inc., and offer the following comments:

1. The plan comments have been addressed.
2. The minor revision indicated on the attached mark-up, as required by the Township Solicitor, should be made to the draft deed.
3. I consider the MCPC review to be favorable. The residential lots are exempt from the buffer requirements of the Stormwater Management Ordinance because of their size and because the original subdivision plan was recorded prior to June 17, 2014. The small beach area is already developed with the beach, an office, a well, a septic system and a parking area.

Please let me know if you need anything additional.

Thanks,

Russ

[Russell R. Kresge, Jr., P.E., P.L.S.](#)
[Direct 484.548.0808](#)

Keystone Consulting Engineers, Inc.
863 Interchange Road
Kresgeville, PA 18058



COOLBAUGH TOWNSHIP Board of Supervisors

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

COOLBAUGH TOWNSHIP MINOR LAND SUBDIVISION PLAN APPLICATION TO COMBINE ADJACENT LOTS WITHIN A RECORDED SUBDIVISION

Application is hereby made of a minor land subdivision plan under Section 355-20 titled Combination of Adjacent Lots in a Recorded Subdivision and related data as submitted herewith in accordance with the Coolbaugh Township and Subdivision and Development regulations, Ordinance 355, Chapter 29.

Property Owner: Stillwater Lake Civic Association, Inc.

Address: 5144 Hummingbird Dr. Pocono Summit, PA 18346

Phone #: 570-839-7870

Name of Surveyor: Kiley Associates, LLC

Address: P.O. Box 317 Hawley, PA 18428

Phone #: 570-226-5810 Email: dstinson@kileyassoc.com

Lots: 210, 211, and Recreation Area Block: _____ Section: F

Subdivision: Stillwater Lake Estates

Tax Map Assessment Numbers of Properties: 03.14C.2.22, 03.14C.2.23, 03.14C.2.40

Deed Book Vol: 1114 Page: 96 Date of Deed: Feb. 13, 1981
2468 Page: 4035 Date of Deed: March 2, 2016

Zoning District of Lots: R-3 Medium Density Residential

Does Subdivision Abut Twp. Road: Yes: _____ No: X

Road Name & Number: Hemlock Dr.

Total Number of Lots Being Combined Into One: 3

Total Acreage of Subdivision: 36 ac.

Total Acreage of Adjoining Lands in Same Ownership: 0

Does Subdivision Contain Any Slopes: Yes: _____ No: X

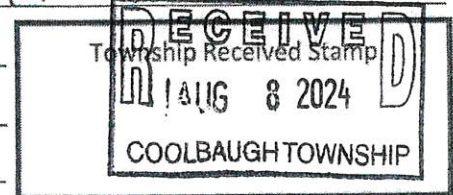
Total Acreage of Steep Slopes: 0

Does Subdivision Contain Any Flood Hazard Areas: Yes: X No: _____

Total Acreage of Flood Hazard Areas: Approx. 34 ac.

Do the Lots Contain or Adjoin A Water Course or Wetland: Yes: X No: _____

The Number of the New Lot Will Be: _____





COOLBAUGH TOWNSHIP
Board of Supervisors

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

The Applicant hereby waives any claim against the Township, and further agrees to indemnify thereby holding the Township harmless from any claims or potential claim from any other property owner or owners arising out of the approval of this Plan. In addition, the applicant hereby certifies that to the best of his/her knowledge and belief the information and statements given above are true and correct.

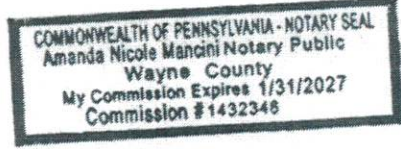
"On this 24 day of June, 2024, before me, the undersigned officer, personally appeared James H Ott who being duly sworn, according to law deposes and says that Saltwater Lake CMC Association the owners of the property described in this application and that the application was made with _____ knowledge and/or direction and does hereby agree with the said application and to the submission of the same. "

James H Ott
Property Owner

Property Owner

My Commission Expires: January 31, 2027

Amanda Nicole Mancini
Notary Public or Officer



THIS SECTION FOR TOWNSHIP USE ONLY

Date Submitted: 8/6/24 Received By: EM Fee Received 300.00 Escrow
200.00 App Fee

Check/Money Order # _____ Credit Card _____ Cash _____

Regular/Special Meeting Date: _____

Approved: _____ Denied: _____ Initials: _____

701 Main Street, Suite 405
Stroudsburg, PA 18360



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

MONROE COUNTY PLANNING COMMISSION

July 29, 2024

Erin Masker, Secretary/Administrative Assistant
Coolbaugh Township Board of Supervisors
5520 Municipal Dr.
Tobyhanna, PA 18466



Re: Stillwater Lake Civic Association
Minor Subdivision Lot Combination
Coolbaugh Township
MCPC Review #130-24

Dear Ms. Masker:

Our office has received a copy of the above-noted minor subdivision concerning a 36.60 acre site located on the southerly side of Shore Line Drive, approximately 525 feet west of its intersection with Lexington Avenue. The plan proposes to join Lot 211-F of 0.50 acres, Lot 210-F of 0.47 acres, and the Lake Lot of 35.63 acres to create Lot 211R of 36.60 acres. This site is currently developed and contains an office, playground, and beach access. The site is served by and on-lot water supply and sewage disposal systems. This site is located in a Medium Density Residential (R-3) Zoning District.

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

1. Because this plan is a joining of lots and no further development is proposed at this time, this minor subdivision has addressed all other pertinent County review factors.
2. It should be noted that the 300' stormwater buffer was not delineated on this plan.

It is recommended that approval of this plan be conditioned upon the above-listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on August 13, 2024, at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

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

If you have any questions or if we can be of further assistance please feel free to contact me.

Page Two
Stillwater Lake Civic Association
Minor Subdivision Lot Combination
Coolbaugh Township
MCPC Review #130-24

Sincerely yours,



Eric Koopman
Lead Senior Planner

4

Erin Masker

From: Greg Haas <ghaas@kceinc.com>
Sent: Monday, September 23, 2024 10:19 AM
To: Erin Masker
Subject: RE: Smith / Calabrese Lot Joinder

Erin,

I have reviewed the provided draft Lot Joinder Deed for this project and have no comments. Good to go.

Regards,
Greg

Gregory S. Haas, P.E.
Keystone Consulting Engineers, Inc.
Kresgeville, PA | ghaas@kceinc.com | cell: 570.249.0209 | www.KCEinc.com

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

Learn about career opportunities [here](#).

From: Greg Haas
Sent: Friday, September 20, 2024 9:51 AM
To: Erin Masker <emasker@coolbaughtwp.org>
Subject: RE: Smith / Calabrese Lot Joinder

Erin,

I'll glance at the draft Deed on Mon. I'm hitting 611 Industrial Development today.

Regards,
Greg

Gregory S. Haas, P.E.
Keystone Consulting Engineers, Inc.
Kresgeville, PA | ghaas@kceinc.com | cell: 570.249.0209 | www.KCEinc.com

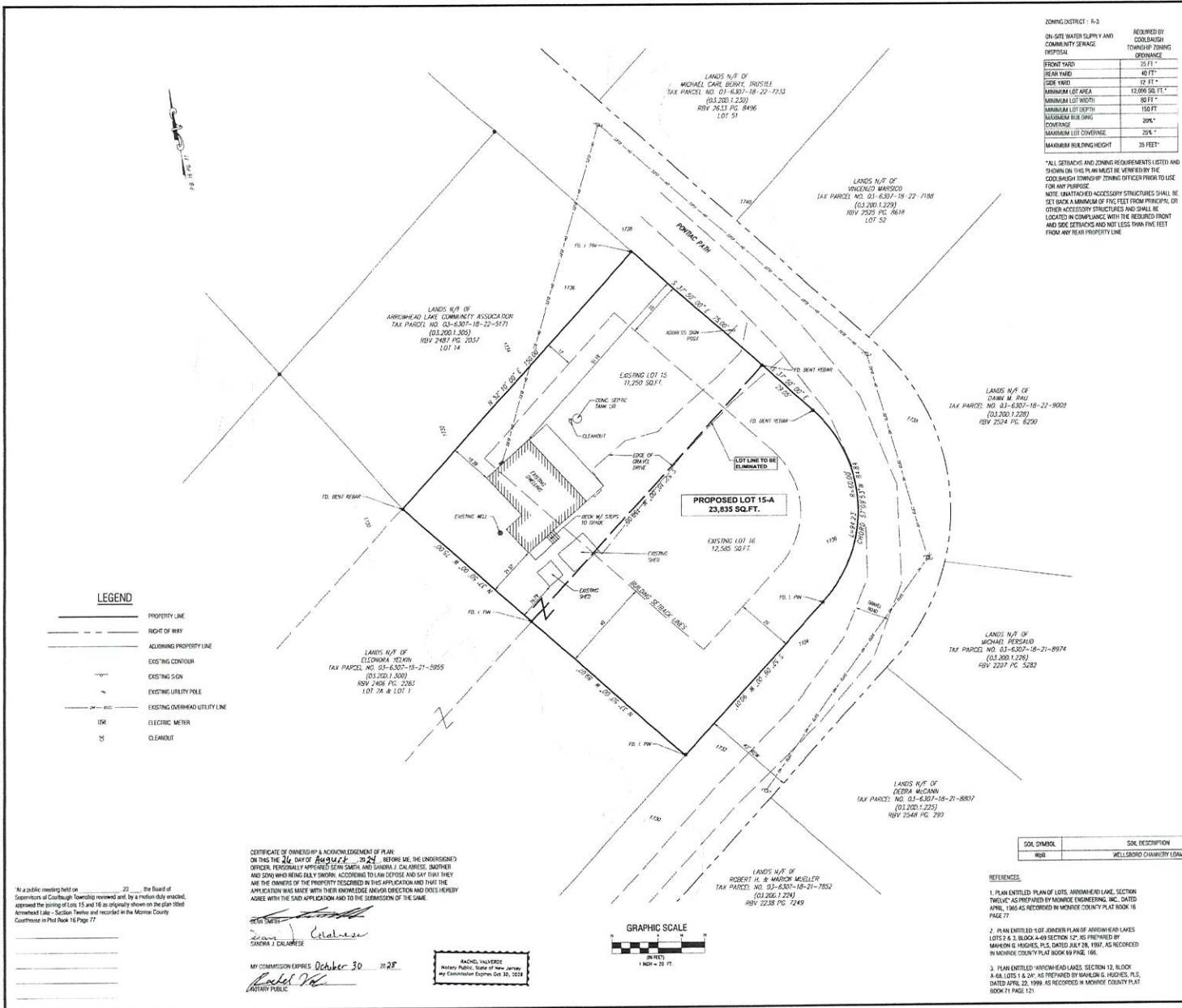
We're looking for exceptional people to join the KCE Team!

Learn about career opportunities [here](#).

From: Erin Masker <emasker@coolbaughtwp.org>
Sent: Friday, September 20, 2024 8:23 AM
To: Greg Haas <ghaas@kceinc.com>
Subject: FW: Smith / Calabrese Lot Joinder

Greg,

Aug 23, 2024 9:46 AM
P:\Projects\2024\24-001\24-001.dwg



LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	ALLOTTING PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING CONTOUR
---	EXISTING UTILITY POLE
---	EXISTING GROUND UTILITY LINE
⊕	ELECTRIC METER
⊕	CLEAROUT

CERTIFICATE OF OWNERSHIP & ACKNOWLEDGMENT OF PLAN
 ON THIS THE 26 DAY OF August 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SEAN SMITH AND SANDRA J. CALABRESE, SPOUSE AND SON WHO WERE DELIBERATELY SWORN, ACCORDING TO AN AFFIDAVIT AND SAID THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS APPLICATION AND THAT THE APPLICATION WAS MADE WITH THEIR KNOWLEDGE AND CONSENT AND THEY HEREBY AGREE WITH THE SAID APPLICATION AND TO THE SUBMISSION OF THE SAME.

Seán Smith
Sandra J. Calabrese

MY COMMISSION EXPIRES October 30 2027

Rachel Valverde
 Notary Public, State of New Jersey
 My Commission Expires Oct. 30, 2028



SOIL SYMBOL	SOIL DESCRIPTION	SOIL SLOPE
MSB	WELL-SORTED CHANNERY LOAM	0-8%

- REFERENCES**
- PLAN ENTITLED "PLAN OF LOTS, ARROWHEAD LAKE, SECTION TWELVE" AS PREPARED BY MORROW ENGINEERING, INC. DATED APRIL 1965 AS RECORDED IN MORROW COUNTY PLAT BOOK 16 PAGE 77.
 - PLAN ENTITLED "JOB ORDER PLAN OF ARROWHEAD LAKES LOT 15 & 2, BLOCK 4-SECTION 12" AS PREPARED BY MARION G. HUGHES, P.L.S. DATED JULY 18, 1997, AS RECORDED IN MORROW COUNTY PLAT BOOK 69 PAGE 186.
 - PLAN ENTITLED "ARROWHEAD LAKES SECTION 12, BLOCK 4 & B, LOTS 1 & 2" AS PREPARED BY MARION G. HUGHES, P.L.S. DATED APRIL 22, 1999 AS RECORDED IN MORROW COUNTY PLAT BOOK 71 PAGE 121.

PLAN PREPARER'S STATEMENT

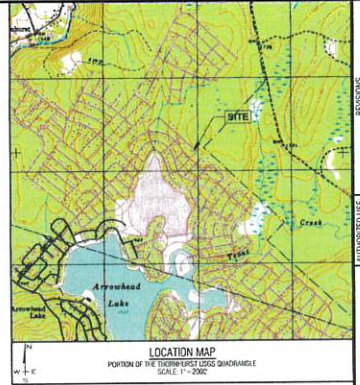
I, CHARLES P. CAMER, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, INFERRED FROM A FIELD SURVEY IN MY OWN POSSESSION, ACCURATELY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED MARCH SUBDIVISION.

Charles P. Camer
 112 S. CANTONMENT STREET
 EAST PITTSBURGH, PA 15101

ZONING DISTRICT: R-3

REQUIREMENT	DEVELOPMENT
FRONT YARD	25 FT.
REAR YARD	40 FT.
SIDE YARD	12 FT.
MINIMUM LOT AREA	12,000 SQ. FT.
MINIMUM LOT WIDTH	60 FT.
MINIMUM LOT DEPTH	150 FT.
MINIMUM R.F.L. SLOPE	20%
COVERING	25%
MAXIMUM LOT COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35 FEET

*ALL SETBACKS AND ZONING REQUIREMENTS LISTED AND SHOWN ON THIS PLAN MUST BE VIEWED BY THE COOLBAUGH TOWNSHIP ZONING OFFICER PRIOR TO USE FOR ANY PURPOSE.
 NOTE: UNATTACHED ACCESSORY STRUCTURES SHALL BE SET BACK A MINIMUM OF FIVE FEET FROM PRINCIPAL OR OTHER ACCESSORY STRUCTURES AND SHALL BE LOCATED IN COMPLIANCE WITH THE REQUIRED FRONT AND SIDE SETBACKS AND NOT LESS THAN FIVE FEET FROM ANY REAR PROPERTY LINE.



- GENERAL NOTES**
- THE PROPERTY SHOWN ON THIS PLAN IS UNDER AND SUBJECT TO CHAPTER 400, ZONING, OF THE CODE OF THE TOWNSHIP OF COOLBAUGH.
 - THE APPROVAL OF THIS PLAN BY THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP DOES NOT HAVE THE EFFECT OF ACTUALLY RECORDING OR ENFORCEING ANY EASEMENTS OF RECORD EXISTING ON OR OVER SUBJECT PROPERTY.
 - LOT BEING ZONED SHALL NOT BE SUBDIVIDED INTO SMALLER LOTS WITHOUT THE APPROVAL OF COOLBAUGH TOWNSHIP.
 - BY APPROVAL OF THIS PLAN, THE TOWNSHIP HAS NOT CONFIRMED THE PRESENCE, ABSENCE AND/OR EXTENT OF WETLANDS, WHETHER OR NOT DELINEATED ON THIS PLAN.
 - LOT 15 (TAX ID # 03-200-1-304) SHALL BE JOINED TO AND BE MADE AN INTEGRAL PART OF LOT 15 (TAX ID # 03-200-1-305) AND CANNOT BE SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR MADE THEREOF WITHOUT TOWNSHIP APPROVAL. THE COMBINED LOT SHALL BE IDENTIFIED AS LOT 15-A.
 - HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 124, 40, 424, 425, 426, 427) AND ANY ACCESS TO ROADS UNDER THE JURISDICTION OF COOLBAUGH TOWNSHIP PURSUANT TO THE COOLBAUGH TOWNSHIP ROAD ENACTMENT ORDINANCE.

- NOTES**
- OWNER/SURVEYOR: SEAN SMITH & SANDRA J. CALABRESE
 188 S. PROSPECT COURT
 WEST PITTSBURGH, PA 15106
 - LOT 15: SOURCE OF TITLE - NEW 2017 PG. 4070
 TAX ID # 03-200-18-22-6025 (03-200-1-304)
 LOT 16: SOURCE OF TITLE - NEW 2003 PG. 1527
 TAX ID # 03-200-18-22-4000 (03-200-1-303)
 - ZONING DISTRICT: R-3
 - TOTAL AREA: 23,835 SQ. FT.
 TOTAL NUMBER LOTS: 2 DISTRICT: 1 PROPOSED
 - NO FLOOD HAZARD ZONES EXIST ON THE SUBJECT PROPERTY AS PER FEMA FIRM COMMUNITY PANEL NO. 08060C0204E DATED MAY 2, 2013.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT, DEFECTS LOG, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS CREATED MAY AFFECT THE PROPERTY AND THE SURVEY PERFORMED. NO CERTIFICATION OR GUARANTEE, EITHER IMPLIED OR STATED, IS MADE IF ANY OF THE ABOVE ARE FOUND TO BE TRUE.
 - CERTIFICATIONS INDICATED OR IMPLIED HEREIN SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PERFORMED. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
 - PROPERTY BOUNDARIES ARE SHOWN PER PLAT BOOK 16 PAGE 77, AND A FIELD SURVEY BY ROR HESS, A SURVEYOR OF PA, IN MAY, 2024 AND ARE BASED PARTLY ON THE FOLLOWING INFORMATION:
 A) EXISTING PROPERTY CORNERS FOUND AND LOCATED
 B) EXISTING ROAD RIGHT-OF-WAY
 C) ADJACENT DEEDS AND SURVEY MAPS.
 - PRIOR TO ANY EXCAVATION, PA ONE CALL SYSTEM MUST BE CALLED AT 1-800-242-1175 TO MARK OUT ALL UNDERGROUND UTILITY LINES.
 - TOPOGRAPHY SHOWN BASED ON AIRBORNE LIGHT DETECTION AND RANGING (GLAS) SURVEYS PROVIDED BY POINTROLL WITH SPATIAL DATA ACCESS (PSDA). LEAN SURVEY BASED ON AERIAL PHOTOGRAPHY DATED 04, 2008.

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT

AUTHORIZED USE

SURVEY

RECORDED PLAN

RECORDED BY: UTRS
 RECORD DATE: 08/23/24
 RECORD NO.: 2024



LOT JOINDER PLAN
LOT 15 AND LOT 16 - BLOCK 4-B - SECTION TWELVE
ARROWHEAD LAKE

SEAN SMITH & SANDRA J. CALABRESE, SURVEYOR

1 OF 1

ALL DOCUMENTS PREPARED BY ROR HESS, A SURVEYOR OF PENNSYLVANIA, ARE SUBJECT TO THE PROVISIONS OF THE PENNSYLVANIA SURVEYING ACT, 26 PA. CS. 1101. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTUAL COST OF THE SURVEY AND NOT TO THE VALUE OF THE PROPERTY OR THE VALUE OF THE INVESTMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTUAL COST OF THE SURVEY AND NOT TO THE VALUE OF THE PROPERTY OR THE VALUE OF THE INVESTMENT.



COOLBAUGH TOWNSHIP Board of Supervisors

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

COOLBAUGH TOWNSHIP MINOR LAND SUBDIVISION PLAN APPLICATION TO COMBINE ADJACENT LOTS WITHIN A RECORDED SUBDIVISION

Application is hereby made of a minor land subdivision plan under Section 355-20 titled Combination of Adjacent Lots in a Recorded Subdivision and related data as submitted herewith in accordance with the Coolbaugh Township and Subdivision and Development regulations, Ordinance 355, Chapter 29.

Property Owner: Sean Smith and Sandra J. Calabrese, his mother

Address: 188 S. Roosevelt Court, West Deptford, NJ 08086

Phone #: (609)560-2205

Name of Surveyor: Charles P. Gmiter, PLS
RKR Hess a Division of UTRS

Address: 112 N. Courtland St., E. Stroudsburg, PA 18301

Phone #: 570-421-1500 Email: cgmiter@rkrhess.com

Lots: 15 and 16 Block: A-69 Section: Twelve

Subdivision: Arrowhead Lake

Tax Map Assessment Numbers of Properties: 03.20D.1.304 and 03.20D.1.303

Deed Book Vol: 2317 Page: 6670 Date of Deed: 7/24/2007

Zoning District of Lots: R-3

Does Subdivision Abut Twp. Road: Yes: _____ No:

Road Name & Number : _____

Total Number of Lots Being Combined Into One: 2

Total Acreage of Subdivision: 28,835 Sq. Ft.

Total Acreage of Adjoining Lands in Same Ownership: 0

Does Subdivision Contain Any Slopes: Yes: _____ No:

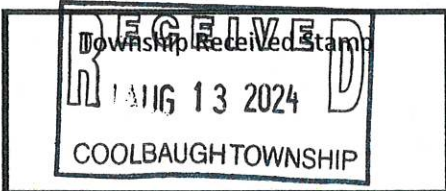
Total Acreage of Steep Slopes: _____

Does Subdivision Contain Any Flood Hazard Areas: Yes: _____ No:

Total Acreage of Flood Hazard Areas: _____

Do the Lots Contain or Adjoin A Water Course or Wetland: Yes: _____ No:

The Number of the New Lot Will Be: _____





COOLBAUGH TOWNSHIP Board of Supervisors

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

The Applicant hereby waives any claim against the Township, and further agrees to indemnify thereby holding the Township harmless from any claims or potential claim from any other property owner or owners arising out of the approval of this Plan. In addition, the applicant hereby certifies that to the best of his/her knowledge and belief the information and statements given above are true and correct.

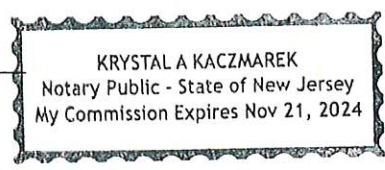
"On this 20th day of May, 2024, before me, the undersigned officer, personally appeared Sean Smith and Sandra J. Calabrese who being duly sworn, according to law deposes and says that they are the owners of the property described in this application and that the application was made with their knowledge and/or direction and does hereby agree with the said application and to the submission of the same. "

[Signature]
Property Owner

[Signature]
Property Owner

My Commission Expires: 11/21/24, 2024

[Signature]
Notary Public or Officer



THIS SECTION FOR TOWNSHIP USE ONLY

Date Submitted: 8/13/24 Received By Em Fee Received 300.00 Escrow
200.00 App Fee

Check/Money Order # _____ Credit Card _____ Cash _____

Regular/Special Meeting Date: _____

Approved: _____ Denied: _____ Initials: _____

Smith / Calabrese

701 Main Street, Suite 405
Stroudsburg, PA 18360

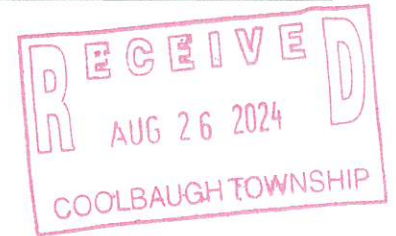


Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

September 22, 2024

Erin Masker, Secretary/Administrative Assistant
Coolbaugh Township Board of Supervisors
5520 Municipal Dr
Tobyhanna, PA 18466



Re: Arrowhead Lake Lot 15 & 16
Minor Subdivision-Lot Combination
Coolbaugh Township
MCPC Review #151-24

Dear Ms. Masker:

Our office has received a copy of the above-noted minor subdivision with concerns to a 0.55-acre site located on the southwesterly side of Pontiac Path, approximately 630 feet southeast of its intersection with Tencum Trail. The plan proposes to join Lot 15 of 0.26 acres and Lot 16 of 0.29 acres, into one parcel. The newly designed "Lot 15" will then consist of 0.55 acres. Lot 15 is currently developed and contains a single-family residence and two (2) sheds. Lot 16 is currently undeveloped. The site is served by an on-site water supply and community sewage disposal system. This site is located in a Medium Density Residential (R-3) Zoning District.

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

1. It should be noted the site is currently non-conforming with concerns to the single-family dwelling which infringes the minimum rear-yard setback requirement of 40 feet. However, this proposed subdivision will eliminate the encroachment of the sheds on the side-yard requirement.
2. Due to the fact that this plan is a joining of lots and that no further development is proposed at this time, this minor subdivision has addressed all other pertinent County review factors.

It is recommended that approval of this plan be conditioned upon the above-listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

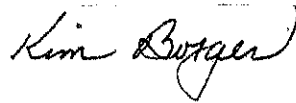
All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on September 10, 2024, at 5:00 p.m. at 701 Main Street Suite 405. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

Page Two
Arrowhead Lake Lot & 16
Minor Subdivision: Lot Combination
Coolbaugh Township
MCPC Review #151-24

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

If you have any questions or if we can be of further assistance please feel free to contact me.

Sincerely yours,

A handwritten signature in cursive script that reads "Kim Borger".

Kim Borger
Planner/Addressing Coordinator

cc: Charles P Gmitter, P.L.S.

6

Calculation of 2025 Minimum Municipal Obligation for Pocono Mountain Regional Police Pension

1	Normal Cost Percentage	16.9%
2	Administrative Expense Percentage	2.6%
3	Total Percentage (1 + 2)	19.5%
4	Estimated 2024 Total W-2 Payroll	4,103,826
5	Annual Cost (3 x 4)	800,246
6	Amortization Contribution Requirement	96,083
7	Financial Requirements (5 + 6)	896,329
8	Member Contributions Anticipated 2024	205,191
9	10% of Negative Unfunded Accrued Liability	-
10	Minimum Municipal Obligation (7 - 8 - 9) (Due before 12-31-2025)	691,138

Based on 2024 Municipal %

Municipal Breakdown - Tobyhanna	30.65%	211,834
Mount Pocono	12.55%	86,738
Tunkhannock	10.91%	75,403
Coolbaugh	37.71%	260,628
Barrett	8.18%	56,535

691,138

Calculation of 2025 Minimum Municipal Obligation for Pocono Mountain Regional Non-Uniformed Pension

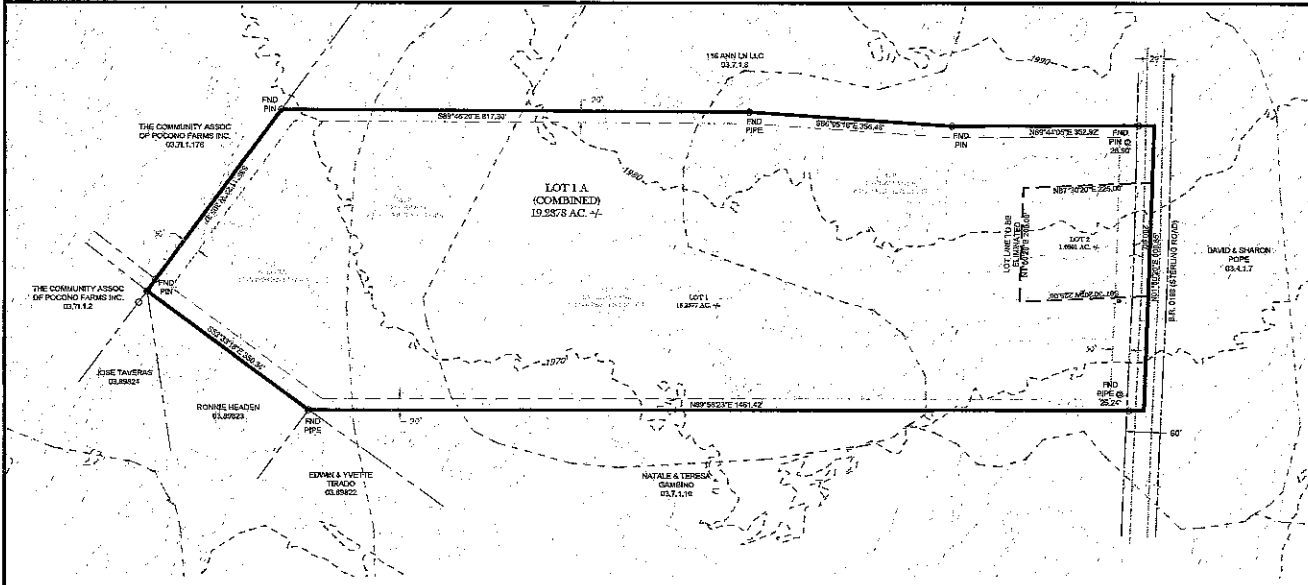
1	Normal Cost Percentage	4.0%	
2	Administrative Expense Percentage	0.0%	
3	Total Percentage (1 + 2)	4.0%	
4	Estimated 2024 Total W-2 Payroll	298,050	
5	Financial Requirements (3 x 4)	11,922	
6	Advance Employer Contribution	-	
7	Minimum Municipal Obligation (5 - 6)	11,922	
	(Due before 12-31-2025)		

Based on 2024 Municipal %

Municipal Breakdown - Tobyhanna	30.65%	3,654
Mount Pocono	12.55%	1,496
Tunkhannock	10.91%	1,301
Coolbaugh	37.71%	4,496
Barrett	8.18%	975

11,922

7



NOTES:

SOURCE OF TITLE LOT 1 - D.B. 2548 PG.627
 PN - 03-0356-02-79-6032
 LOT 2 - D.B. 2548 PG. 4520
 PN - 03-0356-02-59-6296

PARCEL NUMBERS LOT 1 - 03.7.1.9
 LOT 2 - 03.7.1.9-1

TOTAL ACREAGE 18.2878 AC.
 NEW LOT NUMBER LOT 1A

MINIMUM BUILDING SETBACKS
 FRONT YARD - .30'
 REAR YARD - .30'
 SIDE YARD - .20'

ADDRESS 443 ROUTE 106
 ZONING DISTRICT C-1

1. THE APPROVAL OF THIS PLAN BY THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP DOES NOT HAVE THE EFFECT OF ALTERING, REPEALING OR EXTENDING ANY EASEMENTS OR RECORDS ON OR OVER SUBJECT PROPERTY.
2. THE LOTS BEING JOINED SHALL NOT BE SUBDIVIDED INTO SMALLER LOTS WITHOUT THE APPROVAL OF COOLBAUGH TOWNSHIP.
3. BY APPROVAL OF THIS PLAN THE TOWNSHIP HAS NOT CONFIRMED THE PRESENCE, ABSENCE AND/OR EXTENT OF WETLANDS, WETLANDS OR NOT DELINEATED ON THIS PLAN, THERE ARE WETLANDS SHOWN WITH-IN THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY MAPS AS SHOWN.
4. A WETLANDS DELINEATION MAY BE REQUIRED BY THE ZONING OFFICER BEFORE ANY BUILDING OR ZONING PERMITS ARE ISSUED.
5. THE PROPERTY SHOWN ON THIS PLAN IS UNDER AND SUBJECT TO THE COOLBAUGH TOWNSHIP ORDINANCE CHAPTER 400, ZONING, OF THE CODE OF THE TOWNSHIP OF COOLBAUGH.
6. ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE TOWNSHIP ZONING ORDINANCE.
7. WELLS SHALL BE DEVELOPED IN ACCORD WITH THE CURRENT STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND COOLBAUGH TOWNSHIP, AND TOWNSHIP APPROVAL OF THIS PLAN IN NO WAY CONFERES OR GUARANTEES THE QUALITY OR CAPACITY OF ANY WELL.
8. NO CERTIFICATE OF COMPLIANCE PURSUANT TO THE ZONING ORDINANCE SHALL BE ISSUED FOR ANY DWELLING OR BUILDING IN ANY SUBDIVISION, NOR SHALL ANY DWELLING OR BUILDING BE USED OR OCCUPIED, UNTIL SUCH TIME AS ALL IMPROVEMENTS REQUIRED TO INSURE AND PROVIDE ACCESS TO SAID DWELLING OR BUILDING HAVE BEEN INSTALLED BY THE DEVELOPER AND APPROVED BY THE TOWNSHIP.
9. LOT 1 AND LOT 2 SHALL BE JOINED TO AND BECOME AN INDIVISIBLE PART OF LOT 1A AND CANNOT BE SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT FIRST TOWNSHIP APPROVAL, THE COMBINED LOT SHALL BE QUANTIFIED AS LOT 1A.

OWNER'S STATEMENT
 STATE OF PENNSYLVANIA
 COUNTY OF MONROE
 ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN, ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN IN THIS PLAN AND THAT THE PLAN WAS MADE WITH MY KNOWLEDGE AND/OR DIRECTION AND DOES HEREBY AGREE WITH THE SAID PLAN AND TO THE SUBMISSION OF THIS SAID _____
 COOLBAUGH TOWNSHIP VOLUNTEER FIRE COMPANY
 423 LAUREL DRIVE
 TOBYCONA PA 16868
 MY COMMISSION EXPIRES _____ 20____
 NOTARY PUBLIC

"JONATHAN SHUPP, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON MARCH 21, 2024 CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT."
 JONATHAN SHUPP, P.L.S. S.E.O. DATE _____



LOCATION MAP
 11-2023



PLANNING COMMISSION
 AT A PUBLIC MEETING HELD ON _____, 20____, THE PLANNING COMMISSION OF COOLBAUGH TOWNSHIP REVIEWED AND BY A MOTION DULY ENACTED, RECOMMENDED APPROVAL OF THE JOINING OF LOTS 1 AND 2.

BOARD OF SUPERVISORS
 AT A PUBLIC MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP REVIEWED AND, BY A MOTION DULY ENACTED, APPROVED THE JOINING OF LOTS 1 AND 2 FOR THE PROPERTY OF COOLBAUGH TOWNSHIP VOLUNTEER FIRE COMPANY AS SHOWN HEREON.

APPROVAL/BLOCK

REVIEWED BY THE COUNTY PLANNING COMMISSION
 COUNTY PLANNING COMMISSION STAFF PERSON _____ DATE _____

FINAL PLAN
LOT JOINER OF LANDS OF
COOLBAUGH TOWNSHIP VOLUNTEER FIRE COMPANY

COOLBAUGH TOWNSHIP, MONROE COUNTY, PA.

SEPTEMBER 6, 2024 SCALE 1" = 100'

0 100 200 Feet

JONATHAN SHUPP, P.L.S., S.E.O.
 224 NEW YORK BLVD, EFFORT, PA 18330
 570-350-4708

Erin Masker

From: Greg Haas <ghaas@kceinc.com>
Sent: Tuesday, September 24, 2024 3:52 PM
To: Erin Masker
Subject: Coolbaugh Fire Co Lot Joinder

Erin,

I have reviewed the plan titled, "FINAL PLAN LOT JOINDER OF LANDS OF COOLBAUGH TOWNSHIP VOLUNTEER FIRE COMPANY", dated September 6, 2024, prepared by Jonathan Shupp, P.L.S., S.E.O. The following comments are offered with respect to the Coolbaugh Township Code of Ordinances and Application/Checklist.

1. SALDO – Section 355-29. – A draft Joinder Deed shall be submitted for review.
2. SALDO – Section 355-29.A.(2) - The Surveyor's Certification statement shall be signed and dated.
3. SALDO – Section 355-29.A.(21) and Section 355-29.B.(6) – The Owners Statement shall be signed and notarized.
4. SALDO – Section 355-29.B.(5) – The required PennDOT Highway Occupancy Permit statement shall be provided on the Plan.
5. SALDO – Section 355-29.C. – A note regarding sewer and water service to the combined lot shall be provided on the Plan.
6. General – The Township Planning Commission certification can be deleted from the Plan.

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



COOLBAUGH TOWNSHIP

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

Land Subdivision or Development Plan Review Application

Application is hereby made for review of the land subdivision plan or development plan and related data as submitted herewith in accordance with the Coolbaugh Township Land Subdivision and Development Regulations.

Final Plan Preliminary Plan Sketch Plan

Name of Subdivision or Development COOLBAUGH TOWNSHIP VOLUNTEER FIRE COMPANY

Applicant Name _____ Phone _____
(If corporation, list corporate name and the names of two officers of the corporation)

Address 652 LAUREL DRIVE TOBYHANNA PA 18466

Applicant's interest in subdivision or development (if other than property owner, give owner's name and address)

Engineer or Surveyor Name JONATHAN SHUPP Phone 570-350-4706
Address 224 NEW YORK BLVD EFFORT PA 18330

Type of Subdivision or development proposed:

Single Family Lots Townhouses Commercial Multi Lot
 Two Family Lots Garden Apartments Commercial One Lot
 Multi Family Lots Mobile Home Park Industrial Multi Lot
 Cluster Type Lots Campground Industrial One Lot
 Planned Residential Development Other _____

Type of sewage disposal proposed: Central Community On Site

Type of water supply proposed: Central Community On Site

New Roads and/ or streets proposed:

Arterial _____ lineal ft. Local Access _____ lineal ft.
Connector _____ lineal ft. Marginal Access _____ lineal ft.
Collector _____ lineal ft. Alleys _____ lineal ft.
Minor _____ lineal ft. Private Access _____ lineal ft.

Total lineal feet if new roads and/ or streets proposed N/A lineal ft.

Does plan abut or contain a State Road? Yes No

Road number and name 196 STERLING ROAD

Does the plan abut or contain a Township Road? _____ Yes No

Road number and name _____



COOLBAUGH TOWNSHIP

5520 Municipal Drive, Tobyhanna, PA 18466

570-894-8490 Fax 570-894-8413

www.coolbaughtwp.org

Land Subdivision or Development Plan Review Application

Roads and/or streets proposed for dedication to the Township N/A lineal ft.

Zoning District of Subdivision or Development C-1

Tax Assessment number of subdivision or development 03.7.1.9 AND 03.7.1.9-1

Deed of Record Book volume 2548-4527 Page# _____ Date of Deed _____

Total acreage of subdivision or development 19.2878

Total acreage of adjoining lands in same ownership N/A

Total number of lots or units proposed 1

Average Lot Size N/A Minimum Lot Size N/A

Average Lot Width N/A Minimum Lot Width N/A

Average Lot Depth N/A Minimum Lot Depth N/A

Average Lot Slope N/A Minimum Lot Slope N/A

Are there any steep slopes areas? _____ Yes X No _____ Acreage _____

Are there any wooded areas? X Yes _____ No _____ Acreage _____

Are there any rock outcrop areas? _____ Yes X No _____ Acreage _____

Are there any flood hazard areas? _____ Yes X No _____ Acreage _____

Are there any wetland areas? _____ Yes X No _____ Acreage _____

Does a stream abut or traverse area? _____ Yes X No _____ Name _____

General Comments about subdivision or development _____

Certificate of Ownership and Acknowledgement of Application:

Commonwealth of Pennsylvania, County of Monroe

On this _____ day of _____, 20____, before me, the undersigned officer personally appeared _____ who being duly sworn, according to law, deposes and says that _____

Are the owners of the property described in this application and that the application was made with _____'s knowledge and /or direction and does hereby agree with said application and to the submission of the same.

Property Owner

Property Owner

My commission expires _____, 20____

Notary Public or Officer

The undersigned hereby certifies that to the best of his knowledge and belief the information and statements given above are true and correct.

Signature of Applicant _____

8

ESTIMATE

KTD Landworx LLC
123 Fern Rd
Cresco, PA 18326-7177

ktdlandworx@gmail.com



Bill to

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

Ship to

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

Estimate details

Estimate no.: 2113
Estimate date: 09/24/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Reset Walkway	Reset the existing granite walkway, leave a gap between each slab. Once reset and leveled, install polymeric sand between the joints to fill the gaps.	1	\$4,500.00	\$4,500.00
				Total	\$4,500.00

Accepted date

Accepted by

14

September 18, 2024

Via Email and First Class Mail:

TKeane@coolbaughtwp.org

Coolbaugh Township Office/Zoning Hearing Board
Attn: Zoning Officer Tomas Keane
5520 Municipal Drive
Tobyhanna, PA 18466

RE: Pocono Mountain School District Sign Permit Application
Denial Appeal to Zoning Hearing Board

Dear Mr. Keane:

Enclosed, please find the Pocono Mountain School District ("District") Appeal to the Zoning Hearing Board of your September 3, 2024 Decision denying the District's Sign Permit Application. I have also enclosed our firm's check in the amount of \$1,500.00 representing the filing fee for the Appeal.

Our Firm is Solicitor to the District and will act as Applicant in this matter. Please direct any correspondence to my attention and do not hesitate to contact me if you have any questions.

Please note that I have an existing conflict for Wednesday, October 23, 2024. To the extent it would be possible to schedule this matter on Thursday, October 24, 2024, it would be appreciated. If that date is not available, we would request a November 2024 hearing. Thank you.

Respectfully yours,

KING, SPRY, HERMAN, FREUND & FAUL LLC



Richard L. Campbell, Jr., Esquire
Email: RCampbell@kingspry.com
Phone: (610) 332 - 0390, ext. 238

RLC

Enclosures

cc: Dr. Jeremy Sawicki, PMSD Director of Technology Services & School Safety



COOLBAUGH TOWNSHIP MUNICIPAL CENTER

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

Coolbaugh Township Public Hearing Application

APPLICATION IS HEREBY MADE FOR ACTION AT A PUBLIC HEARING IN CONFORMITY WITH REQUIREMENTS OF THE ZONING ORDINANCE #97 OF COOLBAUGH TOWNSHIP AND ANY AND ALL AMENDMENTS THERETO.

ACTION REQUESTED: VARIANCE _____ SPECIAL EXCEPTION _____

_____ CHANGE IN ZONING DISTRICT APPEAL OF ZONING OFFICER'S DECISION _____ OTHER ACTION _____

DATE: 9.18.24

NAME: Pocono Mountain School District

ADDRESS: P. O. Box 200, Swirtwater, PA 18320

PHONE: (570) 839-7121 EMAIL: rcampbell@kingspry.com

INTEREST OF APPLICANT Solicitor to District

LOCATION OF SUBJECT PROPERTY 780 Memorial Boulevard, Tobyhanna, PA 18466

ZONING DISTRICT OF PROPERTY WC TAX# 03.113693 Map# 03635600181510

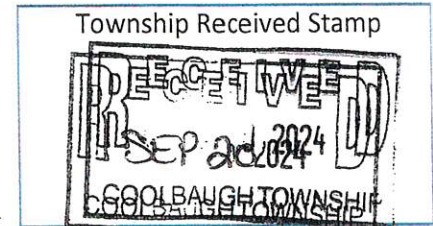
EXISTING USE School

DETAILS OF ACTION See attached Exhibit "A"

REASON FOR SEEKING ACTION See attached Exhibit "A"

The applicant hereby agrees that all material submitted with this application shall be made a part thereof and does become an integral part of the records of Coolbaugh Township and shall not be returned to said applicant and also certifies and states that to the best of his/her knowledge and belief all data, statements and information submitted on or with this application are true and correct.

SIGNATURE OF APPLICANT 





**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF APPLICATION:

"On this 18th day of September, 2024 before me, the undersigned officer, personally appeared Joseph P. Colozza who being duly sworn, according to law deposes and says that Pocono Mountain School District the owners of the property described in this application and that the application was made with the District's knowledge and/or direction and does hereby agree with the said application and to the submission of the same."

Joseph P. Colozza
Property Owner
Joseph P. Colozza
Chief Financial Officer, District Authorized Representative

Pocono Mountain School District
Property Owner

My Commission Expires: August 24, 20 27

Ann Marie Barber

Notary Public or Officer

Commonwealth of Pennsylvania - Notary Seal
ANN MARIE BARBER - Notary Public
Monroe County
My Commission Expires August 24, 2027
Commission Number 1292816

THIS SECTION FOR TOWNSHIP USE ONLY

Date Submitted: 9/20/24 Received By: Smasker Fee Received: 1500.00

Check/Money Order # 68117 Credit Card Cash

Regular/Special Meeting Date(s): _____

Approved: _____ Denied: _____ Initials: _____

Exhibit "A"

Pocono Mountain School District Appeal from September 3, 2024 Zoning Officer Decision and Denial of Zoning Application for Sign Permit received August 22, 2024 and request for additional variance relief.

Relief requested:

1. Use variance pursuant to Section 400-116(A)(1) to permit an electronic message sign in the Woodland Conservation (WC) District.
2. Dimensional variance pursuant to Section 400-114(2)(b) to permit a sign surface area of 80.5 square feet instead of the permitted 80 square feet.
3. In the alternative to (2), dimensional variance pursuant to 400-114(2)(b) to permit a total sign surface area, including both faces of the sign angled at 45 degrees, of 161 square feet instead of the permitted 80 square feet.
4. For both (2) and (3) above, any additional dimensional variance required under Section 400-116(B)(2) "Size. The electronic message sign shall not exceed 80% of the maximum allowable size of a nonelectronic message sign of the same type"
5. If the Board characterizes this multi-faced sign as more than one freestanding sign, then variance relief pursuant to Section 400-114(2)(a) "Number. There shall not be more than one freestanding business sign for each public street frontage . . ." to allow 2 signs.

Details of Action:

The King Spry law firm is Solicitor to Pocono Mountain School District ("District") and represents the District in this matter.

The District desires to remove an existing sign at their Clear Run Campus, 780 Memorial Blvd, Tobyhanna, PA 18466 ("Property"), and replace it with an internally illuminated fabricated aluminum cabinet sign with EMC (Electronic Messaging) Board. The proposed sign would have two faces angled at 45 degrees and connected at an intersection point to angle the sign for maximum visibility. The signage would be consistent with other signage throughout the District.

An Application for Sign Permit was submitted to the Zoning Office on August 22, 2024 and denied by Decision of Zoning Officer Tomas Keane on September 3, 2024. This appeal follows. In addition, after the Decision was issued, the District engaged in further discussions with the Zoning Officer and confirmed the additional relief requested at (2)—(5) above was likely required.

Reason for Seeking Action:

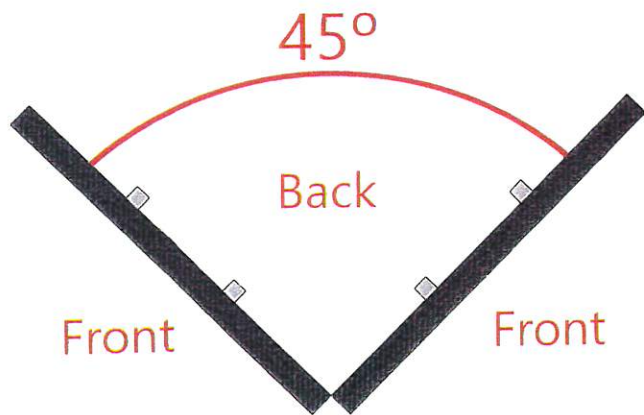
The Property is zoned Woodland Conservation and does not permit electronic message signs. A use variance is requested to allow the installation of the proposed sign. The sign is consistent with other signage in the District and provides a central hub to provide District messaging to the community. In addition, the Property is adjacent to Commercial Districts

where electronic message signs are a permitted use. As such, the requested use would be consistent with the character of the surrounding neighborhood.

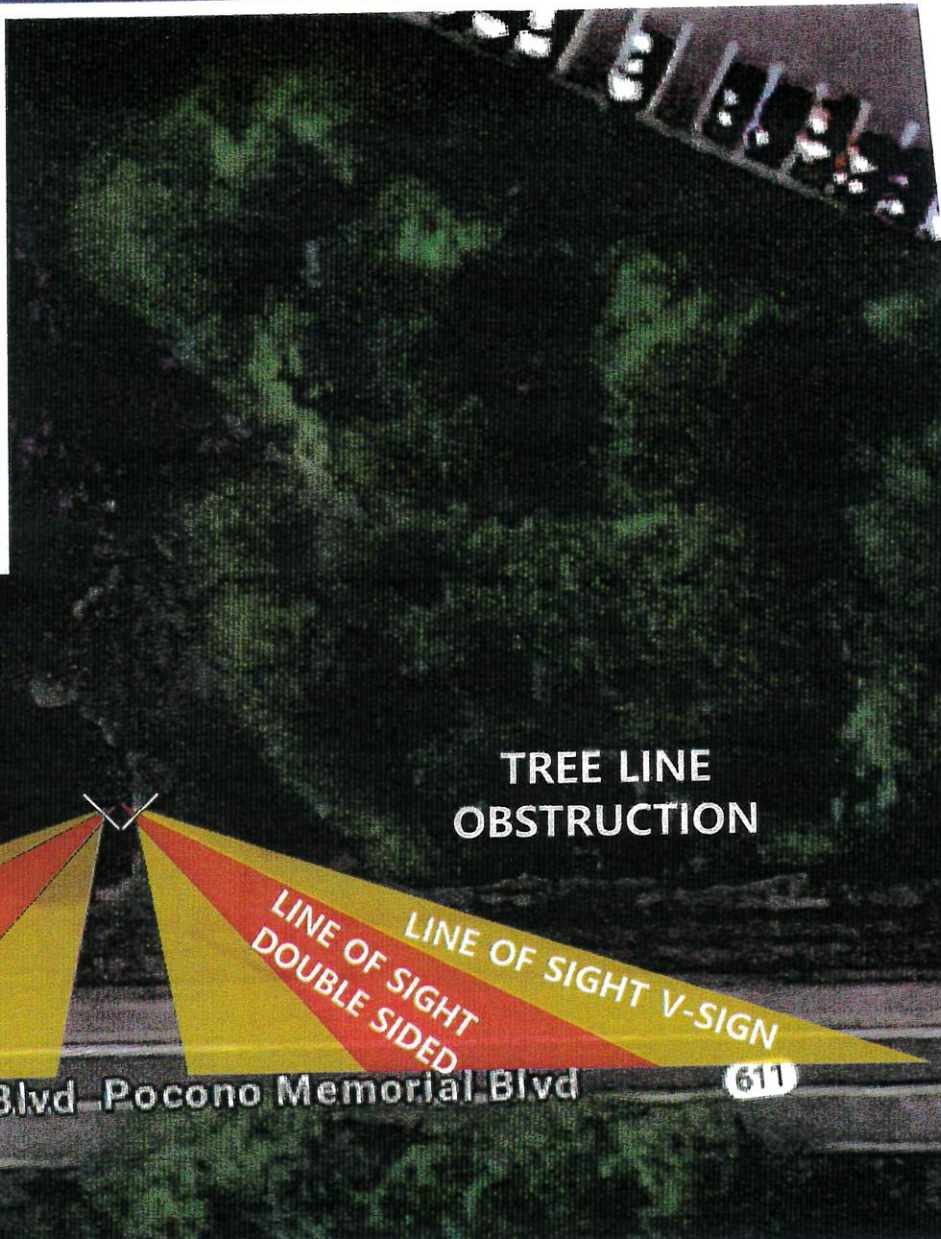
Applicant notes that two dimensional requests have been included – one for a single sign face, and a second for the total area of both sign faces. Applicant avers that certain municipalities take the position that a sign angled at 45 degrees or less constitutes a single sign face, and thus would only require a dimensional variance for a single sign face. However, the Coolbaugh Township Ordinance likely requires the total area of both signs be added together to total the requested relief. To the extent the Board would interpret the Ordinance to find the proposed sign constitutes a single face, Applicant requests the relief listed above at (2). In the alternative, if the Board finds both sign faces must be included in the request for relief, Applicant requests the relief listed above at (3).

Exhibit "B"

Additional overhead rendering to supplement Exhibits provided in Zoning Sign Permit Application.



From Above



Date
7-25-24

Order#
00000

Proof#
03

Designed by
DD

LEGAL DISCLAIMER

This design is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without the express written consent from Fastsigns of Easton.

Unless otherwise noted the presented drawing is to remain the property of Fastsigns of Easton.

Material

Internally Illuminated
Fabricated Aluminum
Cabinet
w/ EMC Board

Qty-2 Installed angled
for maximum visibility

Removal of Existing
and Installation of
New Signage

Client
Pocono Mountain School District

Location
780 Memorial Blvd
Tobyhanna, PA 18466

FASTSIGNS
Make Your Statement™

FASTSIGNS® of Easton, PA

📞 610-829-7123

✉ fastsigns.2123@fastsigns.com

📍 3769 Nicholas St, Easton, PA 18045



COOLBAUGH TOWNSHIP
Zoning Department

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

To: POCONO MOUNTAIN SCHOOL DISTRICT
PO BOX 200
SWIFTWATER, PA 18370

9/3/2024

The zoning application received by this office on August 22nd, 2024, for an electronic message sign for the Address of 780 memorial Blvd, property of Pocono Mountain School District must be denied. The reason for the denial is that the property 780 memorial Blvd is zoned Woodland Conservation which does not permit electronic message signs.

You may appeal this decision to the Zoning Hearing Board.

Sincerely

Tomas Keane

Director of Codes & Zoning
5520 Municipal Dr
Tobyhanna, PA 18466
Phone (570) 894-8763 Ext # 4
Fax (570) 894-8413
tkeane@coolbaughtwp.org
www.coolbaughtwp.org

16

**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
OCTOBER 01,2024**

DATE	CK #	DESCRIPTION	AMOUNT
9/18/2024		Payroll & Pension Transfer	\$ 71,000.00
10/1/2024		General Fund	\$ 483,185.99
10/1/2024		Total General Fund	\$ 554,185.99
10/1/2024		Escrow Fund	\$ 2,811.57
10/1/2024		Total Escrow Fund	\$ 2,811.57
10/1/2024		Sewer Fund	\$ 27,648.69
10/1/2024		Total Sewer Fund	\$ 27,648.69
		TOTAL DISBURSEMENTS	\$ 584,646.25

CASH TRIAL BALANCE AS OF OCTOBER 01,2024

General Fund Checking	\$ 8,732,261.62
Fire Tax/Coolbaugh Twp VFD	692,391.61
Fire Tax- Coolbaugh Fire Building Fund	1,005,114.81
Fire Tax- Volunteer Fire Departments	1,034.30
EMS	7,001.56
American Rescue Plan	1,896,023.67
Payroll Checking	485.92
Rainy Day Fund Savings	980,700.95
Total General Fund	\$13,315,014.44
Sewer Fund Checking	396.17
Sewer PennVest Checking	5,240.85
Total Sewer Fund	\$ 5,637.02
Capital Projects Fund Checking	\$ 16,050.30
Emerg. Services Fund Money Market	205,504.81
Emerg. Services Fund Checking	21,330.32
Total Emergency Services Fund	\$ 226,835.13
Liquid Fuels Fund Checking	\$ 630,385.46
Escrow Fund Checking	836,034.48
Escrow Fund Clarius Checking	61,416.28
Total Escrow Fund	\$ 897,450.76
TOTAL ALL FUNDS	\$ 15,091,373.11

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

Check#	Vendor	Description	Payment	Check Total
11316	1330 - AMAZON CAPITAL SERVICES	PO 25539 SUPPLIES	9.94	
		PO 25543 SUPPLIES	27.00	
		PO 25544 SUPPLIES	15.98	
		PO 25559 PARTS - TRAILER	18.88	
		PO 25571 INK CARTRIDGE	54.46	
		PO 25591 PART FOR BEAST	188.25	
		PO 25592 CAYUGA JOB FOR ROAD	455.79	770.30
11317	1039 - AMERICAN UNITED LIFE INS. CO.	PO 25569 OCTOBER	1,517.74	1,517.74
11318	1483 - AUTO PARTS OF MT POCONO	PO 25572 LEAF SUCKER UNIT 1	172.24	
		PO 25573 LEAF SUCKER UNIT 2	172.24	
		PO 25589 LEAF SUCKER PART	254.16	598.64
11319	1567 - CANON FINANCIAL SERVICES, INC.	PO 25536 9/1-9/30/2024 SCANNER	189.50	189.50
11320	1240 - CINTAS CORPORATION	PO 25540 UNIFORMS	57.03	
		PO 25541 SHOP TOWELS/UNIFORMS	511.00	
		PO 25565 SHOP TOWELS/UNIFORMS	75.88	
		PO 25566 UNIFORMS	57.03	700.94
11321	257 - COOLBAUGH FIREMEN'S RELIEF ASSOC	PO 25560 2024	133,289.71	133,289.71
11322	190 - COOLBAUGH SEWER FUND	PO 25584 OCT	374.82	374.82
11323	1312 - CREATIVE WORKS SYSTEM	PO 25538 WEBSITE	140.00	140.00
11324	52 - DALEVILLE ACE HARDWARE	PO 25563 WATER SOFTNER SALT	191.84	191.84
11325	1564 - DONNA KENDERDINE	PO 25550 ZHB	150.00	150.00
11326	1384 - FRASER ADVANCED INFO. SYSTEMS	PO 25549 TONER COPIER	57.30	57.30
11327	1191 - FREY & CO.	PO 25587 2023 AUDIT	11,150.00	11,150.00
11328	517 - GUY DOLEIDEN	PO 25582 INS. REIMBURSEMENT/BOOT REIMBURSEMENT	953.53	953.53
11329	48 - H. CLARK CONNOR	PO 25578 ZHB	1,172.50	1,172.50
11330	1192 - HIGHMARK BLUE SHIELD	PO 25554 OCTOBER	49,379.51	49,379.51
11331	1140 - HOURIGAN KLUGER & QUINN	PO 25531 COLLECTIVE BARGAINING	73.50	73.50
11332	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 25588 ROAD MATTERS/MESSER/WGH/ZONING MATTERS/P	6,607.51	6,607.51
11333	1553 - KEVIN BEEHLER	PO 25597 BOOT ALLOWANCE	89.99	89.99
11334	1361 - LOCUST RIDGE QUARRY	PO 25557 ROAD MATERIAL	129.88	129.88
11335	81 - P P & L	PO 25535 89631-95000 IND'L DR	29.51	
		PO 25545 43281-27004 MUNICIPAL CENTER	968.38	
		PO 25553 64488-49005 CORP DR	64.68	
		PO 25556 54691-27003 LAUREL DR DPW	315.92	
		PO 25561 88900-24001 GARAGE	30.24	
		PO 25562 360234-04005 ECHO LAKE	34.90	
		PO 25570 39910-23008 196	44.63	
		PO 25593 07251-41006 RESTROOMS	14.71	1,502.97
11336	81 - P P & L	PO 25594 51540-24008 KNOLLWOOD	26.63	26.63
11337	804 - P & D EMERGENCY SERVICE	PO 25574 2023 CHEVY EQUINOX	263.25	263.25
11338	88 - PENNSYLVANIA PAPER & SUPPLY CO.	PO 25547 SUPPLIES	228.34	228.34
11339	1505 - PENNSYLVANIA STEEL CO INC	PO 25564 SPACER FOR SIDEWALK VET'S	30.80	30.80
11340	94 - POCONO MOUNTAIN REGIONAL EMS	PO 25529 OCTOBER	10,000.00	10,000.00
11341	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 25530 OCTOBER	257,364.45	257,364.45
11342	1343 - RICHARD SULLIVAN	PO 25590 BOOT ALLOWANCE	106.00	106.00
11343	105 - S & S TOOLS & SUPPLIES	PO 25558 SUPPLIES	329.20	329.20
11344	111 - THE SHERWIN WILLIAMS COMPANY	PO 25533 PAINT	95.34	
		PO 25534 PAINT	17.66	113.00
11345	1420 - TOPP BUSINESS SOLUTIONS	PO 25596 COPIERS	325.99	325.99
11346	1374 - TRANSEDGE TRUCK CENTERS	PO 25552 HUBCAPS	22.82	22.82
11347	119 - VERIZON	PO 25585 PHONES	508.06	508.06
11348	892 - VERIZON WIRELESS	PO 25581 PHONES/TABLETS	1,711.42	1,711.42
11349	1551 - WORLD FUEL SERVICES, INC	PO 25595 FUEL	3,115.85	3,115.85
TOTAL				483,185.99

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	483,185.99
01.400.000	GENERAL GOV'T	9,332.52			
01.402.000	FINANCIAL ADMIN	11,150.00			
01.404.000	LAW	73.50			
01.408.000	ENGINEER	6,004.63			
01.409.000	BUILDING & PLANTS	2,588.68			
01.410.000	POLICE	257,364.45			
01.411.000	FIRE	133,289.71			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP, YEAR	NON-BUDGETARY	CREDIT
01.412.000	AMBULANCE / RESCUE	10,000.00			
01.414.000	ZONING OFFICE	799.84			
01.418.000	ZONING HEARING BOARD	1,322.50			
01.426.000	COMPOST FACILITY	188.25			
01.430.000	DPW-HIGHWAYS ROADS STREETS	4,519.34			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	200.35			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	903.59			
01.438.000	DPW-HIGHWAY REPAIR & MAINT	129.88			
01.439.000	DPW-HIGHWAY CONSTR & REBUILDIN	455.79			
01.454.000	PARKS	14.71			
01.457.000	CIVIL & MILITARY CELEBRATIONS	30.80			
01.487.000	EMPLOYEE BENEFITS	44,817.45			
TOTALS FOR	GENERAL FUND	483,185.99	0.00	0.00	483,185.99

Total to be paid from Fund 01 GENERAL FUND

483,185.99
 =====
 483,185.99

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description	Payment	Check Total
1355	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 25588 ROAD MATTERS/MESSER/WGH/ZONING MATTERS/P	2,811.57	2,811.57
	TOTAL			----- 2,811.57

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	2,811.57
85.250.229	WGH TRUCKING / HERRERA			421.76	
85.250.230	TOBAR / GONZALEZ			94.88	
85.250.240	KERN - LOT CONSOLIDATION			31.63	
85.250.244	HOLM - LOT CONSOLIDATION			94.88	
85.250.247	STILLWATER - LOT CONSOLIDATION			63.25	
85.250.248	SMITH/CALABRESE - LOT CONSOLIDATION			284.63	
85.250.328	TOBYHANNA DEVELOPMENT - 1545 PROSPECT ST			65.26	
85.250.338	POSH HOSPITALITY DEVELOPMENT LLC - LAND			94.88	
85.250.355	MESSER, LLC LAND DEVELOPMENT			1,423.14	
85.250.595	COOLBAUGH SOUTH OWNER LLC			237.26	
TOTALS FOR ESCROW		0.00	0.00	2,811.57	2,811.57

Total to be paid from Fund 85 ESCROW

2,811.57

2,811.57

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3283	1330 - AMAZON CAPITAL SERVICES	PO 25577 OIL GEAR	118.80	
		PO 25580 OUTSIDE LIGHTS WWTP	783.92	902.72
3284	228 - ATC GROUP SERVICES,LLC DEPOSITORY	PO 25537 MISC. ASSIGNMENTS	3,775.00	
		PO 25542 ACT 537 PLAN	14,024.59	17,799.59
3285	771 - COMMONWEALTH OF PA	PO 25579 P24001544-429 PENNWORKS OCT	965.35	965.35
3286	1251 - ENVIRONMENTAL SERV. CORP.	PO 25551 SLUDGE HAULING	444.64	
		PO 25576 09/20/2024 SLUDGE REMOVAL	397.00	
		PO 25583 SLUDGE REMOVAL	397.00	1,238.64
3287	699 - MAIN POOL & CHEMICAL CO	PO 25567 SULFATE SOLUTION	1,212.00	1,212.00
3288	876 - Microbac Laboratories, Inc.	PO 25546 TESTING WWTP	896.92	
		PO 25548 09/09 TESTING	248.46	
		PO 25575 TESTING	224.23	1,369.61
3289	160 - NORTHEAST CHEMICAL& SUPPLY CO.,INC.	PO 25568 SODA ASH	1,350.20	1,350.20
3290	81 - P P & L	PO 25555 26491-26001 WWTP/04090-21003 PUMP STA	2,140.21	2,140.21
3291	119 - VERIZON	PO 25586 PHONES	370.37	370.37
3292	439 - YOUNG & HAROS,LLC	PO 25532 WALMART LITIGATION	300.00	300.00
TOTAL				27,648.69

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	27,648.69
08.269.500	PENNWORKS 2008 GOB			895.73	
08.429.200	SUPPLIES	2,562.20			
08.429.313	ENGINEERING SERVICES	17,799.59			
08.429.314	PROFESSIONAL FEE SOLICITOR	300.00			
08.429.320	TELEPHONE	370.37			
08.429.361	ELECTRIC	2,140.21			
08.429.373	MAINT/REPAIR BUILDING	783.92			
08.429.374	MAINT/REPAIR EQUIPMENT	118.80			
08.429.451	OUTSIDE LAB TESTING	1,369.61			
08.429.452	SLUDGE HAULING	1,238.64			
08.472.106	PENNWORKS INTEREST LN #99900048	69.62			
TOTALS FOR SEWER FUND		26,752.96	0.00	895.73	27,648.69

Total to be paid from Fund 08 SEWER FUND

27,648.69

27,648.69