

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

PUBLIC HEARING AGENDA

August 5, 2024, 6:00PM

1. Call to Order
2. Comments on Proposed Cable Franchise Agreement
3. Hearing Adjournment

2

PUBLIC NOTICE

Public Hearing Regarding Cable Franchise Renewal for the Township of Coolbaugh

Notice is hereby given that the Township of Coolbaugh will hold a public hearing regarding cable franchise renewal. The public hearing will take place on August 5, 2024 at 6:00 p.m. at the Township Building located at 5520 Municipal Drive, Tobyhanna, PA 18466. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of the cable operator, Blue Ridge, and to identify the future cable-related community needs of the Township. Questions may be directed to Meredith Thompson - Business Manager - at (570) 894-8490.

**OPENING REMARKS OF THE TOWNSHIP OF COOLBAUGH [CHAIR]
FOR THE PUBLIC HEARING
ON BLUE RIDGE CABLE FRANCHISE RENEWAL
_____, 2024**

Good evening. This is a public hearing of the Township Board of Supervisors regarding cable franchise renewal for the Township of Coolbaugh. This public hearing is held pursuant to Section 626 of the federal Cable Act, which sets forth the process for franchise renewal. The Township's current franchise with Blue Ridge is within the industry norm renewal window, and the Township is beginning the process of renewing the franchise.

This public hearing is part of the preliminary portion of franchise renewal in which the Township reviews the cable operator's past performance and identifies the Township's future cable-related community needs. As such, as part of this public hearing, we invite comments from any citizens who wish to speak regarding either or both of the aforementioned subjects.

Franchise renewal is the best opportunity for municipalities to assert their rights with respect to their cable operator and to obtain important benefits in return for granting the cable operator the right to use their public rights-of-way. These benefits include:

1. A State-of-the-Art Cable System now and in the future;
2. Strong Customer Service Standards;

3. Free Services to Community Facilities;
4. Better Reporting Requirements from the Cable Operators;
5. Maximized Franchise Fees;
6. Public, Educational and Governmental (PEG) Channel(s) (if desired);
7. PEG Capital Support Funding (if desired);
8. Legal Protections of the Rights-of-Way; and
9. Better Mechanisms to Enforce the Franchise Agreement.

These are just some of the potential benefits available through franchise renewal.

Citizens may address these items or any other cable-related items that are important to them. We will now open the hearing up to citizen comments. Thank you.

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LEGAL NOTICE

Notice is hereby given that the Coolbaugh Township Board of Supervisors will hold a public hearing on August 5, 2024 at 6:15 p.m., at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, Pennsylvania 18466, to receive public comment and to consider and possibly adopt an ordinance, of which this notice is a summary, amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by adding a definition, regulations, restrictions, parking requirements and additional specific zoning provisions for logistics centers and deleting the definitions and use descriptions for warehouses, distribution centers and truck terminals. The title of the proposed ordinance is as follows:

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE COOLBAUGH TOWNSHIP ZONING ORDINANCE AT CHAPTER 400 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP, BY PROVIDING A DEFINITION, REGULATIONS, RESTRICTIONS AND ZONING PROVISIONS FOR LOGISTICS CENTERS.

A copy of the full text of the above-referenced ordinance is available for review at the Township offices at 5520 Municipal Drive, Tobyhanna, Pennsylvania, the Monroe County Law Library, and the offices of this newspaper during normal business hours. All interested parties are invited to attend the above-referenced public hearing.

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



COOLBAUGH TOWNSHIP Planning Commission

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

To: Board of Supervisors
Patrick Armstrong, Township Solicitor

From: Coolbaugh Township Planning Commission

Date: May 15, 2024

RE: Coolbaugh Township Logistics Center Proposed Ordinance Amendment

At their May 14, 2024 meeting, the Coolbaugh Township Planning Commission reviewed the proposed ordinance amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by Providing a Definition, Regulations, Restrictions and Zoning Provisions for Logistics Centers and recommends that the Board of Supervisors consider adopting the ordinance as presented.

Thank you for your consideration of this recommendation.

Sincerely,
Coolbaugh Township Planning Commission

Erin Masker
Township Secretary/Administrative Assistant

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

June 17, 2024

Erin Masker, Administrative Assistant
Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Logistics Centers
Zoning Ordinance Amendments
Coolbaugh Township
MCPC review #84-24

Dear Ms. Masker:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner on behalf of the Monroe County Planning Commission. You will find his comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on July 9, 2024 at 5:00 p.m. at the Monroe County Planning Commission office. 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 as enclosed.

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

Sincerely yours,

A handwritten signature in blue ink that reads "Christine Meinhart-Fritz".

Christine Meinhart-Fritz
Director


CMF/ek

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

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner 
DATE: June 17, 2024
SUBJECT: Logistics Centers
Zoning Ordinance Amendments
Coolbaugh Township
MCPC Review #84-24

The Township of Coolbaugh is proposing amendments to its zoning ordinance concerning logistics centers. Specifically, the amendments would replace current provisions for warehouse, distribution centers, and truck terminals with standards and associate definitions of small and large logistics centers. Large scale logistics centers (over 25,000 s.f.) would be permitted as a conditional use in the I Industrial zoning district, while small logistics centers (25,000 s.f. and smaller) would be permitted by right in the I district and as a conditional use in the C-2 Office Park district. Standards concerning setbacks, required traffic studies, vehicle circulation, and various other requirements are also proposed.

The above mentioned zoning ordinance amendments have been reviewed on the basis of generally accepted planning principles and environmental concerns. The following technical comments concerning the proposed amendments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. It should be noted that this office has recently assembled a model ordinance concerning these land-uses. While the proposed amendments appear to be generally consistent with this model, the Township is encouraged to examine this document and incorporate its provisions into the proposed amendments. These model provisions address visual screening, truck queueing, environmental protections, various required studies, etc. A copy of this model may be found on the county website.
3. The proposed amendments would prohibit overnight lodging for logistics center drivers (§400-71.Q). It is recommended that such accommodations be permitted in order to allow for legally required operation hours for truck drivers and to prevent drivers and their vehicles from seeking overnight lodging in off-site locations. Requiring additional driver accommodations such as break rooms, lockers, charging stations in truck staging areas, shower facilities, etc. is also recommended.

4. It is recommended that large logistics centers be required to coordinate with the Monroe County Control Center to ensure there is adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the Monroe County Control Center Public Safety Radio Communications System at the exterior of the building, and shall install enhancement systems if needed to meet compliance.
5. The Township is encouraged to discuss the extent of additional requirements for these uses with their solicitor to determine if they are overly restrictive or allow for feasible development. It is important to establish reasonable standards that protect the local community and environment while also providing for economic development.
6. Currently, such land uses only require a few additional standards. The proposed amendments would expand them to address numerous concerns related to these uses, which is to be encouraged to mitigate potential negative impacts.
7. Conditional use approval will be required for large logistics centers. The Township should carefully consider site-specific circumstances when discussing reasonable conditions to place on such land development plans. The conditional use process is a valuable tool for land development negotiations, and the Township should ensure that potential impacts to the natural and built environments are properly mitigated.
8. It should also be noted that the much of the Industrial district is constrained by natural features such as steep slopes and wetlands, or otherwise developed. The Township is encouraged to investigate the potential for rezoning additional industrial lands where appropriate.
9. The proposed definitions appear generally consistent with those found in various county reference resources.
10. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005).
11. The Staff has reviewed the proposed ordinance amendments and recommends that they be adopted subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.



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

ORDINANCE NO. 156-2024

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE COOLBAUGH TOWNSHIP ZONING ORDINANCE AT CHAPTER 400 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP, BY PROVIDING A DEFINITION, REGULATIONS, RESTRICTIONS AND ZONING PROVISIONS 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 at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article III, Section 400-10, Definitions, shall be amended by deleting the **definitions** of “Warehouse”, “Distribution Center/Truck Terminal”, and “Truck Terminal”.

ARTICLE II.

The Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article III, Section 400-10, Definitions, shall be amended by adding new definitions for “Logistics Center”, “Small Logistics Center” and “Large Logistics Center” to read 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.

A Logistics Center shall 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.

Logistics Centers shall be classified as a small logistics center or a large logistics center.

SMALL LOGISTICS CENTER - A Logistics Center use that contains less than or equal to 25,000 square feet of gross building floor area per lot.

LARGE LOGISTICS CENTER - A Logistics Center use that contains more than 25,000 square feet of gross building floor area per lot.

ARTICLE III.

Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article X, Standards for Specific Uses, Section 400-71, Distribution centers and truck terminals, is hereby deleted and replaced in its entirety with the following Section 400-71, Logistics Centers:

Section 400-71. Logistics Centers.

A. Large Logistics Centers shall be permitted as a conditional use only within the I Industrial Zoning District. Small Logistics Centers shall be permitted by right in the I Industrial Zoning District and as a conditional use in the C-2 Office Park Zoning District.

B. Site Improvement Setbacks. All site improvements associated with Small Logistics Centers and/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. In the event a more restrictive setback requirement than this requirement applies to the subject property and/or use under the Coolbaugh Township Zoning Ordinance, the more restrictive setback requirement shall control.

Minimum Required Site Improvement Setback (feet) = [0.0002 x Sum of Building Sizes (in square feet)] + 50

C. Woodland Removal. For Small Logistics Centers and Large Logistics Centers, no more than 50% of the existing woodlands, as defined in Chapter 257 of the Coolbaugh Township Code of Ordinances, on the lot of the Logistics Center shall be removed.

D. 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.

E. Queuing.

(1) For Small Logistics Centers 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. The Applicant shall demonstrate to the satisfaction of the Township Engineer that there is adequate queuing space provided.

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

F. Parking. For Small Logistics Centers and Large Logistics Centers, off-street parking spaces ("stalls") shall be provided in accordance with the applicable Table of Required Parking and Stacking Spaces within the Coolbaugh Township Zoning Ordinance. The number of proposed tractor-trailer loading docks/bays shall be clearly indicated and summarized on the Plan and/or application. 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 and/or application. For parking calculations, the "employee on the largest shift" shall be considered the "maximum number of individuals on the site" as noted herein.

G. Outdoor Storage. For Small Logistics Centers 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.

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

I. Trips. The maximum number of proposed trips for Small Logistics Centers 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 and/or application. These figures shall be the maximum number of allowed trips for the property and use for the life of the development and use, unless otherwise approved by the Township.

J. Traffic Impact Study. All applications for a Logistics Center, both Small Logistics Centers and Large Logistics Centers, shall be required to provide a Traffic Impact Study of a scope and form deemed acceptable to the Township Engineer. Applicants shall be required to install all required traffic improvements and all recommended and/or suggested on-site traffic improvements provided for within the study as deemed necessary by the Township and/or Penn DOT.

K. Turning Templates. For Small Logistics Centers 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.

L. 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 Drive (private street)

Hap Arnold Boulevard

M. 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.

N. Disposal of Pollutants. For Large Logistics Centers, the use shall include an appropriate and Township approved 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. The Applicant shall demonstrate to the satisfaction of the Township Engineer that the proposed system will adequately contain and properly dispose of such pollutants.

O. Berms. For Large Logistic Centers, earthen berms shall be provided around the exterior of all parking spaces and areas for tractor-trailers and loading/unloading areas. If these areas are in a cut greater than fifteen feet (15') below the adjacent grades, then berms are not required. The berms shall meet the following criteria:

- (1) minimum height shall be fifteen feet (15') 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 feet horizontal to one foot vertical (2:1); and
- (4) such berms shall include landscaping that meets and complies with the requirements set forth in Section 400-49.B.2. of this Chapter.

P. 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 and from the Township boundary to the site, any existing signs relating to tractor-trailer traffic, and proposed signs restricting access to Township streets. The Applicant shall also present an implementation and education plan and program that the Applicant will utilize to ensure compliance with the proposed Routing Plan by its employees, patrons, representatives and/or others accessing the site. The Applicant shall be responsible to purchase and install proposed signs deemed necessary by the Township to ensure compliance with the Routing Plan. Signs shall also be installed at all applicable exit access drives directing drivers to the appropriate route(s). The Applicant shall be responsible for any deviation from the Routing Plan by drivers during the operations of the site and shall sign an acknowledgement and/or similar agreement wherein the Applicant shall agree to require and ensure that the Routing Plan is complied with, to enforce the Routing Plan and to be responsible for a fee to the Township in the event of noncompliance with the Routing Plan.

Q. Colors. For Large Logistics Centers, building and retaining wall colors shall be low-reflective, subtle, or earth tone and subject to Township review. Fluorescent and metallic colors are not permitted.

R. Goods, products, and materials may be temporarily kept within trailers and not necessarily placed inside the building(s), not to exceed thirty (30) days.

S. A Logistics Center may include facilities that provide locations for drivers to rest and plan operations (next leg of travel), but shall not provide for overnight lodging.

T. All Logistics Centers shall include and/or install a facility/station wherein any and all accumulated snow and ice will be removed from the trucks and trailers prior to leaving the property.

U. All Logistics Centers shall include and/or install noise mitigation improvements and measures, including but not limited to supplemental landscape buffers and berms, in addition to those required in Section O hereinabove, and/or other noise mitigation improvements along property boundaries bordering and/or facing residential uses and/or other non-industrial and/or non-commercial use, in a manner and form deemed acceptable to the Township Engineer.

V. All Logistics Center uses, either newly proposed or additions to existing uses, shall be required to submit a land development application and secure land development approval from the Coolbaugh Township Board of Supervisors.

W. All Logistics Centers shall be required to be served by public or adequate community septic and water systems and shall include bathrooms within the building(s).

ARTICLE IV.

The terms “Warehouses and trucking terminals” in Section 400-51.A.(8) of the Code of Ordinances of Coolbaugh Township shall be deleted and replaced with “Large Logistics Centers”.

ARTICLE V.

The Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, Article X, is hereby amended by deleting Section 400-91.3, Warehouse, in its entirety.

ARTICLE VI.

Chapter 400 of the Code of Ordinances of Coolbaugh Township, Zoning, Attachment 1, Schedule of Uses, is hereby amended by deleting “Warehouses” and “Distribution Centers/Truck Terminals” from all sections within Attachment 1.

ARTICLE VII.

Chapter 400 of the Code of Ordinances of Coolbaugh Township, Zoning, Attachment 1, Schedule of Uses, is hereby amended by adding Small Logistics Centers to the Principal Permitted Uses column in the I Industrial District and the Conditional Uses column in the C-2 Office Park District within Attachment 1.

ARTICLE VIII.

Chapter 400 of the Code of Ordinances of Coolbaugh Township, Zoning, Attachment 1, Schedule of Uses, is hereby amended by adding Large Logistics Centers to the Conditional Uses column in the I Industrial District within Attachment 1.



ARTICLE IX.

Chapter 400 of the Code of Ordinances of Coolbaugh Township, Zoning, Attachment 3, Table of Required Parking and Stacking Spaces, is hereby amended by removing the reference to “Warehouses (not including self-service storage facilities), distribution centers, fulfillment centers, truck terminals and similar uses” in the Industrial Uses column and replacing it with “Small Logistics Centers and Large Logistics Centers” to read as follows:

Small Logistics Centers and Large Logistics Centers	1.1 per employee on the largest shift, plus one tractor-trailer space located at each loading dock/bay, plus one additional trailer parking space (minimum of 12' x 55') per loading dock/bay, plus additional “stacking/storage” parking spaces (minimum of 14' x 74') for tractor-trailers in an amount greater than or equal to 10% of the number of loading docks/bays (with a minimum of 10 spaces) for the stacking/storage of tractor-trailers, all directly accessible by adequate aisles or drives. The parking and stacking design shall provide adequate area/spaces for the parking and stacking of tractor-trailers that are awaiting entry to the loading/unloading area to prevent the backup of tractor-trailers and/or other vehicles onto a public street.
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ARTICLE X.

Section 400-49.B(1) of the Code of Ordinances of Coolbaugh Township is hereby amended to read as follows:

Buffer. In C-1, C-2, I and I-A Districts, adjacent to every lot line abutting a R-1, R-2, R-3 or W-C District, a buffer strip a minimum of 50 feet in width, including a protective planting strip not less than 10 feet in width, is required. In the case of conditional uses or special exceptions, this buffer strip may also be required if the proposed development in a C-1, C-2, I or I-A District is adjacent to an existing residential use not located in a residential district or between commercial and residential uses in the C-3 District. The width of the required buffer area is to be measured from the property boundary. In the case of conditional uses or special exceptions, a buffer strip greater than 50 feet may be required.

ARTICLE XI. SEVERABILITY.

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

ARTICLE XII. REPEALER.

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

ARTICLE XIII. 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

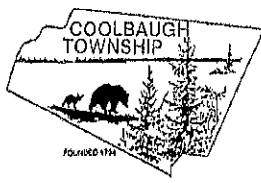
By: _____
Alma I. Ruiz-Smith, Supervisor

By: _____
Lynn Kelly, Supervisor

ATTEST:

Erin Masker, Township Secretary

[TOWNSHIP SEAL]



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION AGENDA
AUGUST 5, 2024**

1. Discussion on Potential Revisions to Non-Conforming Verbiage in Coolbaugh Township Ordinance
2. Public Comment

§ 400-102. Use of nonconforming lots of record.

- A. Principal permitted uses allowed. In all districts, a lawful nonconforming lot of record may be used for any use classified as a principal permitted use in the district of location, provided:
- (1) Standards. All applicable standards in this chapter are satisfied.
 - (2) Lot size requirement. This chapter does not require a lot size for the specific use which is greater than the basic lot size for the district.
- B. Combination required. If a use spans adjoining nonconforming lots, the lots shall be combined into a single parcel in accord with the requirements of Chapter 355, Subdivision and Land Development, of the Code of the Township of Coolbaugh.

ADOPTION

BE IT HEREBY ENACTED This ____ Day of _____, 2024, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, to be effective immediately.

William Weimer, Chair

Cara Rogan, Vice-Chair

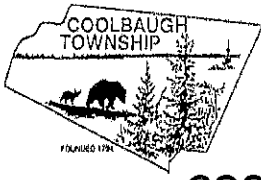
Clare Colgan, Supervisor

Lynn Kelly, Supervisor

Alma I. Ruiz-Smith, Supervisor

ATTEST:

Erin Masker, Secretary



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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING AGENDA
August 5, 2024**

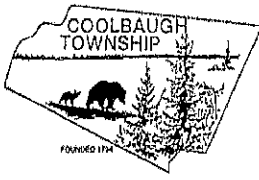
Roll Call

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:
 - July 16, 2024- Regular Meeting Minutes
3. Release of Tax Funds to Volunteer Fire Companies for 2024
4. Adoption of Resolution 10-2024: A Resolution of the Coolbaugh Township Board of Supervisors supporting the Pennsylvania Commission for the United States Semiquincentennial (AMERICA250PA)
5. Approval if Aerzen Quote in the Amount of \$10,626.42 for Blower Replacement at the WWTP (non-budgeted item in 2024)
6. Approval of Expense to Move PPL Lines for the Cayuga Pipe Replacement Project
7. Adoption of Ordinance # 156-2024: An Ordinance of Coolbaugh Township, Monroe County, Commonwealth of Pennsylvania, Amending the Coolbaugh Township Zoning Ordinance at Chapter 400 of the Code of Ordinances of Coolbaugh Township, by Providing a Definition, Regulations, Restrictions and Zoning Provisions for Logistics Centers



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8. Current Obligations

• General Fund	\$ 437,384.35
• Escrow Fund	\$ 8,959.17
• Sewer Fund	\$ <u>14,448.02</u>
Total Disbursements	\$ 460,791.54

9. Business Manager Comments/Updates

10. Solicitor Armstrong Comments/Updates

11. Board of Supervisors Executive Sessions

12. Adjournment

2

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
July 16, 2024

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

Board Members Present:

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

Board Members Absent:

None

Staff Present:

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

Staff Absent:

None

1. Discussion on Proposed Logistics Center Ordinance

Mr. Matt Evans, Keystone Consulting Engineers was in attendance to review the MCPC review letter on the Logistics Center Ordinance. He reviewed each item listed in the letter with many being acknowledgements by the MCPC. Discussion took place on item number 3 which calls out the need for accommodations to be provided for drivers so that they are not required to seek overnight parking and lodging off-site. Mr. Evans stated that it has always been the opinion of his office that the requirement is not zoning, or land development related and that it would be an operations decision. Therefore, it would be left up to the tenant if that was something that they were interested in doing. After some discussion, it was agreed that he would discuss this with township engineers, Greg Haas and Russ Kresge and come back with some more information. Mr. Weimer stated that the information he is taking back will not change the current ordinance before us. If we would want to entertain that comment in the future it could be done by an amendment or standalone ordinance, whichever would be required. The other comment that was discussed was the requirement for facilities to provide emergency radio coverage with the capability to communicate with Monroe County Control Center in the event of an emergency. Ms. Kelly stated that this was previously discussed and agreed that we would consider a standalone ordinance, asking Solicitor Armstrong if this is something that could be required retroactively to other facilities in the township. He responded that he would look into it. The Board thanked Mr. Evans for attending to review the ordinance, with Solicitor Armstrong stating that this is scheduled for August 5, 2024 public hearing and consideration of adoption by the board at the same meeting.

- **Discussion:** None

2. Public Comment

Nothing was heard.

Work Session ended at 6:27pm.

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
July 16, 2024

The meeting was called to order by Chairman Weimer at 6:51pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members Present:

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

Board Members Absent:

None

Staff Present:

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

Staff Absent:

None

Announcements

Mr. Weimer announced the following:

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

1. Public input

- M. Wood asked the Board to provide trash cans and cones for their upcoming event at the Historical Society. Mr. Weimer will coordinate with DPW.
- Pastor Paul Nelson and Pastor Louise Thompson from the old St. Ann's church on Main Street in Tobyhanna were in attendance discussing the issues that they are faced with at their property due to runoff water from Church Street. He stated that he sent an email to Chairman Weimer requesting assistance with resolving the issue as PennDot indicated that the sidewalk was constructed without PennDot approval and therefore defaults back to the responsibility of the township. A lengthy discussion took place with Mr. Weimer stating that there is no agreement or approval at the township, and that the sidewalk was installed by a private entity. He stated that the township would not be responsible to remove or remedy the issue stating that would need to be worked out with PennDot. Solicitor Armstrong walked through the history of the installation of the sidewalk based on the conversation that was had this evening and does not believe that the township would have any responsibility but suggested that the township engineer and DPW Foreman go out to the site and investigate it. This will be coordinated, and Ms. Ruiz-Smith stated that she will be in attendance representing the church as their maintenance/groundskeeper. Pastor Nelson stated that they would like to remove the sidewalk so that they can plant a garden as they are a stop along the visitors tour of the train ride and would like to keep it beautiful for guests and those just passing by. Mr. Weimer will coordinate the meeting with Greg or Russ.
- S. Anderson-Kreig thanked Ms. Rogan for sharing the letter on social media relating to the link for the proposed PennDot work on Route 196.
- M. Peterson thanked the township staff and supervisors for the Coolbaugh Quarterly that he received in the mail.

2. Approval of minutes / notes:

- July 2, 2024 Regular Meeting Minutes

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Approve the minutes of the July 2, 2024 meeting as presented.

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

3. Monthly Reports

- **Pocono Mountain Regional Police Report-** Presented by Mr. Weimer.
- **Pocono Mountain Regional EMS Report-** Presented by A. Schrader, He stated that the Regional Roundup will be held the last Thursday of August at Skytop Lodge, and they also have their annual subscription drive going out currently.
- **Coolbaugh Township VFC-** Presented by G. Dobson; stating that they have multiple members that are trained driver operators, and they have two members that have taken the fire inspector course and are awaiting their results.
- **Gouldsboro VFC-** Presented by D. Rinaldi stating that they have their annual clam bake coming up, their annual Labor Day flea market/ yard sale and they will be hosting their annual golf tournament at Pocono Farms.
- **Pocono Summit VFC-** Presented by Mr. Weimer
- **Thornhurst VFC-** Presented by Mr. Weimer
- **Pocono Mountain Public Library-** Presented by Ms. Kelly; stating that there is free wi-fi in the library parking lot from 6am-10pm.

4. Zoning and Short-Term Rental Report

Presented by Mr. Keane.

5. Request for Release of Financial Security in the Amount of \$390,000.00 for PA American Water- Pocono Farms East Water Supply Improvements, Land Development Plan and Authorization to Execute the Cash Escrow Agreement to Replace the Letter of Credit

Ms. Colgan made a motion second by Ms. Ruiz-Smith to Approve the Request for Release of Financial Security in the Amount of \$390,000.00 for PA American Water- Pocono Farms East Water Supply Improvements, Land Development Plan and Authorization to Execute the Cash Escrow Agreement to Replace the Letter of Credit.

- **Discussion:** Ms. Ruiz-Smith asked what the checks submitted are for with Solicitor Armstrong reviewing the payments that were received; one in the amount of \$5800.00 for the 18-month maintenance period as required by the development agreement which replaces the current LOC on file and the \$2,000.00 check as required with the Stormwater Maintenance Agreement.
- **Vote:** All in favor, motion passes.

6. Walmart Significant Industrial User Pretreatment Permit

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Approve the Walmart Significant Industrial User Pretreatment Permit.

- **Discussion:** None.
- **Vote:** 3-0-2, motion passes. (Mr. Weimer and Ms. Colgan abstained.)

7. Awarding of the Winning Bidder David Tobias of the 2015 Ford F550 4WD DRW XL Dump Truck in the amount of \$26,600.00

Mr. Weimer made a motion second by Ms. Colgan to Award the Winning Bidder David Tobias the 2015 Ford F550 4WD DRW XL Dump Truck in the amount of \$26,600.00.

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

8. Awarding of the Winning Bidder David Tobias of the 2002 John Deere Tiger Boom Roadside Mower in the amount of \$ 22,000.00

Mr. Weimer made a motion second by Ms. Rogan to Award the Winning Bidder David Tobias the 2002 John Deere Tiger Boom Roadside Mower in the amount of \$ 22,000.00.

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

9. Authorization to Apply for Gas Cards for Township Vehicles to Include Six Cards for DPW and Four Cards for Zoning Vehicles

Mr. Weimer made a motion second by Ms. Ruiz-Smith to Authorize Applying for Gas Cards for Township Vehicles to include Six Card for DPW and Four Card for Zoning.

- **Discussion:** Ms. Ruiz-Smith confirmed that the Cards will stay at the township at the end of the day, being advised by Ms. Thompson, that is correct.
- **Vote:** All in favor, motion passes.

10. Discussion on Lease Agreement for Youth Infusion (Building #2- Municipal Complex)

Ms. Colgan made a motion second by Ms. Rogan to Terminate the Lease Agreement with Youth Infusion in Building #2.

- **Discussion:** Ms. Ruiz-Smith asked when the contents in the building would need to be out by, being advised August 31, 2024. Solicitor Armstrong stated that the Township will need to send notice to the tenant that they are terminating the lease and that all items will need to be removed by August 31, 2024. Ms. Thompson stated that she met with Erika this morning and provided the Board with the updates that were provided, stating that she is expecting grant funding to come in for her program which will run from October to May, stating that once that funding is received, she anticipates hiring a program director.
- **Vote:** All in favor, motion passes.

11. Discussion on Upcoming Zoning Hearing Board Hearing for a Variance Request at Property Located at 2136 Pine Valley, Pocono Summit, PA

Mr. Keane reviewed the ZHB variance application which will take one preexisting non-conforming lot and subdividing it to make a second non-conforming lot. He explained that he is unsure how the ZHB will rule on it and wanted to find out the direction of the Board. Solicitor Armstrong stated that Mr. Keane is looking to see if the Board would like to weigh in on it, providing him a directive to relay to the ZHB at the hearing, if the Board wants someone from Solicitor Armstrong's office to represent them at the hearing or if the Board wants to weigh in at all. All Board members agreed that they are not in favor of the application with Ms. Kelly stating concerns including wetlands, runoff and stormwater issues in the Pocono Farms Community, and non-conformity. Discussion continued and it was agreed that a letter would be sent to the Zoning Hearing Board to make them aware that the Board of Supervisors is opposed to the request due to the fact that it is creating a more non-conforming lot and a new non-conforming lot. Ms. Kelly asked about the perc test and was advised that there is none on file. Mr. Keane stated that they must prove a hardship and he does not believe that the desire to create another lot would be a reason to have the variance granted. There are also concerns about on-lot septic systems in that community. He

stated that he will not be at the hearing and that Mr. Oddy will attend on his behalf and asked that the Board consider sending an official letter with concerns. Mr. Weimer asked Ms. Masker to draft the letter.

12. Request for Township Administrative Staff to Work with Carson Helfrich on Updating the Zoning Ordinance Relating to Non-Conforming Properties

Ms. Ruiz-Smith made a motion second by Ms. Rogan to Approve Township Administrative Staff to Work with Carson Helfrich on Updating the Current Zoning Ordinance relating to Non-Conforming Properties.

- **Discussion:** Mr. Keane stated that there is some verbiage in the current ordinance that adds in wording which misconstrues the intent of the ordinance relating to lot coverage due to zoning changes throughout the years. The Board agreed that the staff could meet with Carson to discuss the wording necessary and come up with how to best resolve the issue moving forward.
- **Vote:** All in favor, motion passes.

13. Controller Report

Presented by Mr. Dixon; he also provided the Board with a mid-year report of projects that are complete, in process and those that are still outstanding that were budgeted for this year.

14. Current Obligations

- | | |
|----------------------------|----------------------|
| • General Fund | \$ 124,165.27 |
| • Escrow Fund | \$ 1,598.75 |
| • Sewer Fund | <u>\$ 15,951.22</u> |
| Total Disbursements | \$ 141,715.24 |

Ms. Colgan made a motion second by Ms. Rogan to pay the current obligations in the amount of \$141,715.24 as presented.

- **Discussion:** J. Smith-Hughes asked for clarification on check #11122.
- **Vote:** All in favor, motion passes.

17. Business Manager Comments/Updates

Ms. Thompson stated that the phone upgrade at DPW was complete and that she will be training staff tomorrow to be able to redirect calls internally to DPW. The Coolbaugh Quarterly has been completed and mailed out, she stated that she has extra copies if anyone would like one.

18. Solicitor Armstrong Comments/Updates

Nothing to report. He requested a brief executive session following the meeting regarding litigation.

19. Board of Supervisors Executive Sessions

- Tuesday, July 16, 2024 from 7:40 pm- 7:57pm Re: Legal

20. Adjournment

Ms. Ruiz-Smith made a motion second by Ms. Colgan adjourn at 7:35pm.

NEXT BOARD WORK SESSION / MEETINGS:

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

- Public Hearings/ Work Session/ Business Meeting Monday, August 5, 2024 at 6:00pm (Due to National Night Out)

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

Witnessed by: _____ Date: _____
William Weimer, Chairman

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Gouldsboro Volunteer Fire Company, Inc.

PO Box 301 | Gouldsboro, Pennsylvania 18424

570-842-2663 | station55fire@yahoo.com

May 29, 2024

Gouldsboro Volunteer Fire Company would like to request a disbursement for 2024 of \$25,000 under Coolbaugh Township Resolution No. 20-2020. Our plan for this disbursement is to use the funds towards continuing to upgrade our radios and towards upgrading our SCBA compressor system.

Last year, we used Coolbaugh Township funds to purchase 8 portable radios. This year we would like to purchase two dual band mobile radios, one for each of our engines. The total cost is approximately \$12,000 for these radios. The upgrade to our compressor is quoted at \$13,842.

We are requesting \$25,000 for this project although the total cost to achieve this goal is higher than that. We are looking to upgrade to dual band to better serve our communication needs in our engines in order to communicate with Monroe County units or any other agency that uses the UHF frequency. We are looking to upgrade our SBCA compressor system so that it is compatible with new SCBA technology and so we are able to fill air cylinders for our own department as well as our mutual aid partners.

We have emailed Thornhurst Volunteer Fire & Rescue and Pocono Summit Volunteer Fire Company with regards to their ideas for their disbursement requests. Thornhurst's President did not reply. Pocono Summit stated they were considering water rescue equipment.

We are hopeful that you will be able to assist us in 2024 with this critically important project. At this time, we have again applied for a federal grant for breathing apparatus which is also a critical need.

Thank you for your consideration of the tax funds and for all that you do to recognize our volunteer fire departments. If you should have any questions, please contact us.

Regards,

Denise Rinaldi
Treasurer



THORNHURST VOLUNTEER FIRE AND RESCUE CO.

351 OLD RIVER ROAD
THORNHURST, PA 18424

July 12, 2024

Dear Coolbaugh Township Supervisors,

We are requesting a disbursement of \$45,000.00 in accordance with Resolution No. 18-2023

We are requesting this disbursement again to go toward the replacement of our Fire Engine Pumper. Our current engine is a model year 1996 and is showing its age. In the last 6 months, we have had to take it out of service a number of times for repairs including an extended time to have the water tank repaired.

Our engine is special built to service the rural nature of our area. Given the lack of pressurized hydrants, we carry 2,000 gallons of water to sustain our firefighting activities until a tanker truck can arrive and supply additional water. It is also equipped with a tighter turning radius to allow more maneuverability in our tight roads and developments. Replacing this engine will benefit the residents of Coolbaugh Township by providing a new more reliable engine with better capabilities. This will allow for less out of service time and provide the equipment we need to service the residents of Coolbaugh Township. The new engine will also be compliant with today's NFPA standards which will provide improved safety for the firefighters traveling to the scene. Improved safety relates to less fire fighter injuries maintaining our full complement of firefighters to service the residents of Coolbaugh Township.

We have formed a truck committee and have met with 3 potential vendors. We also attended the PA Fire Expo in Harrisburg to tour different apparatus to view the latest technology to incorporate into our new Engine. Price estimates vary between vendors however the average estimate is approximately \$1,100,000.00 with delivery times up to 2 years.

We have received 2 bids with a 3rd on it's way. That said, the disbursement requested will go into a dedicated interest bearing truck fund account with the funds specifically held for the replacement of the Engine.

— It is our understanding, through email correspondence that the remaining eligible organizations will utilize their disbursement for other items. We discussed our needs with them as well.

I can be reached at 215-787-8520 or pres54@ptd.net.

Regards,

A handwritten signature in blue ink that reads "Drew Wagner". The signature is fluid and cursive.

Drew Wagner
President, Thornhurst Vol. Fire and Rescue Company

Erin Masker

From: Michelle Gonzalez <psvfc33@yahoo.com>
Sent: Friday, July 26, 2024 3:40 PM
To: Erin Masker; Tyler Rispoli
Subject: tax request
Attachments: Pocono Summit 2024.pdf

Good afternoon Erin,

Please accept this email for Pocono Summits tax request for this year. We understand that the quote is higher than the normal amount allocated. Should you have any questions please do not hesitate to contact me. Thank you for everything, have an awesome weekend.

Michelle Gonzalez
Pocono Summit VFC - Board President
570-764-3579
psvfc33@yahoo.com



**Holmatro Pentheon Rescue Tool Proposal
Pocono Summit Fire Department, Pa**

7/25/2024

Quantity	Part Description
1	PCU50** Pentheon Pkg Incline NCT Cutter 7.2" Opening 312,260 lbs Cutting, 47.4 lbs wt
1	PCU60** Pentheon Pkg Incline NCT Cutter: 8.1" Opening, 396,788 lbs Cutting, 55.1bs wt
1	PSP40** CL Pentheon Pkg: 20.1" Spreader 29,450 lbs Spread, 33.5 lbs wt
1	PSP50** Pentheon Pkg: 28.5" Spreader 82,280 lbs Spread, 46.3 lbs wt
1	PCT50** Pentheon Combination Pkg: 15" Spread Max 418,145 lbs., Cut Max 150,622 lbs, wt 44.8 lbs
1	PTR50** Pentheon Telescopic Ram Pkg: w/LED Lights & Laser, 22.8"-53.8", 30,574/14,613lbf, 43.9 lb wt
1	TRE04 Pentheon Ram Extension - 8.7" Extension, 7.3 lbs
1	TRE05 Pentheon Ram Extension - 17.3" Extension, 10.1 lbs
6	Pentheon Pkg Includes: (2) 7.0 Ah-28V L-Ion Batteries, 120VAC Charger
6	POTC1 Pentheon On-Tool Charging Cord
1	Pulling Chains Set 3/8" SP5240CL/5240/520 in case
1	XRS01 Cross Ram Support Set
2	JYD Rescue ZStrut System - 2 Large and 2 Small Struts
2	JYD SideWinder PLUS Stabilization/Jack Kit
1	8 Hour Tool Delivery Course
1	Limited Life-Time Warranty
1	One-Year Service Contract on Above Equipment
1	Delivery & Prep Fee

TOTAL SALE PRICE **\$ 119,881**

* UL Listed Tools

** NFPA Compliant

*** Both UL & NFPA

Respectfully Submitted,

Ray Henry
NE PA Sales

Headquarters
119 Keystone Drive
Montgomeryville, PA 18936

1-800-574-8228
Fax: 267-803-1447
www.esiequipment.com

Central Office: 215-290-7548
West PA: 412-287-2218
Northwest PA: 814-434-1393



**Holmatro Pentheon Rescue Tool Proposal
Pocono Summit Fire Department, Pa**

7/25/2024

New Jersey State Contract # 17-FLEET-00820

COSTARS #012-036

4

**COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
RESOLUTION 10-2024**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
COOLBAUGH, MONROE COUNTY, PENNSYLVANIA, SUPPORTING THE PENNSYLVANIA
COMMISSION FOR THE UNITED STATES SEMIQUINCENTENNIAL (AMERICA250PA).**

WHEREAS, The Pennsylvania legislature and Governor created AMERICA250PA in 2018 to plan, encourage, develop and coordinate the commemoration of the 250th anniversary of the United States and Pennsylvania's integral role in that event and the role of its people in the nation's past, present and future; and

WHEREAS, AMERICA250PA seeks to engage ALL Pennsylvanians and ALL 67 counties through their many innovative and officially recognized programs, projects and events over the next four years to inspire future leaders and celebrate all Pennsylvanians' contributions to our nation's progress over the last 250 years; and

WHEREAS, by participating in AMERICA250PA we hope to educate, preserve, innovate, and celebrate Monroe County's unique and many accomplishments; and

WHEREAS, Monroe County officially establishes an AMERICA250PA Commission made up of a diverse group of volunteer citizens to work with AMERICA250PA on any and all educational and celebratory activities within Monroe County through July 4, 2026; and

WHEREAS, that a copy of this resolution be sent to the Monroe County legislative delegation and AMERICA250PA Commission.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors of Coolbaugh Township, County of Monroe, in the Commonwealth of Pennsylvania, does hereby adopt this resolution supporting the Pennsylvania Commission for the United States Semiquincentennial (AMERICA250PA) this sixteenth day of July 2024.

COOLBAUGH TOWNSHIP

BOARD OF SUPERVISORS

ATTEST:

Erin Masker, Township Secretary

William Weimer, Chairman

Joseph Rogan, Vice Chair

Clare Colgan, Supervisor

Alma I. Ruiz-Smith, Supervisor

Lynn Kelly, Supervisor

8

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

DATE	CK #	DESCRIPTION	AMOUNT
7/9/2024		Payroll Transfer	\$ 55,000.00
7/24/2024		Pension	\$ 11,000.00
7/16/2024	11157	AM Trust N.A	\$ 9,252.00
	11158	PSATS UC 2nd Qtr.	\$ 215.00
7/22/2024	11159	Brown & Brown Ins. (Void)	\$ -
7/31/2024	11160	Brown & Brown Ins.	\$ 2,034.11
8/6/2024		General Fund	\$ 361,917.35
8/6/2024		Total General Fund	\$ 437,384.35
8/6/2024		Escrow Fund	\$ 8,959.17
8/6/2024		Total Escrow Fund	\$ 8,959.17
8/6/2024		Sewer Fund	\$ 14,448.02
8/6/2024		Total Sewer Fuels	\$ 14,448.02
		TOTAL DISBURSEMENTS	\$ 460,791.54

CASH TRIAL BALANCE AS OF AUGUST 06, 2024

General Fund Checking	\$ 8,263,631.36
Fire Tax/Coolbaugh Twp VFD	666,452.10
Fire Tax- Coolbaugh Fire Building Fund	1,003,079.87
Fire Tax- Volunteer Fire Departments	120,117.40
EMS	355,590.01
American Rescue Plan	1,925,333.31
Payroll Checking	75.97
Rainy Day Fund Savings	975,185.55
Total General Fund	\$13,309,465.57
Sewer Fund Checking	3,572.84
Sewer PennVest Checking	48.15
Total Sewer Fund	\$ 3,620.99
Capital Projects Fund Checking	\$ 16,045.30
Emerg. Services Fund Money Market	205,088.75
Emerg. Services Fund Checking	21,287.14
Total Emergency Services Fund	\$ 226,375.89
Liquid Fuels Fund Checking	\$ 630,193.07
Escrow Fund Checking	750,678.62
Escrow Fund Clarius Checking	61,291.93
Total Escrow Fund	\$ 811,970.55
TOTAL ALL FUNDS	\$ 14,997,671.37

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

Check#	Vendor	Description	Payment	Check Total
11161	1482 - AED SUPERSTORE	PO 25281 AED'S	1,904.46	1,904.46
11162	560 - ALLSTATE SEPTIC SYSTEM,LLP	PO 25311 RENTAL	1,000.00	
		PO 25327 PARK/8/1-8/31 SKATE PARK CONCESSION/SOFT	740.00	1,740.00
11163	1330 - AMAZON CAPITAL SERVICES	PO 25273 SUPPLIES/PART DPW	93.63	
		PO 25280 SUPPLIES	8.96	
		PO 25282 SUPPLIES	126.38	
		PO 25297 SUPPLIES	8.19	
		PO 25304 CHOKE KNOB	11.35	
		PO 25307 STROBE LIGHT	68.98	
		PO 25308 SUPPLIES	126.35	
		PO 25321 CAULKING SEALANT	86.06	529.90
11164	1330 - AMAZON CAPITAL SERVICES	PO 25324 BATTERY BACKUP	100.93	
		PO 25325 SUPPLIES	6.88	107.81
11165	1039 - AMERICAN UNITED LIFE INS. CO.	PO 25289 AUGUST	1,517.74	1,517.74
11166	1483 - AUTO PARTS OF MT POCONO	PO 25296 LUG NUT	13.30	13.30
11167	1478 - BLUE RIDGE LUMBER	PO 25275 SUPPLIES	271.67	
		PO 25298 MANSION WINDOW WOOD	419.24	690.91
11168	1567 - CANON FINANCIAL SERVICES, INC.	PO 25279 CONTRACT SCANNER	170.22	170.22
11169	724 - CINTAS -	PO 25268 FIRST AID CABINETS	210.34	210.34
11170	1240 - CINTAS CORPORATION	PO 25276 SHOP TOWELS/UNIFORMS	64.25	
		PO 25277 UNIFORMS	53.28	
		PO 25283 MATS/UNIFORMS	445.08	
		PO 25284 UNIFORMS	53.28	
		PO 25309 SHOP TOWELS/UNIFORMS	64.25	
		PO 25310 UNIFORMS	53.28	733.42
11171	190 - COOLBAUGH SEWER FUND	PO 25291 SEWER	1,124.46	1,124.46
11172	52 - DALEVILLE ACE HARDWARE	PO 25294 PARK	127.46	
		PO 25319 HILLMAN FASTENERS	7.24	
		PO 25323 SUPPLIES/PART	51.98	186.68
11173	32 - GRAINGER	PO 25264 REPLACEMENT BATTERY	368.88	368.88
11174	1296 - GRIM, BIEHN & THATCHER	PO 25303 LANDSTON/ARCADIA/LIBRARY/ORCHARD/1545 PR	6,126.50	6,126.50
11175	1250 - GUYETTE COMMUNICATIONS	PO 25292 DFW PHONE SYSTEM UPGRADE	5,277.50	
		PO 25326 TELEPHONE SYSTEM DPW	3,655.00	8,932.50
11176	48 - H. CLARK CONNOR	PO 25316 ZHB	980.00	980.00
11177	1192 - HIGHMARK BLUE SHIELD	PO 25278 AUGUST	49,379.51	49,379.51
11178	1344 - JOHN FEDISH	PO 25272 CDL	99.98	99.98
11179	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 25290 ROAD MATTERS/ LANDSTON/WGH/ ZHB/ FIRE CO	1,850.40	1,850.40
11180	241 - MONROE COUNTY CONTROL CENTER	PO 25287 3RD QTR	9,448.04	9,448.04
11181	1261 - NEW ENTERPRISE STONE & LIME CO., INC	PO 25265 STONE	1,587.41	1,587.41
11182	183 - NORTHEAST SIGNAL & ELECTRIC CO., INC	PO 25320 611 / CORP DRIVE	1,032.00	1,032.00
11183	81 - P P & L	PO 25285 64488-49005 CORP. DRIVE	88.93	
		PO 25286 43281-27004 MUNICIPAL CENTER	1,089.93	
		PO 25300 88900-24001 GARAGE	30.73	
		PO 25301 39910-23005 196	46.61	
		PO 25302 36034-04005 ECHO LAKE	35.81	
		PO 25312 51540-24008 KNOLLWOOD	26.78	
		PO 25313 07251-41006 RESTROOM	14.60	
		PO 25314 88094-98000 940 SUMMIT	35.51	1,368.90
11184	86 - PENNSYLVANIA AMERICAN WATER CO	PO 25305 MUNICIPAL CENTER/FIRE HYDRANT/GARAGE	2,141.73	2,141.73
11185	1505 - PENNSYLVANIA STEEL CO INC	PO 25267 BUCKET PINS	51.66	
		PO 25306 LOADER BUCKET PIN	51.66	103.32
11186	94 - POCONO MOUNTAIN REGIONAL EMS	PO 25260 AUGUST	10,000.00	10,000.00
11187	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 25261 AUGUST	257,364.45	257,364.45
11188	175 - RAY PRICE MT POCONO FORD SALES, INC	PO 25295 ZONING CAR/HOSE ASY	54.14	54.14
11189	105 - S & S TOOLS & SUPPLIES	PO 25322 SUPPLIES	449.63	449.63
11190	1055 - TULPEHOCKEN SPRING WATER INC	PO 25274 WATER	122.77	122.77
11191	1070 - UNITED STATES TREASURY	PO 25293 720V 2ND QTR #24-6001392	80.50	80.50
11192	119 - VERIZON	PO 25269 PHONES	401.96	401.96
11193	892 - VERIZON WIRELESS	PO 25288 CELL PHONES	1,095.49	1,095.49
TOTAL				361,917.35

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	361,917.35
01.400.000	GENERAL GOV'T	17,561.40			

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description	Payment	Check Total
1351	1296 - GRIM,BIEHN & THATCHER	PO 25303 LANDSTON/ARCADIA/LIBRARY/ORCHARD/1545 PR	1,487.50	1,487.50
1352	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 25290 ROAD MATTERS/ LANDSTON/WGH/ ZHB/ FIRE CO	7,471.67	7,471.67
TOTAL				8,959.17

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	8,959.17
85.250.224	DELANEY - LOT CONSOLIDATION			31.63	
85.250.229	WGH TRUCKING / HERRERA			284.63	
85.250.272	ARCADIA NORTH LAND LLC C/O CLARIUS			385.00	
85.250.328	TOBYHANNA DEVELOPMENT - 1545 PROSPECT ST			70.00	
85.250.385	PMCC NORTH WAREHOUSE			63.25	
85.250.387	PMCC NORTH - LOT 2			4,298.51	
85.250.392	MAPLETREE			569.26	
85.250.455	AMERICAN WATER			288.00	
85.250.458	LANDSTON EQUITIES LLC			1,753.63	
85.250.595	COOLBAUGH SOUTH OWNER LLC			822.26	
85.250.598	NORTHAMPTON FARMS			393.00	
TOTALS FOR	ESCROW	0.00	0.00	8,959.17	8,959.17

Total to be paid from Fund 85 ESCROW

8,959.17

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8,959.17

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3256	228 - ATC GROUP SERVICES, LLC DEPOSITORY	PO 25266 WWTP/MOUNTAIN CTN	5,487.00	5,487.00
3257	827 - COMMONWEALTH OF PA	PO 25263 ACT 47	1,000.00	1,000.00
3258	1251 - ENVIRONMENTAL SERV. CORP.	PO 25270 SLUDGE HAULING	407.30	
		PO 25271 07/17/2024	277.90	
		PO 25317 SLUDGE HAULING 07/26	500.22	1,185.42
3259	1296 - GRIM, BIEHN & THATCHER	PO 25303 LANDSTON/ARCADIA/LIBRARY/ORCHARD/1545 PR	262.50	262.50
3260	699 - MAIN POOL & CHEMICAL CO	PO 25318 SULFATE	1,328.70	1,328.70
3261	229 - MOYER INSTRUMENTS, INC.	PO 25315 WWTP	1,260.00	1,260.00
3262	160 - NORTHEAST CHEMICAL & SUPPLY CO., INC.	PO 25262 SODA ASH	1,740.00	1,740.00
3263	81 - P P & L	PO 25299 04090-21003 WWTP PUMP STA/WWTP	2,184.40	2,184.40
TOTAL				14,448.02

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	14,448.02
08.429.200	SUPPLIES	3,068.70			
08.429.300	OTHER SERVICES & CHARGES	1,000.00			
08.429.313	ENGINEERING SERVICES	5,487.00			
08.429.314	PROFESSIONAL FEE SOLICITOR	262.50			
08.429.361	ELECTRIC	2,184.40			
08.429.374	MAINT/REPAIR EQUIPMENT	1,260.00			
08.429.452	SLUDGE HAULING	1,185.42			
TOTALS FOR SEWER FUND		14,448.02	0.00	0.00	14,448.02

Total to be paid from Fund 08 SEWER FUND

14,448.02

14,448.02