

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

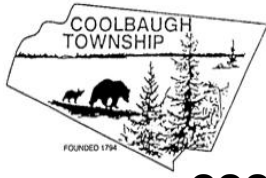
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION AGENDA
October 6, 2026, 6:00PM**

1. Evergreen Farms
2. Public Comment



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COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

October 6, 2026

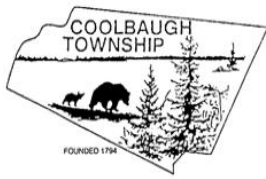
Roll Call

BOARD OF SUPERVISORS

____ **B. Weimer** ____ **A. Ruiz-Smith** ____ **C. Colgan** ____ **L. Kelly** ____ **C. Rogan**
____ **Solicitor Armstrong** ____ **E. Masker**

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

1. Public Input
2. Approval of minutes / notes:
 - September 15, 2026- Public Hearing Minutes
 - September 15, 2026- Regular Meeting Minutes
3. Planning Commission Recommendation to Approve the Amendment to Landston Equities Land Development Conditions of Preliminary Approval
4. Adoption of Resolution #15-2026: A Resolution of The Coolbaugh Township Board of Supervisors Authorizing a Loan to the Pocono Mountain Public Library, Inc. to be Used Towards Authorized Library Expenses
5. Adoption of Resolution #16-2026: A Resolution Approving the Submission of a Multimodal Transportation Fund Grant (Main Street Safety and Revitalization Project)
6. Pocono Mountain Regional Police 2027 Minimum Municipal Obligation
 - Uniformed Pension- \$ 194,465.00
 - Non-Uniformed Pension- \$ 3,210.00
7. Coolbaugh Township 2027 Minimum Municipal Obligation for Non-Uniformed Pension Plan in the Amount of \$ 124,023.53
8. Authorize Codification at the Cost not to Exceed \$835.00 as per the Quote from General Code dated 9/8/2026



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9. LSA Letter of Support-Stillwater Lakes Civic Association- Bridge Replacement
10. Authorize Advertisement of Fall Leaf Pick Up Schedule
11. Authorize Trick or Treat Times in the Township as 5:00pm-8:00pm on Saturday, October 31, 2026
12. Proclamation in Recognition of October as Domestic Violence Awareness Month
13. Request to Authorize Penn Strategies to Research and Apply for Grant Funding Opportunities for the Update of the Regional Comprehensive Plan
14. Authorization for Solicitor Armstrong to Draft an Updated Intermunicipal Agreement Incorporating Responsibilities Related to the Regional Comprehensive Plan Update
15. Authorize Release of 2026 Annual Donations
16. Current obligations

• General Fund	\$ 644,662.73
• Escrow Fund	\$ 5,536.63
• Sewer Fund	<u>\$ 23,131.33</u>
	\$ 673,330.69
17. Business Manager Comments/Updates
18. Solicitor Armstrong Comments/Updates
19. Board of Supervisors Executive Sessions
20. Adjournment

Upcoming Events: 10/31/2026 Parks and Recreation- Ghoulbough Event at the Coolbaugh Township Municipal Park from 1-3pm

2

**Coolbaugh Township Board of Supervisors
Public Hearing Minutes
September 16, 2026**

Public Hearing was called to order at 6:00pm

Public Hearing – Ordinance Establishing Brake Retarder Restrictions

The Board of Supervisors conducted a public hearing concerning the proposed ordinance establishing restrictions on the use of brake retarders, commonly known as “Jake brakes,” on designated portions of State Routes 423 and 4008. The hearing was opened following an explanation that the Township Engineer had conducted a study regarding brake retarder restrictions and that PennDOT had authorized the Township to proceed with the restrictions and public hearing. Solicitor Armstrong reviewed the proposed restricted areas as State Route 423 between the intersection of the northbound Interstate 380 exit ramp and the railroad crossing on Church Street and State Route 4008 between the intersection of Hap Arnold Boulevard/State Route 413 and Church Street/State Route 423.

Board of Supervisor Comments

Ms. Kelly stated that there is an additional portion of Main Street that was not included in the proposed ordinance, advising that vehicles traveling from the Interstate 380 area may use Main Street before turning onto Church Street and that this section should therefore be included in the current restriction. The Board discussed adopting the ordinance as currently proposed and conducting an additional study for the omitted portion of Main Street. Because the additional section was not included in the study previously submitted to PennDOT, the Township Engineer would need to conduct or submit an additional study and obtain PennDOT authorization before that portion could be incorporated into a subsequent ordinance. The Board indicated its intent to proceed with the current ordinance and address the additional Main Street section through a subsequent submission. The Board discussed Enforcement and Penalties of the proposed restrictions and asked how violations would be enforced and where citation-related funds would be directed. It was explained that enforcement would be handled through the regional police department. The Board discussed notifying the Pocono Mountain Regional Police Commission and police chief that the Township had adopted the ordinance so patrol officers would be aware of the restrictions. The Board also discussed the importance of posting signs identifying the restricted areas.

Public Comment

D. Pope asked how the brake retarder restriction would be enforced. Mr. Weimer advised that enforcement would be through the regional police department and that signs would be posted.

There being no further questions or comments from the Board or the public; the public hearing was closed at 6:07pm.

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

Witnessed by: _____ Date: _____
William Weimer, Chairman

**Coolbaugh Township Board of Supervisors
Regular Meeting Minutes
September 15, 2026**

The meeting was called to order by Mr. Weimer at 6:26pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members Present:

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

Board Members Absent:

None

Staff Present:

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

Staff Absent:

None

Announcements

Mr. Weimer announced that public input would be considered at the beginning of the meeting for non-agenda items, the public would be given an opportunity to speak on each agenda item, and speakers should state their name and community or city of residence.

1. Public Input

- D. Pope inquired about whether the Township Department of Public Works performs bituminous maintenance, including crack sealing.
- Ms. Ruiz-Smith raised concerns regarding loud activity, vehicles, and possible drag-racing-type activity associated with an event held over the Labor Day weekend. The concern was noted for follow-up with the Pocono Mountain Regional Police Department.
- D. Pope asked about the fireworks ordinance stating that it reads 1AM on the Fourth of July stating that the neighbors were shooting fireworks off and the remnants landed in his yard. He stated that he called the police and was advised of the hours that they are allowed on the holiday with Ms. Kelly stating that there are also regulations on the distance from a structure which they should have been able to enforce.

2. Approval Of Minutes - September 1, 2026 Regular Meeting Minutes

Ms. Ruiz-Smith made a motion second by Ms. Kelly to approve the September 1, 2026 Regular Meeting Minutes as presented.

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

3. Monthly and Quarterly Reports

- **Pocono Mountain Regional Police-** Presented by Mr. Weimer stating that there is another officer that is resigning to take on a county position, the officer with approximately 21 years of service is moving to a Monroe County drug task force position. A committee of elected officials is being formed to review officer retention and turnover. The Board's representative on the committee was identified as Supervisor Colgan.

Ms. Kelly discussed a police vehicle being parked in an area of concern to residents and agreed that the matter would be brought to the Police Department's attention.

- **Pocono Mountain Regional EMS-** The report was presented by Ms. Colgan . H. Smith asked if there is a sprinkler system in the new EMS building and asked about the available water volume. Ms. Colgan stated that it would have a sprinkler system and was unsure about the volume.

4. Codes, Zoning, and Short-Term Rental Report

Mr. Keane presented the report for Codes, Zoning, and Short-Term Rentals.

- **Discussion:** Ms. Ruiz-Smith discussed the availability of reports concerning short-term rental activity in specific HOA's being advised by Mr. Keane that report can be generated and requested through the Township's Right-to-Know process.

5. Adoption Of Resolution 13-2026- PA American Water Sewage Planning Module and Authorization for Township Secretary to Execute Resolution

Ms. Ruiz-Smith made a motion second by Mr. Weimer to Adopt Resolution 13-2026: PA American Water Sewage Planning Module and Authorization for Township Secretary to Execute Resolution

- **Discussion:** Ms. Kelly stated that the project narrative in the Sewage Planning Module was very informative, answering most of her questions.
- **Vote:** All in favor, motion passes.

6. Waiver Requests-1545 Prospect Street – Proposed Wawa Convenience Store Land Development Plan

Matt Mazzella of Dynamic Engineering, Attorney Erich Schock and John Cogan of Summit Realty were in attendance on behalf of the applicant. The Board considered waiver requests associated with the proposed Wawa convenience store land development plan at 1545 Prospect Street.

Ms. Ruiz-Smith made a motion second by Mr. Weimer to Approve the following waivers for the Land Development plan for 1545 Prospect Street- Proposed Wawa Convenience:

- *SWM §344-27: Requires an emergency spillway to not be constructed on embankment fill*
- *SALDO §355-49.O (3) (e): Requires a minimum of 20 feet from between driveways and neighboring properties*
- *SALDO § 355-57.E. (3)(b): Requires trees to be within a planting bed within the front yard setback and at least ten (10) feet in width planted in grass or ground cover*
- *SALDO § 355-57.E.(3)(d): Requires trees to be planted at a ratio of at least one tree per fifty (50) linear feet of frontage*
- **Discussion:** Ms. Ruiz-Smith asked about the size, type and color of the fence being installed along the property line being advised it is white and vinyl, with the applicant agreeing with the 8' height that the Board requested. The Board discussed preservation of existing trees, landscaping, property-line concerns, and the relationship between the proposed fence and the adjoining property. The applicant advised that surveys had been obtained addressing the disputed property boundary.
- **Vote:** All in favor, motion passes.

7. Conditional Approval of the Preliminary/Final Land Development Plan for 1545 Prospect Street, Proposed Wawa Convenience Store

The Board continued consideration of the preliminary/ final land development plan for 1545 Prospect Street. The applicant provided an update regarding sewer capacity and advised that additional EDU

capacity had been identified and that the applicant had submitted a request to purchase the additional EDUs. Ms. Kelly asked if the project would require a full sewage planning module or qualify for an exemption. The Board discussed the Township's existing sewer service area, available capacity, DEP review, the proposed sewer service agreement, and the Township's ability to regulate the connection through its sewer requirements and development agreements. Discussion on wastewater treatment capacity, pretreatment, grease traps, and the proposed sewer service agreement were discussed as well as discussion on traffic and roadway improvements, parking, and adjustments to traffic signal timing as there was no requirement by PennDot to install a new signal. The applicant advised that the latest PennDOT review remained pending and that final driveway and roadway improvements would remain subject to PennDOT approval. Ms. Kelly asked if the applicant would agree to a conditional preliminary plan approval and then come back before the Board for final approval when PennDot's review is complete and the DEP review. The applicant preferred a conditional preliminary/final plan approval.

Ms. Kelly made a motion to grant conditional preliminary plan approval for the Land Development plan for 1545 Prospect Street-Proposed Wawa Convenience Store.

****No second was heard, motion failed. ****

Ms. Ruiz-Smith made a motion second by Mr. Weimer to grant Conditional Preliminary/Final Land Development Approval to 1545 Prospect Street-Proposed Wawa Convenience Store Land Development Plan conditioned upon: Compliance with all requirements set forth in the Township Engineer's September 2, 2026 review letter; Compliance with all applicable requirements set forth in the Township Engineer's November 26, 2025 review letter; Compliance with the requirements and conditions contained in the Zoning Hearing Board's decision concerning the variance application; Execution and recording of all appropriate development agreements; Execution of a sewer service agreement associated with the connection to the Township sewer system; and Payment of the applicable EDU fees prior to completion of the plan work.

- **Discussion:** M. Wood asked about the relationship between the proposed development and Hummler Run, the applicant clarified that the property is not directly connected to Hummler Run, but that stormwater from the property ultimately drains off-site and eventually reaches Hummler Run.
- **Vote:** 4-1-0, motion passes. (Ms. Kelly opposed)

8. Adoption Of Ordinance 165-2026: Chapter 375, Vehicles and Traffic – Brake Retarder Regulations

Mr. Weimer made a motion second by Ms. Colgan to Adopt Ordinance #165-2026, Amending Chapter 375, Vehicles and Traffic, of the Coolbaugh Township Code of Ordinances by Adding a New Article XIII, Brake Retarder Regulations, and Section 375-101, Prohibition at Certain Locations, Prohibiting the Use of Brake Retarders on Vehicles Operated on Portions of State Route 423 and State Route 4008 Within the Township of Coolbaugh Township

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

9. Request for Disbursement of EAC Budget Funding – Mayfly Presentation at We Conserve Event for the Cost of Registration, Travel, Lodging and Meals for Joyce Onsted and Lynn Kelly

Mr. Weimer made a motion second by Ms. Rogan to Approve the Request for Disbursement of EAC Budget Funding – Mayfly Presentation at We Conserve Event for the Cost of Registration, Travel, Lodging and Meals for Joyce Onsted and Lynn Kelly

- **Discussion:** None

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

10. Pocono Mountain Public Library Request for \$150,000.00 Tax Anticipation Loan

Ms. Rogan made a motion second by Mr. Weimer to approve the 150,000.00 Tax Anticipation Loan to the Pocono Mountain Public Library.

- **Discussion:** Ms. Ruiz-Smith asked about the payment and repayment schedule, with Mr. Dixon stating it would be consistent with prior years, the Township issuing advancement increments during December, January, and February and repayment in May, June and July. The necessary documents will be prepared for formal execution at the next Board meeting.
- **Vote:** 4-0-1, motion passes. (Ms. Kelly abstained)

11. Adoption of Resolution 14-2026: Authorizing an Application to The Commonwealth Financing Authority for A Monroe County Local Share Account Grant for the Coolbaugh Campus Safety and Renovation Project - Phase 2 and Authorize Signers

Ms. Ruiz-Smith made a motion second by Mr. Weimer to Adopt Resolution #14-2026 authorizing an application to the Commonwealth Financing Authority for a Monroe County Local Share Account Grant for the Coolbaugh Campus Safety and Renovation Project, Phase 2, and authorizing Meredith Eilber, Business Manager and Erin Masker, Township Secretary as the designated signers.

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

12. Upcoming Zoning Hearing Board Hearings:

- **1109 Fawn Path – Appeal of Zoning Officer Decision**

Mr. Keane stated the owner applied for an accessory structure on an undeveloped lot and the Zoning Officer denied the application because an accessory structure is not permitted on an undeveloped lot. He then submitted that he intended to conduct forestry activities on the property and the distinction between the original application and a potential forestry use. Mr. Keane advised that forestry is a permitted use subject to applicable requirements, including environmental, wetlands, Monroe County Conservation District, and Pennsylvania Department of Environmental Protection requirements. The hearing is scheduled for September 24, 2026. Mr. Keane stated that his department requests that the Solicitor's Office attend and participate in the hearing for purposes of providing guidance and ensuring that the Township's zoning ordinance is properly applied. The Board indicated support for the Solicitor's Office participating in the hearing and providing guidance concerning the applicable ordinance provisions.

- **1107 Bear Track Trail**

The Board discussed the zoning matter concerning 1107 Bear Track Trail. Mr. Keane stated that the property owner previously received a variance from the Zoning Hearing Board for an addition but has since been made aware that the location he was awarded the variance for does not comply with Timber Trails Association requirements. Because the location has changed from the previously approved plans, the property owner must reapply. The Board will not be taking a position or participating in this hearing.

13. Controller's Report

Report was presented by Mr. Dixon; he advised that funding associated with a recycling grant from 2024 had recently been received and would be reflected on the following month's report. Ms. Ruiz-Smith requested that Mr. Dixon stay for the executive session.

14. Current obligations

• General Fund	\$ 168,078.12
• Escrow Fund	\$ 11,134.49
• EMS Tax Fund	\$ 500,000.00
• Sewer Fund	\$ 11,061.99
Total Disbursements	\$ 690,274.60

Ms. Colgan made a motion second by Ms. Ruiz-Smith to authorize paying the current obligations in the amount of \$690,274.60.

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

15. Business Manager Comments and Updates

- Ms. Eilber reported that State Representative Maureen Madden reached out to her today to congratulate the Township on being awarded a State LSA grant in the amount of \$300,000.00 for Building #2. She stated that we have now been awarded \$800,000.00 for the project. A planning meeting is scheduled later in the month to discuss next steps. State Representative Maureen Madden requested a tour of the site and had provided a letter of support for the project.
- Ms. Eilber updated the Board regarding office space for WIC stating the previously considered space remains occupied and is unavailable. A smaller cubicle may be available, with the community room potentially serving as a waiting area. The Board indicated support of pursuing that option.
- Ms. Eilber provided an update regarding a pump at the Wastewater Treatment Plant that had been under warranty review. The manufacturer agreed to cover the equipment under warranty, however, when the manufacturer arrived to install the replacement pump, it was discovered that the electrical wiring had been improperly installed. The electrician is working to correct the wiring. A second nearby pump was also found to have improper wiring. Additional expenses are anticipated to correct the wiring and bring the equipment into proper working condition.
- Ms. Kelly stated she knows we have gone to an online permit system but stated that there was a library patron that was unable to complete the application online and came to the library for assistance. She asked if there is a paper application that can be provided or a checklist so that they know what they will need before trying to apply. Ms. Eilber stated that staff could work in a checklist and stated that when residents have issues applying for the permit, the township staff is able to help them through the process step by step at the kiosk in the foyer.

16. Solicitor Armstrong – Comments and Updates

Solicitor Armstrong had nothing to report, requesting a brief executive session following the meeting for Legal.

17. Board of Supervisors Executive Sessions

- After: Tuesday, September 15, 2026 from 7:42-8:02pm Re: Legal/ Real Estate

18. Adjournment

Ms. Colgan made a motion seconded by Ms. Ruiz-Smith to adjourn the meeting at 7:39pm.

19. Vote: All in favor, motion passes.

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

Next Regular Board Meeting: Tuesday, October 6, 2026 at 6:00pm.

Submitted by _____ Date _____
Erin Masker, Township Secretary

Witnessed by _____ Date _____
William Weimer, Chairman

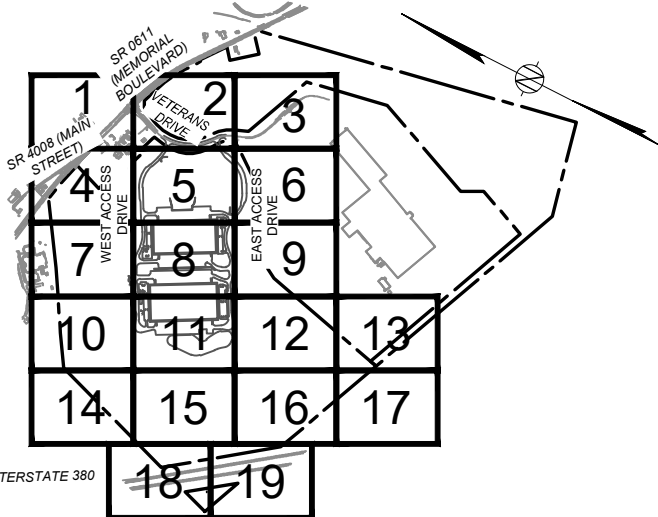
3

THE
PIDCOCK
COMPANY

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

Oxford Drive at Fish Hatchery Road
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608
Telephone: 610-791-2252
Telefax: 610-791-1256
E-mail: info@pidcockcompany.com

PROFESSIONAL SEAL



NOTES:
1. THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING AND RELATED PERMITS. HOWEVER, NOT CONSIDERED ARE PERIPHERAL ISSUES SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO SOIL AND WATER CONTAMINATION, SINKHOLE ACTIVITY AND HISTORICAL AND ARCHAEOLOGICAL ISSUES, OR OTHER SUCH ISSUES AS MAY AFFECT THE MERCHANTABILITY OF THE LAND. THE PIDCOCK COMPANY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS ENGAGED IN THE APPROPRIATE FIELDS OF PRACTICE.

2. THESE DOCUMENTS ARE PROVIDED FOR MUNICIPAL REVIEW ONLY AND ARE NOT TO BE UTILIZED FOR ANY OTHER PURPOSE. THE DOCUMENTS ARE NOT ISSUED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED AS SUCH BELOW.

REFER TO THE GENERAL NOTES ON SHEET 3 OF 116 FOR ALL PLAN NOTES.

CONTRACTOR'S OBLIGATION REGARDING COORDINATION OF DOCUMENTS AND FIELD CONDITIONS
THE CONTRACT DOCUMENTS PRESENT THE DESIGN INTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL PLANS, SPECIFICATIONS, ADDENDA, CONSTRUCTION SKETCHES AND OTHER CONTRACT DOCUMENTS FOR CONSISTENCY. SIMILARLY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW FIELD CONDITIONS, INCLUDING COORDINATION WITH ALL UTILITIES. THE CONTRACTOR SHALL COMPLETE ANY TEST EXCAVATIONS IN ADVANCE OF ORDERING MATERIALS OR OF CONSTRUCTION IN AN AREA OF UTILITY CROSSINGS OR POTENTIAL INVOLVEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING ANY INCONSISTENCIES IN THE DOCUMENTS OR ANY APPARENT CONFLICTS TO THE ATTENTION OF THE ENGINEER BEFORE ORDERING MATERIALS AND BEFORE PROCEEDING WITH CONSTRUCTION IN THE AREA SO THAT THE ENGINEER MAY REVIEW THE CONDITIONS AND RECOMMEND ANY ADJUSTMENTS TO THE DOCUMENTS THAT MAY BE NECESSARY, OR TO RECOMMEND RELOCATION OF A UTILITY OR OTHER REMEDIAL WORK THAT MAY BE REQUIRED.

DATE	DESCRIPTION
6 OCTOBER 21, 2025	REVISED PER TOWNSHIP ENGINEER COMMENTS
5 JULY 22, 2025	REVISED PER TOWNSHIP ENGINEER COMMENTS
4 APRIL 22, 2025	GENERAL REVISIONS
3 APRIL 22, 2025	GENERAL REVISIONS
2 AUGUST 20, 2024	REVISED PER TWP COMMENTS
1 APRIL 5, 2024	GENERAL REVISIONS TO ADDRESS TWP COMMENTS

PRELIMINARY PLAN SUBMISSION

SCALE: 1"=300'
DATE: APRIL 5, 2024
CHECKED BY: BCT, JMM
DRAWN BY: KDH, JGU
CAD FILE: OVERALL-GRAD.dwg
PROJECT NUMBER: 410.2311
GRAPHIC SCALE: 300' 150' 0' 300' 600'



SEE SHEET 2

LANDSTON EQUITIES, LLC

611 INDUSTRIAL DEVELOPMENT

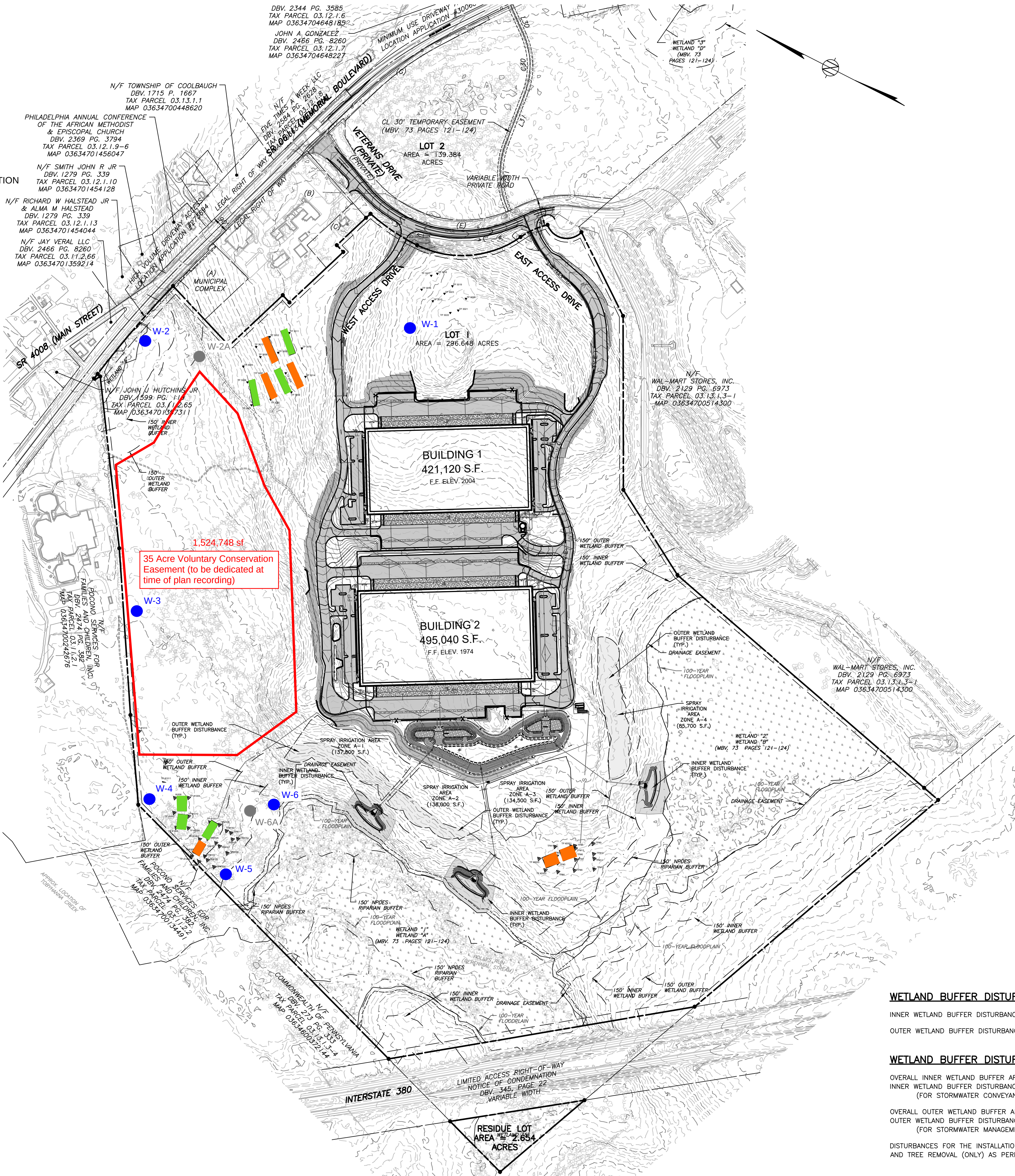
COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

OVERALL GRADING PLAN

FILE NUMBER
S-12374

SHEET NUMBER
32 OF 116

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WETLAND BUFFER DISTURBANCE LEGEND

INNER WETLAND BUFFER DISTURBANCE
OUTER WETLAND BUFFER DISTURBANCE

WETLAND BUFFER DISTURBANCE CALCULATIONS:

OVERALL INNER WETLAND BUFFER AREA: 31.247 ACRES
INNER WETLAND BUFFER DISTURBANCE: 2.90 ACRES (9.28%) < 35%
(FOR STORMWATER CONVEYANCE IMPROVEMENTS)
OVERALL OUTER WETLAND BUFFER AREA: 29.091 ACRES
OUTER WETLAND BUFFER DISTURBANCE: 4.82 ACRES (16.6%) < 20%
(FOR STORMWATER MANAGEMENT IMPROVEMENTS)

DISTURBANCES FOR THE INSTALLATION OF STORMWATER MANAGEMENT FACILITIES AND TREE REMOVAL (ONLY) AS PERMITTED BY THE ORDINANCE.



COOLBAUGH TOWNSHIP Planning Commission

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

08/12/26

RE: Landston Equities / Northampton Farms – Update and Recommendation Regarding Sewage Planning

Dear Board of Supervisors/Solicitor Armstrong:

At its August 11, 2026 meeting, the Coolbaugh Township Planning Commission reviewed an update from the applicant regarding the **Landston Equities/Northampton Farms Land Development Plan**, specifically relating to the revised sewage planning and associated modifications to the previously approved Conditional Land Development Plan.

The applicant reported that additional on-lot sewage testing has been completed and that the proposed primary and replacement sewage disposal areas have successfully passed the required testing. Due to site conditions and the limitations associated with locating all sewage disposal areas in one location, the revised plan utilizes multiple primary sewage bed locations serving the upper and lower buildings, along with designated replacement areas.

The Planning Commission also reviewed the proposed use of monitoring wells associated with the sewage disposal areas and additional monitoring proposed in connection with the stormwater basin. The monitoring is intended to provide ongoing information regarding groundwater conditions, including potential nitrate and chloride impacts.

Based upon the information presented, the Planning Commission **recommends that the Board of Supervisors approve the requested modification to the March 16, 2026 Conditional Land Development Plan, Action No. 7, to reflect the revised building and sewage planning configuration**, subject to the following conditions:

1. **Completion of Sewage Planning:** The applicant shall complete all required sewage planning documentation, including the applicable planning module and all supporting studies, plans and submissions required for the proposed sewage facilities.
2. **Required Agency Approvals:** All required approvals shall be obtained from the appropriate agencies, including, but not limited to, the Pennsylvania Department of Environmental Protection and the Monroe County Conservation District, as applicable.
3. **Final Approval of Sewage Facilities:** Final approval and permitting of all proposed primary and replacement sewage disposal areas shall be obtained prior to construction or use of the facilities.
4. **Monitoring Wells:** The proposed monitoring wells associated with the sewage disposal areas and stormwater facilities shall be installed and maintained in accordance with the final approved plans and any applicable agency requirements.



COOLBAUGH TOWNSHIP Planning Commission

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5. **Groundwater Monitoring:** Groundwater monitoring shall be conducted as required by the final approved plans and applicable permits, including monitoring related to potential nitrate impacts from the sewage disposal facilities and chloride impacts associated with the stormwater basin.
6. **Compliance With Approved Plan:** The upper and lower buildings shall be constructed in the revised locations depicted on the current plan, with the associated sewage facilities constructed in accordance with the final approved sewage design.
7. **Compliance With All Other Conditions:** All other conditions and requirements contained in the March 16, 2026 Conditional Land Development Plan approval that are not specifically modified by this action shall remain in full force and effect.

The Planning Commission's recommendation is based upon the revised plan presented, the successful completion of the sewage testing reported to the Commission, and the applicant's continued obligation to obtain all required Township, County and State approvals.

Respectfully submitted,
Coolbaugh Township Planning Commission

Erin Masker
Township Secretary

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COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

RESOLUTION NO. 15-2026

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

WHEREAS, Pocono Mountain Public Library, Inc. (the "Library") has a need for an advance of the anticipated library tax funds from Coolbaugh Township ("Township"), as a library tax anticipation note, for the beginning of 2027 for certain authorized Library expenses; and

WHEREAS, the Library has requested that the Township loan the Library the amount of \$50,000.00 per month for December 2026, January 2027, and February 2027 for a total sum of \$150,000.00 (the "Loan"), in order to provide sufficient funds to cover the anticipated expenses of the Library for the beginning of 2027; and

WHEREAS, the Township is willing to loan the Library the total sum of \$150,000.00, to be distributed to the Library in three monthly payments of \$50,00.00 beginning in December 2026 and ending in February 2027, provided such total amount is repaid to the Township over a term of three (3) months, beginning on May 1st, 2027, and further provided that the Library agrees to the terms and conditions of the Note and Loan Agreement, specimens of which are attached hereto and made a part hereof; and

WHEREAS, the Township deems it to be in the best interests of the residents of the Township to enter into the Loan with the Library to provide sufficient funds to cover the anticipated Library expenses for early 2027, as set forth herein.

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

FIRST, the Township hereby approves the Loan and directs the Township Business Manager to submit a proposal to the Library for a loan to the Library in the total amount of \$150,000.00, to be distributed to the Library in three monthly payments of \$50,00.00 beginning in December 2026 and ending in February 2027, the proceeds of which will be applied towards authorized Library expenses, said Loan to be subject to the terms and conditions set forth in the Note and Loan Agreement attached hereto and marked as Exhibit "A".

SECOND, the Township is hereby authorized to enter into the Loan by way of the Loan Agreement and in connection therewith, receive the Note (copies of which are attached hereto), pursuant to which the Township will loan to the Library the total sum of \$150,000.00, to be distributed to the Library in three monthly payments of \$50,00.00 beginning in December 2026 and ending in February 2027, said total sum to be repaid to the Township over a three (3) month term.

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

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

SO RESOLVED, this _____ day of _____, 2026.

**COOLBAUGH TOWNSHIP BOARD OF
SUPERVISORS**

William Weimer, Chairman

Alma I. Ruiz-Smith, Vice-Chair

Clare Colgan, Supervisor

Lynn Kelly, Supervisor

Cara Rogan, Supervisor

ATTEST:

Township Secretary

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**RESOLUTION TO APPROVE SUBMISSION OF A MULTIMODAL
TRANSPORTATION FUND GRANT
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
RESOLUTION NO. 16-2026**

Be it RESOLVED, that the Township of Coolbaugh in Monroe County Pennsylvania hereby requests a Multimodal Transportation Fund grant in an amount not to exceed \$3,000,000 from the Pennsylvania Department of Transportation to be used for the Coolbaugh Township Main Street safety and Revitalization Project.

Be it FURTHER RESOLVED, that the Applicant does hereby designate the Chairman of the Board of Supervisors as the official to execute all documents and agreements between the Township of Coolbaugh and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant.

I, Erin Masker duly qualified Secretary of the Township of Coolbaugh in Monroe County Pennsylvania hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Coolbaugh Township Supervisors at a regular meeting held on the 6th day of October 2026 and said Resolution has been recorded in the Minutes of the Township of Coolbaugh and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Coolbaugh this 6th day of October, 2026.

Signature of Applicant

Attest:

Erin Masker, Township Secretary

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Calculation of 2027 Minimum Municipal Obligation for Pocono Mountain Regional Police Pension

1	Normal Cost Percentage	16.9%
2	Administrative Expense Percentage	1.7%
3	Total Percentage (1 + 2)	18.6%
4	Estimated 2026 Total W-2 Payroll	4,316,561
5	Annual Cost (3 x 4)	802,880
6	Amortization Contribution Requirement*	-
7	Financial Requirements (5 + 6)	802,880
8	Member Contributions Anticipated 2026	215,828
9	10% of Negative Unfunded Accrued Liability	71,367
10	Minimum Municipal Obligation (7 - 8 - 9) (Due before 12-31-2027)	515,685

Based upon 01/01/2026 Actuarial Valuation

Based on 2026 Municipal %

Municipal Breakdown - Tobyhanna	30.65%	158,058
Mount Pocono	12.55%	64,719
Tunkhannock	10.91%	56,261
Coolbaugh	37.71%	194,465
Barrett	8.18%	42,183

515,685

Calculation of 2027 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 2027 Total W-2 Payroll	212,833
5	Financial Requirements (3 x 4)	8,513
6	Advance Employer Contribution	-
7	Minimum Municipal Obligation (5 - 6)	8,513
	(Due before 12-31-2027)	

Based on 2025 Municipal %

Municipal Breakdown - Tobyhanna	30.65%	2,609
Mount Pocono	12.55%	1,068
Tunkhannock	10.91%	929
Coolbaugh	37.71%	3,210
Barrett	8.18%	696

8,513

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COOLBAUGH TOWNSHIP Township Treasurer

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

To: Board of Supervisors

From: Patricia Rosendale

Date: October 4th, 2026

Subject: MINIMUM MUNICIPAL OBLIGATION FOR 2027 NON- UNIFORMED PENSION PLAN

1.) Estimated Payroll for Plan Participants (1-1-2025 to 8-31-2026) (9-1-2025 to 12-31-2026)	\$1,215,235.25
2.) Normal Cost Percentage	10.00%
3.) Total Normal Cost (Item #1 x Item #2)	\$ 121,523.53
4.) Estimated Administrative Expense	\$ 2,500.00
5.) Minimum Municipal Obligation (Item #3 + Item #4)	<u>\$ 124,023.53</u>

(Treasurer)

Date Signed -Approved-Certified

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TO: Darren Dixon, Township Controller
ddixon@coolbaughtwp.org

FROM: Donna Post, Client Care
DPost@generalcode.com

CLIENT: Township of Coolbaugh, PA
(CO2303)

RE: Supplement No. 7 Estimate

Dear Darren,

Thank you for the opportunity to provide an estimate for your current supplementation project. This estimate is provided under the ICC Code Solutions brand. The services described herein will be performed by General Code, LLC, which will also issue invoices and administer the project. Please review the information below.

Source Files:

We have reviewed 2 pieces of legislation for an update to the Township Code.

For a detailed listing of the included legislation, refer to the Appendix at the end of this estimate.

Supplementation:

General Code, LLC will codify and supplement the legislation listed above which includes but is not limited to:

- Analysis of the new legislation and proper placement in the code
- Removal of repealed or superseded provisions
- Updates to the Officials Page, Table of Contents, Disposition List, Appendixes, Index, Histories, Tables, Charts, and other items as necessary
- Review of statutory citations regarding the new legislation
- Any conflicts, inconsistencies, issues or questions identified at this point will be brought to the attention of the municipality for resolution prior to publication
- Insertion of cross reference and editor's notes, as appropriate
- Creation of instruction page for removing and inserting revised code pages
- Printing of up to 6 sets of supplemental pages
- Update to eCode360

Price:

Between \$690.00 and \$835.00, which includes shipping and handling.

The final invoice will follow completion of the supplement.

- Any missing legislation received may result in additional costs.
- Any newly adopted legislation received after authorization for this supplement will be held until the next supplement, unless otherwise noted.

Payment Terms:

Available upon request

Estimate

Authorization:

To authorize the supplement as outlined above, please use the PROCEED NOW button in the original email containing this estimate

OR

Sign this ESTIMATE and EMAIL to (ezsupp@generalcode.com).

Signature _____ Date _____

This order is subject to ICC Code Solutions' Codification Terms and Conditions, which are available at <https://www.ICCcodesolutions.org/terms-and-conditions-documents/>.

Appendix

Legislation to be included in the code

Legislation Name	Adoption Date
Ordinance No. 161-2025	11/18/2025
Ordinance No. 162-2025	02/03/2026

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5144 Hummingbird Drive, Pocono Summit PA, 18346

September 23, 2026

Mr. William Weimer
Chairman
Coolbaugh Township Board of Supervisors
5520 Municipal Dr.
Tobyhanna, PA 18466

RE: Stillwater Lakes Civic Association, Inc. – LSA Grant Submission, Pocono Economic Development Corporation

Dear Mr. Weimer and Fellow Supervisors:

I am corresponding on behalf of the Stillwater Lakes Civic Association, Inc. situated in Coolbaugh Township. We are preparing the application for an LSA Grant for funding to replace the Scotch Pine Dr. roadway bridge (101 Scotch Pine Dr./ 101 Hemlock). It is required that we have a Township letter of support for the grant application and submission.

It is estimated that the Grant request will be for \$650,000 - \$867,000 and consist of engineering and construction of a temporary bridge followed by permanent bridge construction over the outfall from Summit Lake.

The Grant funds will focus on the replacement of the primary bridge to “back lake” owners in the Sunset Lake area. As the sole access to that area, this bridge, if compromised, would effectively cut off ingress and egress to our “back lake” residents.

This bridge has been inspected by an Engineer and the current condition of the bridge is beyond permanent repair.

Therefore, we would certainly appreciate your support of the Association’s endeavors to incorporate future replacement of the bridge for the reasons noted above.

Thank you.

Sincerely,

James H. Ott

Community Manager
Stillwater lakes Civic Association, Inc.

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NOTICE

Coolbaugh Township Leaf Collection

**BURNING LEAVES IS PROHIBITED IN COOLBAUGH TOWNSHIP
BY LOCAL AND COUNTY REGULATIONS
2026 Leaf Collection Schedule**

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

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

Pickup dates:

(May be adjusted in the event of adverse weather)

- | | |
|-------------|---|
| Oct. 12-16: | Tobyhanna Village and surrounding areas
not in private developments |
| Oct. 19-23: | Pocono Farms
* Residents on cul-de-sacs must deposit leaves on
nearest township road or at the compost facility
noted below. |
| Oct. 26-30: | Pocono Farms East
* Residents on cul-de-sacs must deposit leaves on nearest
township road or at the compost facility noted below. |
| Nov 2-6: | Pickup at one location specified by the
Community Associates in private Developments |
| Nov. 9-13: | Pocono Summit
(No pickup on Nov. 11 th due to the holiday) |
| Nov. 16-20: | Miscellaneous clean up |

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

No Tree Stumps.

Coolbaugh Township Board of Supervisors

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

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TO: Coolbaugh Township Board of Supervisors
FROM: Erin Masker, Township Secretary/Administrative Assistant
DATE: October 6, 2026
SUBJECT: **Coolbaugh Township Trick or Treat Advertisement**

Coolbaugh Township Board of Supervisors announced that Trick or Treat in Coolbaugh Township will be held on Saturday, October 31, 2026 from 5:00pm-8:00pm.

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COOLBAUGH TOWNSHIP Board of Supervisors

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

PROCLAMATION COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

BE IT PROCLAIMED;

WHEREAS, October is nationally recognize as Domestic Violence Awareness Month; and,

WHEREAS, Safe Monroe in Monroe County, Pennsylvania continues to provide ongoing services, including, but not limited to, emergency shelter, counseling, support groups for adults and children, legal advocacy, a crisis hotline, education and training for the Monroe County community; and,

WHEREAS, this year Safe Monroe will focus on the Coolbaugh Township area in their efforts to help and educate local residents in need of services;

NOW, THEREFORE: We, the Coolbaugh Township Board of Supervisors, do hereby proclaim our support for Safe Monroe of Monroe County in recognizing October as Domestic Violence Awareness Month both nationally and locally in the Coolbaugh Region with their annual "Candlelight Celebration" on October 22nd, 2026 at 5:30 p.m. at the Courthouse Square, Stroudsburg, Pennsylvania.

IN WITNESS WHEREOF: We have hereunto set our hands and caused this Seal of Coolbaugh Township to be affixed hereto this 1st day of October in the year 2024.

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

William Weimer, Chairman

Alma I. Ruiz-Smith, Vice-Chair

Clare Colgan, Supervisor

Lynn Kelly, Supervisor

Cara Rogan, Supervisor

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<u>2026 Donations</u>	<u>Budget</u>	<u>Pay this Amount</u>	<u>Account</u>	
VFW 3348	\$ 3,000.00	\$ 3,000.00	01.457.500	
VFW 509	\$ 5,000.00	\$ 5,000.00	01.457.500	
Tobyhanna Little League	\$ 10,000.00	\$ 10,000.00	01.458.555	Paid
AWSOM	\$ 1,000.00	\$ 1,000.00	01.458.555	
Monroe County Waste Authority	\$ 2,000.00	\$ 2,000.00	01.461.560	
Tobyhanna Conservation Club	\$ 3,500.00	\$ 3,500.00	01.461.543	
Coolbaugh Twp Historical Assoc.	\$ 5,000.00	\$ 5,000.00	01.453.503	
Pocono Rail Historical Society	\$ 4,000.00	\$ 5,000.00	01.453.502	
Pocono Mountain Volunteer Fire Company	\$ 5,000.00	\$ 5,000.00	01.411.458	
Pocono Summit Volunteer Fire Company	\$ 15,000.00	\$ 10,000.00	01.411.452	Hold \$5,000 for recruitment/retention
Gouldsboro Volunteer Fire Company	\$ 15,000.00	\$ 10,000.00	01.411.454	Hold \$5,000 for recruitment/retention
Thornhurst Volunteer Fire Company	\$ 15,000.00	\$ 10,000.00	01.411.453	Hold \$5,000 for recruitment/retention
Coolbaugh Twp Volunteer Fire Co	\$ 165,000.00	\$ 165,000.00	01.411.451	Paid
Pocono Mountain Regional EMS	\$ 100,000.00	\$ 100,000.00	01.412.500	Paid
	\$ 348,500.00	\$ 334,500.00		

September 1 2026

Coolbaugh Twp B.O.S.

Please consider this our request for your generous yearly donation of \$5000.00 in support of the Tobyhanna train station. Your donation continues to assist in the operation of the historic 1908 train station. We continue to operate on weekends and special occasions such as Halloween and Christmas and excursion. Often in conjunction with the township historical association.

Thank you
Joe Oboyle
on behalf of the
Pocono rail historical society inc.



POCONO MEMORIAL B. GREGORY KRUMMEL
VFW Post 3448
119 VFW Drive,
Tobyhanna, PA 18466

Sept. 23, 2026

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

Re: Donation Request for a Point-of-Sale System at VFW Post 3448 Hall of Heroes

Dear Members of the Coolbaugh Township Board of Supervisors:

On behalf of B. Gregory Krummell VFW Post 3448, I respectfully request a donation from Coolbaugh Township to assist with the purchase and installation of a new point-of-sale system for the Hall of Heroes. The facility currently does not have a point-of-sale system, and this equipment would provide a reliable, organized way to process transactions and maintain accurate records.

A modern system would help streamline service during events and daily operations, improve accountability, simplify reporting, and reduce the burden of manual recordkeeping. It would also help our volunteers serve guests more efficiently while supporting responsible financial management at the Hall of Heroes.

Support from Coolbaugh Township would make a meaningful difference in our ability to complete this important improvement. We would be grateful for a contribution in any amount toward the purchase and installation costs.

Thank you for considering this request and for your continued support of local veterans and community organizations. We appreciate the opportunity to partner with Coolbaugh Township on an improvement that will strengthen the Hall of Heroes and its operations.

Sincerely,

Gregory Schultz
Commander
570-894-9043

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**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
OCTOBER 06,2026**

DATE	CK #	DESCRIPTION	AMOUNT
9/15/2026		Payroll	\$ 53,000.00
10/6/2026		General Fund	\$ 591,662.73
10/6/2026		Total General Fund	\$ 644,662.73
10/6/2026		Escrow Fund	\$ 5,536.63
10/6/2026		Total Escrow Fund	\$ 5,536.63
10/6/2026		Sewer Fund	\$ 23,131.33
10/6/2026		Total Sewer Fund	\$ 23,131.33
10/6/2026		TOTAL DISBURSEMENTS	\$ 673,330.69

CASH TRIAL BALANCE AS OF OCTOBER 06,2026

General Fund Checking	\$ 10,057,221.96
American Rescue Plan	1,626,250.68
Payroll Checking	208.86
Rainy Day Fund Savings	1,057,153.49
Total General Fund	\$ 12,740,834.99
Fire Tax/Coolbaugh Twp VFD	689,763.92
Fire Tax- Volunteer Fire Departments	51,519.30
Fire Tax- Coolbaugh Fire Building Fund	1,045,479.63
Total Fire Fund	\$ 1,786,762.85
EMS	31,408.61
Total EMS Fund	\$ 31,408.61
Sewer Fund Checking	6,784.95
Sewer PennVest Checking	5,221.24
Total Sewer Fund	\$ 12,006.19
Capital Projects Fund Checking	17,407.92
Total Capital Projects Fund	\$ 17,407.92
Emerg. Services Fund Money Market	212,809.63
Emerg. Services Fund Checking	22,088.55
Total Emergency Services Fund	\$ 234,898.18
Liquid Fuels Fund Checking	617,318.16
Total Liquid Fuels Fund	\$ 617,318.16
Escrow Fund Checking	668,835.85
Escrow Fund Clarius Checking	63,599.36
Total Escrow Fund	\$ 732,435.21
TOTAL ALL FUNDS	\$ 16,173,072.11

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

Check#	Vendor	Description	Payment	Check Total
13501	560 - ALLSTATE SEPTIC SYSTEM,LLP	PO 29413 MUNICIPAL PARK	1,000.00	1,000.00
13502	1258 - AM TRUST FINANCIAL SERVICES INC.	PO 29373 WORKERS COMP	13,152.00	13,152.00
13503	1330 - AMAZON CAPITAL SERVICES	PO 29344 CHAINSAW CHAIN	40.70	
		PO 29349 SUPPLIES	4.40	
		PO 29392 A/C MEETING ROOM	39.24	84.34
13504	1039 - AMERICAN UNITED LIFE INS. CO.	PO 29400 LIFE INS/DISABILITY INS	1,420.78	1,420.78
13505	1483 - AUTO PARTS OF MT POCONO	PO 29324 WOOD CHIPPER/GRAVELY	35.79	
		PO 29325 GROMMET FOR LIGHTS	15.52	
		PO 29326 GRAVELY CHIPPER	44.88	
		PO 29356 LOADERS	24.40	
		PO 29357 GRAVELY CHIPPER	11.50	
		PO 29364 BACKHOE/SHOULDER MOWER	24.40	
		PO 29365 WASHER FLUID	38.94	
		PO 29376 PERMIT HOLDER	24.40	219.83
13506	1483 - AUTO PARTS OF MT POCONO	PO 29385 LEAF TK/INT'L HOOK LIFT	250.35	
		PO 29415 SIGN TRUCK	292.88	
		PO 29419 DIESEL OIL	167.96	711.19
13507	33 - BROWN & BROWN INSURANCE SERVICES	PO 29336 WORKERS COMP	13,152.00	13,152.00
13508	1567 - CANON FINANCIAL SERVICES, INC.	PO 29380 SCANNER	214.50	214.50
13509	1240 - CINTAS CORPORATION	PO 29319 UNIFORMS	43.77	
		PO 29320 SHOP TOWELS/UNIFORMS	95.26	
		PO 29341 MATS/UNIFORMS	506.73	
		PO 29342 UNIFORMS	41.77	
		PO 29378 UNIFORMS	43.77	
		PO 29379 SHOP TOWELS/UNIFORMS	95.26	
		PO 29403 UNIFORMS	43.77	870.33
13510	1240 - CINTAS CORPORATION	PO 29404 SHOP TOWELS/UNIFORMS	95.26	95.26
13511	1248 - CLASSIC QUALITY HOMES	PO 29401 03.9B.2.81 2222 OVER-LOOK DR`	379.50	
		PO 29402 6378 CHEROKEE TRAIL	379.50	759.00
13512	1372 - COMMONWEALTH SIGNS LLC	PO 29327 CROSS TRAFFIC	72.00	72.00
13513	257 - COOLBAUGH FIREMEN'S RELIEF ASSOC	PO 29353 FIRE RELIEF	145,675.14	145,675.14
13514	190 - COOLBAUGH SEWER FUND	PO 29420 OCT EDU'S	420.00	420.00
13515	1312 - CREATIVE WORKS SYSTEM	PO 29355 MAINT.& SUPPORT WEBSITE	450.00	450.00
13516	52 - DALEVILLE ACE HARDWARE	PO 29343 SUPPLIES	68.97	
		PO 29386 SUPPLIES FOR COMPLEX	111.93	
		PO 29388 SUPPLIES	13.99	
		PO 29389 SUPPLIES	99.53	
		PO 29395 STARTER ROPE FOR LEAF BLOWER	3.25	
		PO 29416 ANTIFREEZE	168.00	465.67
13517	48 - H. CLARK CONNOR	PO 29418 ZHB	2,135.00	2,135.00
13518	54 - H.A. BERKHEIMER, INC.	PO 29348 JULY LST	67.22	67.22
13519	535 - HANOVER ENGINEERING ASSOC., INC.	PO 29354 SEO	9,673.28	
		PO 29387 ACT 537	307.50	9,980.78
13520	1192 - HIGHMARK BLUE SHIELD	PO 29338 OCTOBER	51,234.44	51,234.44
13521	1140 - HOURIGAN KLUGER & QUINN	PO 29340 ADMIN	2,793.00	2,793.00
13522	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 29414 PMCC WH/LANDSTON/BRAKE RETARDERS/ACT 537	7,701.00	7,701.00
13523	616 - KIMBALL MIDWEST	PO 29393 SHOP SUPPLIES	404.06	404.06
13524	302 - MONROE COUNTY TREASURERS OFFICE	PO 29334 TAX FORMS	6,432.37	6,432.37
13525	1522 - NAGLE ELEVATOR INSPECTION	PO 29359 ELEVATOR	490.00	490.00
13526	1523 - NUSO, LLC	PO 29417 PHONES	164.26	164.26
13527	81 - P P & L	PO 29367 88900-24001 GARAGE	38.23	
		PO 29368 36034-04005 ECHO LAKE	47.93	
		PO 29370 54691-27003 LAUREL DR DPW	567.92	
		PO 29372 89343-21023 SCHOOL SPEED LIMIT	27.43	
		PO 29382 89631-95000 TEGAWITHA RD	3.55	
		PO 29383 43281-27004 MUNICIPAL CENTER	2,275.94	
		PO 29384 64488-49005 rte611	139.08	
		PO 29390 39910-23005	66.51	3,166.59
13528	81 - P P & L	PO 29407 07251-41006 RESTROOMS	187.74	
		PO 29408 51540-24008 196 KNOLLWOOD	31.12	
		PO 29409 88094-98000 SUMMIT ST	48.15	
		PO 29410 98496-55008 7 KINGS WAY	53.72	320.73
13529	1106 - PA STATE ASSOC. OF BOROUGHES	PO 29363 WEBINAR ZONING	80.00	80.00
13530	1602 - PENN STRATEGIES	PO 29347 GRANT WRITING SEPT	4,000.00	4,000.00
13531	86 - PENNSYLVANIA AMERICAN WATER CO	PO 29374 FIRE HYDRANTS/MUNICIPAL CENTER/GARAGE	2,988.65	2,988.65
13532	143 - POCONO LAKE SUPPLY CO.	PO 29377 CHAINS FOR CHAIN SAW	243.50	243.50
13533	94 - POCONO MOUNTAIN REGIONAL EMS	PO 29332 OCT	10,000.00	10,000.00
13534	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 29333 OCTOBER	288,874.05	288,874.05

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

Check#	Vendor	Description	Payment	Check Total
13535	206 - PSATS	PO 29411 REGIONAL FORUM	125.00	125.00
13536	1644 - PURE WATER SYSTEMS	PO 29396 SERVICE OF WATER DPW	229.48	
		PO 29397 SERVICE WATER DPW	201.20	
		PO 29398 SERVICE OF WATER DPW	150.00	580.68
13537	1630 - PYE-BARKER FIRE & SAFETY	PO 29406 HISTORICAL -ALARM	465.96	465.96
13538	1343 - RICHARD SULLIVAN	PO 29337 INS.	350.00	350.00
13539	104 - S & H SUPPLY CO., INC.	PO 29323 REPAIR FOOD PANTRY	54.20	54.20
13540	105 - S & S TOOLS & SUPPLIES	PO 29375 GLOVES	389.35	389.35
13541	1640 - SARGENT'S COURT REPORTING SERV.,INC	PO 29381 ZONING HEARING BOARD	200.00	200.00
13542	1046 - SCOTT'S SIGNS PRINTING	PO 29335 NAME PLATE	35.00	35.00
13543	110 - SHERWOOD FREIGHTLINER,& WESTERN STAR INC	PO 29394 BATTERY FOR TRUCK#7	919.98	919.98
13544	286 - SUBURBAN PROPANE	PO 29321 FUEL	1,956.41	
		PO 29346 FUEL	7,570.52	
		PO 29399 DIESEL FUEL	2,643.71	12,170.64
13545	738 - TEAMSTERS LOCAL 773	PO 29362 SEPTEMBER	845.00	845.00
13546	31 - TK ELEVATOR CORPORATION	PO 29421 OCT ELEVATOR MAINT	430.21	430.21
13547	1420 - TOPP BUSINESS SOLUTIONS	PO 29405 PRINTERS	183.19	183.19
13548	1548 - TRAISR,LLC	PO 29358 SAAS- AUGUST	1,000.00	1,000.00
13549	892 - VERIZON WIRELESS	PO 29391 PHONES	1,189.95	1,189.95
13550	1660 - WALT DE TREUX	PO 29366 UNION ABITRATION 2026-0083	2,885.88	2,885.88
TOTAL				591,662.73

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	591,662.73
01.230.650	UNION DUES			845.00	
01.361.000	GENERAL GOVERNMENT			759.00	
01.400.000	GENERAL GOV'T	14,759.41			
01.403.000	TAX COLLECTION	6,499.59			
01.404.000	LAW	13,055.88			
01.409.000	BUILDING & PLANTS	6,270.52			
01.410.000	POLICE	288,874.05			
01.411.000	FIRE	148,481.14			
01.412.000	AMBULANCE / RESCUE	10,000.00			
01.413.000	SEO / BUILDING CODE	9,980.78			
01.414.000	ZONING OFFICE	1,080.00			
01.418.000	ZONING HEARING BOARD	2,335.00			
01.419.000	PLANNING COMMISSION	359.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	12,673.65			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	489.49			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	2,501.81			
01.453.000	SPECTATOR RECREATION	465.96			
01.454.000	PARKS	1,355.74			
01.486.000	INSURANCE	26,304.00			
01.487.000	EMPLOYEE BENEFITS	44,572.71			
TOTALS FOR	GENERAL FUND	590,058.73	0.00	1,604.00	591,662.73

Total to be paid from Fund 01 GENERAL FUND

591,662.73

591,662.73

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description	Payment	Check Total
1426	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 29414 PMCC WH/LANDSTON/BRAKE RETARDERS/ACT 537	5,536.63	5,536.63
	TOTAL			5,536.63

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	5,536.63
85.250.326	FINISH LINE AUTO BODY			144.00	
85.250.328	TOBYHANNA DEVELOPMENT - 1545 PROSPECT ST			2,510.25	
85.250.458	LANDSTON EQUITIES LLC			144.00	
85.250.593	TOWNSHEND INDUSTRIAL ASSET, LLC			2,702.38	
85.250.595	COOLBAUGH SOUTH OWNER LLC			36.00	
TOTALS FOR	ESCROW	0.00	0.00	5,536.63	5,536.63

Total to be paid from Fund 85 ESCROW

5,536.63
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5,536.63

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3685	228 - ATC GROUP SERVICES, LLC DEPOSITORY	PO 29360 MISC/WWTP	11,841.27	11,841.27
3686	1251 - ENVIRONMENTAL SERV. CORP.	PO 29345 SLUDGE HAULING 9/15	574.00	
		PO 29350 PUMP #2 WWTP REPAIR	670.00	
		PO 29351 SLUDGE HAULING 9/2-9/4	1,297.24	
		PO 29352 9/2/2026 PIPE FITTINGS	742.64	
		PO 29412 9/25 SLUDGE HAULING	723.24	4,007.12
3687	699 - MAIN POOL & CHEMICAL CO	PO 29322 ALUMINUM SULFATE	1,317.00	1,317.00
3688	876 - Microbac Laboratories, Inc.	PO 29328 TESTING	248.31	
		PO 29329 TESTING 8/21	248.31	
		PO 29330 08/20 TESTING	248.31	
		PO 29331 08/18 TESTING	248.31	993.24
3689	81 - P P & L	PO 29369 26491-26001 WWTP	4,520.69	
		PO 29371 04090-21003 PUMP STA	151.07	4,671.76
3690	1265 - SCHAEGLER YESCO	PO 29361 FILTER ROOM	180.94	180.94
3691	439 - YOUNG & HAROS, LLC	PO 29339 WALMART	120.00	120.00
TOTAL				23,131.33

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	23,131.33
08.429.200	SUPPLIES	1,317.00			
08.429.313	ENGINEERING SERVICES	11,841.27			
08.429.314	PROFESSIONAL FEE SOLICITOR	120.00			
08.429.361	ELECTRIC	4,671.76			
08.429.374	MAINT/REPAIR EQUIPMENT	180.94			
08.429.375	MAINT/REPAIR COLLECTION SYSTEM	1,412.64			
08.429.451	OUTSIDE LAB TESTING	993.24			
08.429.452	SLUDGE HAULING	2,594.48			
TOTALS FOR	SEWER FUND	23,131.33	0.00	0.00	23,131.33

Total to be paid from Fund 08 SEWER FUND

23,131.33

23,131.33