



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

Tuesday, February 3, 2026, 6PM

****Award Presentation to Officer Daniel Campagna****

1. Public Hearing on Proposed Ordinance Amending Section 316-9.F of the Code of Ordinances of Coolbaugh Township by Establishing a Practice Wherein the Flat Rate Charges for Sewer Service from the Coolbaugh Township Sewer System Shall be set by Resolution by the Board of Supervisors
2. Public Comment

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LEGAL NOTICE

Notice is hereby given that the Coolbaugh Township Board of Supervisors will hold a public hearing on February 3, 2026 at 6:00 p.m. at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, PA 18466, to receive public comment and to consider and possibly adopt an ordinance, of which this notice is a summary, amending Section 316-9.F of the Code of Ordinances of Coolbaugh Township, by establishing a practice wherein the flat rate charges for sewer service from the Coolbaugh Township Sewer System shall be set by resolution. The title of the proposed ordinance is as follows:

**AN ORDINANCE AMENDING SECTION 316-9.F OF THE CODE OF
ORDINANCES OF COOLBAUGH TOWNSHIP BY ESTABLISHING A
PRACTICE WHEREIN THE FLAT RATE CHARGES FOR SEWER
SERVICE FROM THE COOLBAUGH TOWNSHIP SEWER SYSTEM
SHALL BE SET BY RESOLUTION BY THE BOARD OF SUPERVISORS.**

A copy of the full text of the above-referenced ordinance is available for review at the Township offices, 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. The Coolbaugh Township Board of Supervisors' regularly scheduled public meeting will immediately follow the public hearing at the above-referenced location.

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

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

ORDINANCE NO. 01-2026

**AN ORDINANCE AMENDING SECTION 316-9.F OF THE CODE OF
ORDINANCES OF COOLBAUGH TOWNSHIP BY ESTABLISHING A
PRACTICE WHEREIN THE FLAT RATE CHARGES FOR SEWER
SERVICE FROM THE COOLBAUGH TOWNSHIP SEWER SYSTEM
SHALL BE SET BY RESOLUTION BY THE BOARD OF SUPERVISORS.**

WHEREAS, the flat rate charges for sewer service from the Coolbaugh Township Sewer System are set forth in Section 316-9.F of the Code of Ordinances of Coolbaugh Township, and Section 316-9.F(2) allows for such flat rate charges to be amended by resolution of the Board of Supervisors from time to time; and

WHEREAS, the Coolbaugh Township Board of Supervisors wishes to clarify Section 316-9.F and the practice of establishing the flat rate charges for sewer service from the Coolbaugh Township Sewer System by resolution of the Board of Supervisors; and

WHEREAS, the Coolbaugh Township Board of Supervisors hereby amends Section 316-9.F of the Code of Ordinances of Coolbaugh Township as set forth herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 316, Sewers and Sewage Disposal, of the Coolbaugh Township Code of Ordinances is hereby amended at Section 316-9.F to read as set forth herein.

ARTICLE I.

Chapter 316, Sewers and Sewage Disposal, of the Coolbaugh Township Code of Ordinances is hereby amended by amending Section 316-9.F to read as follows:

F. Flat rate charges.

(1) The monthly flat rate user charges payable per equivalent dwelling unit shall be as follows:

- a. Residential/nonprofit user charges per month shall be established by resolution of the Board of Supervisors from time to time.
- b. Commercial establishment/multifamily dwelling user charges per month shall be established by resolution of the Board of Supervisors from time to time.
- c. Industrial (including significant users) user charges per month shall be established by resolution of the Board of Supervisors from time to time.

- (2) The monthly flat rate user charges payable per equivalent dwelling unit for sewer service from the Coolbaugh Township Sewer System shall be established from time to time by resolution of the Board of Supervisors.

ARTICLE II. SEVERABILITY.

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

ARTICLE III. REPEALER.

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

ARTICLE IV. EFFECTIVE DATE.

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

DULY ENACTED AND ORDAINED this _____ day of _____ 202____, 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: _____
Alma I. Ruiz-Smith, Vice-Chairman

By: _____
Lynn Kelly, Supervisor

By: _____
Clare Colgan, Supervisor

ATTEST:
By: _____
Cara Rogan, Supervisor

Erin Masker, Township Secretary

[TOWNSHIP SEAL]



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COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

Work Session Agenda

February 3, 2026, 6:00PM

****CANCELED****

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

February 3, 2026

Roll Call

BOARD OF SUPERVISORS

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

****Award Presentation to Officer Daniel Campagna****

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

1. Public Input

2. Approval of minutes / notes:
 - January 20, 2026- Regular Meeting Minutes

3. Adoption of Ordinance #01- 2026: An Ordinance Amending Section 316-9.F of the Code of Ordinances of Coolbaugh Township by Establishing a Practice Wherein the Flat Rate Charges for Sewer Service from the Coolbaugh Township Sewer System Shall be set by Resolution by the Board of Supervisors

4. Adoption of Resolution #04-2026 : Adoption of Township Fee Schedule

5. Planning Commission Recommendation of Conditional Preliminary Plan Approval for Northampton Farms Major Subdivision Plan

6. Planning Commission Recommendation of Conditional Preliminary Plan Approval for the Landston Equities Land Development Plan



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7. Minor Subdivision Joining of Lots 19-23 and Lots 44-47, Section K, Pocono Summit Lakes Community, Property Owner(s): Adam Klejzerowicz and Teresa Dobrzyn (Gramercy Park)

8. Parks and Recreation Recommendation of TAA Field Usage as Requested

9. Authorize Release of PA American Bond relating to the Construction of the Facility on Route 196, Tobyhanna

10. Current obligations

• General Fund	\$ 520,500.14
• EMS Tax Fund	\$ 50,000.00
• Escrow Fund	\$ 590.91
• Sewer Fund	<u>\$ 13,018.42</u>
Total Disbursements	\$ 584,109.47

11. Business Manager Comments/Updates

12. Solicitor Armstrong Comments/Updates

13. Board of Supervisors Executive Sessions

14. Adjournment

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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
January 20, 2026**

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, Alma I. Ruiz- Smith, Clare Colgan, Lynn Kelly

Board Members Absent:

Cara Rogan

Staff Present

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

Staff Absent:

None

America 250 Keystone unveiling

The meeting opened with the unveiling of the America 250 Coolbaugh Township Keystone.

- Each municipality was tasked with selecting an artist to create a keystone representing the community. The Board selected the Pocono Mountain Public Library Director, Ann Shincovich, as the artist for Coolbaugh's keystone. A. Shincovich explained the design focuses on the historic ice harvest, using photos from the local historical association's Facebook page and one photo she took herself around 2008–2009. The keystone was previously displayed at the courthouse in Stroudsburg for the official America 250 kickoff event and a protective "graffiti coat" was applied so any defacement could be cleaned with solvents and recoated. It may be displayed at the ice harvest museum/event on January 31; the exact location is still being decided. Board members and attendees thanked her and complimented her work.

2. Discussion on Act 537 Plan

Representatives from Atlas Engineering , Act 537 project engineers including Uzair Ahmadi, John Devine, Richard Kresge, and Jacob Lanuza presented on the Act 537 special study for Coolbaugh Township. The study maps all parcels, sewer systems, soil suitability, basins, wells, and related features across the township. He stated that Coolbaugh Township has a mix of: On-lot systems, individual septic systems at single homes, community on-lot systems- multiple properties tied into a shared system and public sewer- areas tied into a centralized treatment plant. Because population is clustered by HOA boundaries, the township was divided into 13 special study areas. For each study area, the report includes HOA/development type, collection method, whether it is public sewer, on-lot, or community system and any known failure descriptions. The goal of the study is to identify where sewage systems are failing or at high risk and prioritize where to investigate and potentially intervene. He stated that the study creates a data "overlay" of current infrastructure, failures, and potential future growth, especially around the village areas and commercial corridors (e.g., Walmart connection needs and village infill). The next phase is to select one

or more priority study areas for detailed field surveys of on-lot systems. He stated that the township-wide Act 537 plan must consider all sewage in the township, not just the central wastewater treatment plant which includes centralized plants (with their own Act 537 amendments), community on-lot systems and individual on-lot septic systems on private properties.

- **Discussion:** Ms. Ruiz-Smith expressed concerns that all individual on-lot systems are part of the township's Act 537 responsibilities, not only the potential treatment plant upgrades. He stated that the township is not financially responsible for fixing individual systems, however the township is responsible for identifying failing systems and compelling repair or replacement, and for planning how sewer needs will be addressed. For clusters of failing on-lot systems, options include creating community on-lot systems (e.g., community sand mounds) with an association of users funding the system, or possibly extending or connecting to public sewer, especially where central infrastructure exists or is planned. Discussion continued regarding the cost of this project, surveys/ residential visits and the manpower that it will take in order to complete these tasks. It was advised that the SEO, Hanover Engineering will head up this portion of the project with the support of ATLAS. The next steps are for the Board to review the Act 537 study presented and then select the priority study areas to focus on the higher-risk or known-problem communities.

Work Session adjourned at 6:38pm.

Coolbaugh Township Board of Supervisors
Regular Meeting Minutes
January 20, 2026, 6:38pm

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

Board Members Present:

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

Board Members Absent:

Cara Rogan

Staff Present:

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

Staff Absent:

None

Announcements

Mr. Weimer announced the following:

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

1. Public input

Nothing was heard

2. Approval of minutes / notes:

- January 5, 2026-Re-Organizational/Regular Meeting Minutes

Ms. Ruiz-Smith made a motion second by Ms. Colgan to approve the January 5, 2026 meeting minutes as presented.

3. Monthly Reports

- **Pocono Mountain Regional Police Report**- Presented by Mr. Weimer; Ms. Ruiz- Smith asked if there have been any conversations with the other municipal representatives on the commission about a ceiling for the amount that everyone is willing to spend for the police services provided. Mr. Weimer stated that there are some new representatives on the commission and there will be conversations, but they have not happened yet. He reviewed the stats of the officers that are on staff and how many the department is still short to be at full staff. He stated that we have to be mindful of the services that are provided as many forces do not have a SWAT team and K9 unit. Discussion continued and Mr. Weimer will provide an update when it is available.
- **Pocono Mountain Regional EMS Report**- Presented by A. Schrader; he stated that they anticipate groundbreaking to occur soon but is dependent on the weather.
- **Coolbaugh Township Volunteer Fire Company**- Presented by Mr. Keane; he stated that his department would like to revise the ordinance relating to alarm violations, currently states that a

police report must accompany the violation to file with the court. They would like it to state that a police report or a zoning officer notice of violation must be provided. He stated that the fire company and the zoning office would work together on this process, noting that there were over 170 alarm calls last year. They are hoping that the violation/court notice will encourage residents to resolve the issues.

- **Gouldsboro Volunteer Fire Company**- Presented by K. Schmidt
- **Pocono Summit Volunteer Fire Company**- Presented by Mr. Weimer
- **Thornhurst Volunteer Fire and Rescue**- Presented by D. Serfass; he expressed his appreciation for the Coolbaugh Township VFC and mutual aid responders for their assistance at the fatal fire on New Year's Eve.
- **Pocono Mountain Public Library**- No report provided

Codes, Zoning and STR Report- Presented by Mr. Keane; reviewing the previously discussed request relating to the alarm ordinance and Solicitor Armstrong stated that he will work on the ordinance to allow codes and zoning staff to issue violations based on monthly fire department reports of automatic dispatch alarms wording with Mr. Keane for the Board to consider. He also stated that there is a ZHB hearing this Thursday for the property located at 107 Cardinal Lane, 107 Cardinal Lane, where the owner is requesting a dimensional variance for the residential structure. The property is in Locust Lake Village, stating that there are two fronts as it is a corner lot; it meets the 25' setback on the one side but the other side measures 13.4'. He stated that it is a dead-end street and does not impact the site distance to the main roadway. The Board is not inclined to oppose the request or participate in the hearing.

4. Planning Commission Recommendation of Approval of the Lot Line Adjustment for the Lands of Melissa S. Leonard and Dominick Proscia (1502 Coolbaugh Road, Gouldsboro)

Ms. Ruiz-Smith made a motion second by Mr. Weimer to Approve the Lot Line Adjustment for the Lands of Melissa S. Leonard and Dominick Proscia (1502 Coolbaugh Road, Gouldsboro)

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

5. Authorize Release of Donation for the Tobyhanna Little League for the 2026 League Sponsorship

Ms. Colgan made a motion second by Ms. Ruiz-Smith to Authorize the Release of the 2026 League Sponsorship to the Tobyhanna Little League.

- **Discussion:** Ms. Ruiz-Smith asked if we normally release donations early in the year, although she is not opposed to it, with Mr. Dixon stating we usually do not but due to the timing of the season starting and the expenses that the funds are covering, it will need to be released earlier than the usual releases.
- **Vote:** All in favor, motion passes.

6. PMREMS Request for Release of Tax Funds in the amount of \$50,000.00 for a Vehicle Capital Purchase

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Authorize the Release of Tax Funds to PMREMS in the amount of \$50,000.00 for a vehicle capital purchase.

- **Discussion:** A. Schrader stated that they are upgrading the current QRS vehicle to an expedition to be able to pull the rehab trailer.
- **Vote:** All in favor, motion passes.

7. EAC Request for DPW to Install a Donated Sign at the Gate of the Tannery Property

EAC member I. Tulala donated a sign for the gate at the Tannery property which outlines some of the activities that are permitted and not permitted. EAC would like to add some more information to the sign and a QR code that will take the public to the EAC page on the township website. Discussion took place on the activities that are allowed based on the bylaws for Parks and Rec or ordinance (Ch.280) and Mr. Weimer asked Ms. Masker to look into this information and speak with Mr. Knecht, DPW Foreman about the hanging of the sign and the possible additions to the information provided currently. The Board thanked I. Tulala for the donation.

Ms. Colgan made a motion second by Ms. Ruiz-Smith to Authorize DPW to Install a Donated Sign at the Gate of the Tannery Property.

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

8. Appointment to Parks and Recreation with a term ending December 31, 2028

Ms. Colgan made a motion second by Mr. Weimer to Appoint Sarah Farrugia to the Parks and Recreation Committee with a term ending December 31, 2028.

- **Discussion:** Ms. Ruiz-Smith asked if she has attended meetings in the past, with Ms. Colgan confirming that she has.
- **Vote:** All in favor, motion passes.

9. Adoption of Resolution #03-2026: Resolution to Approve Submission of a Multimodal Transportation Fund Grant and Authorize Chairman Weimer to Execute and Sign all Grant-Related Documents on behalf of the Board

Ms. Colgan made a motion second by Ms. Ruiz-Smith to Adopt Resolution #03-2026: Resolution to Approve Submission of a Multimodal Transportation Fund Grant and Authorize Chairman Weimer to Execute and Sign all Grant-Related Documents on behalf of the Board.

- **Discussion:** Ms. Ruiz-Smith stated that she was contacted by Senator Rosemary Brown to let her know that the Township was awarded \$600,000.00 for the Main Street Project from the grant application. Ms. Thompson stated that is correct and the staff is very excited about this. She stated that this resolution is for the upper portion of Main Street for water issues, drainage issues, paving, etc.. The one that we were awarded funding for is the economic development and revitalization of Main Street for crosswalks, sidewalks, lighting...
- **Vote:** All in favor, motion passes.

10. Controller Report

Presented by Mr. Dixon; stating that he is appreciative of the staff and Supervisors for being mindful of expenditures, so far since he has been here we have never gone over on what was budgeted.

11. Current obligations

• General Fund	\$ 184,263.50
• Sewer Fund	\$ 40,606.23
Total Disbursements	\$ 224,869.73

Ms. Colgan made a motion second by Ms. Ruiz-Smith to pay the current obligations in the amount of \$224,869.73.

- **Discussion:** None

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

12. Business Manager Comments/Updates

- Ms. Thompson stated that the Township was awarded \$600,000.00 for the Main Street Economic Development and Revitalization project.
- The WWTP sampler has a fence that needs to be put up around it, and we will be required to have an easement with the Mountain Center as it is on their property. She will work with Solicitor Armstrong on the draft easement.
- Ms. Thompson requested a brief executive session after the meeting.

13. Solicitor Armstrong Comments/Updates

- Solicitor Armstrong stated that the Conditional Use hearing for Kolb Court is scheduled for February 17th at 6:30pm. This is the request to allow light manufacturing in that zoning district. Ms. Kelly stated that in the Township ordinance it is listed as a conditional use and a special exception. Solicitor Armstrong will look into it.
- APCP Grinder pump tariff hearing for PA American Water is being held tomorrow, and it is anticipated that either the Township SEO or Solicitor Armstrong will be participating. It is a virtual hearing.
- He stated that the Board previously approved the STR stipulation for the property located at 8299 Natures Drive, once the original is received, it will be provided for the Board to execute.
- Solicitor Armstrong confirmed that the Board is not inclined to participate in the ZHB hearing this Thursday, being advised that is correct.
- The public hearing on the sewer rate ordinance will be held at the next meeting.
- Discussion took place on the proposed Wawa on Prospect and 611 with Solicitor Armstrong stating that they still require zoning relief for the signs and there are still concerns with the proposed driveway on Prospect Street. Ms. Kelly asked about the sewage issue that is still outstanding; are they installing an on-lot system. Mr. Keane stated that he will provide the sign review letter with the plans for the signs for the Board to review.
- Discussion took place on the LPC Pocono land development at 145 Market Way- they have requested a release of their bond; the Township Engineer will be going out to inspect the property and ensure that all improvements have been completed according to the township regulations. There was discussion on the traffic signal that the Board wanted to see installed but PennDot stated that the traffic counts do not warrant it. Due to this item still being "outstanding", Solicitor Armstrong anticipates having the developer agree to a declaration of covenants which would restrict the use and the traffic counts at the site. He will provide an update to the Board once it is available.
- Solicitor Armstrong requested an executive session regarding legal and privileged communications.

14. Board of Supervisors Executive Sessions

- After: Tuesday, January 20, 2026 from 8:15pm-8:45pm Re: Personnel, Legal and Privileged Communications

15. Adjournment

Ms. Colgan made a motion second by Ms. Ruiz-Smith to adjourn at 8:08pm.

NEXT BOARD WORK SESSION / MEETINGS:

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

- Work Session/ Business Meeting Tuesday, February 3, 2026 at 6:00pm

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

Witnessed by: _____ Date: _____
William Weimer, Chairman

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**COOLBAUGH TOWNSHIP
FEE SCHEDULE RESOLUTION
Resolution # 04-2026**

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT and it is hereby resolved by the Board of Supervisors of the Township of Coolbaugh that the attached Fee Schedule be established and implemented for calendar year 2026 and effective on April 1, 2026.

RESOLVED, by the Board of Supervisors of the Township of Coolbaugh, this 3rd day of February 2026.

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

William Weimer, Supervisor

Alma I. Ruiz-Smith, Supervisor

Clare Colgan, Supervisor

Lynn Kelly, Supervisor

Cara Rogan, Supervisor

ATTEST:

Erin Masker, Township Secretary

Coolbaugh Township Fee Schedule

Administrative Fees

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

Copies of Documents

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

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

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

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

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

Township Resident Recycle Cards (One Punch Items)

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

Township Resident Recycle Cards (Two Punch Items)

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

No Tractor Trailers, Tri-Axes, Vehicle or Trailers over 10 feet or Tandems will be accepted

Bulk Drop off available according to designated schedule set annually.

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

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

Coolbaugh Township Fee Schedule

Acceptable Electronic Equipment {Essentially anything with a plug that is nonhazardous}

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

Unacceptable Electronics

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

Tires (off rims)	\$5.00 each (truck tires or car tires)
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COMPOSTING SITE FEES- Acceptable materials are leaves, grass clippings, brush and tree trimmings.

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

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

Material Loading Fee Schedule

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

LICENSES/ PERMITS

New Alarm Permits	\$50.00
Alarm Permit should be provided to the alarm installation company prior to installation of system	
Establish a Use / Change of Use	\$100.00
Annual Septic Pumper/Hauler Permit	\$30.00

Requires annual submission of Certificate of Insurance

Coolbaugh Township Fee Schedule

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

Individual Onlot Sewage Disposal System (Repair or Modification)

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

Community On lot Sewage Disposal System (New or Repair)

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

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

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

Coolbaugh Township Fee Schedule

SEWAGE FACILITIES PLANNING MODULE REVIEW

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

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

Short Term Rentals

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

COOLBAUGH TOWNSHIP WASTEWATER TREATMENT PLANT FEES

Tap-In to Coolbaugh Township's Wastewater Treatment Plant	\$3,500.00 per EDU
Residential and Nonprofit Users, per EDU per month	\$ 60.00
Commercial establishments & Multi-family dwelling users per EDU per month	\$ 70.00
Industrial users (including significant users), per EDU per month	\$ 80.00

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

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

STREETS

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

Coolbaugh Township Fee Schedule

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

Coolbaugh Township Fee Schedule

SUBDIVISION AND LAND DEVELOPMENT PLANS	ESCROW FEES
Land Development Plan Application Fee:	\$400.00
Land Development Plan up to 10 acres; major subdivision plan up to 10 acres	\$5,000.00
Land Development Plan over 10 acres; major subdivision plan over 10 acres	\$10,000.00
Minor Subdivision Plan	\$1,000.00
Natural Features & Conservation Ordinance (Not in conjunction with a Land Development Plan or Subdivision)	\$250.00
Stormwater Ordinance	\$1,000.00
<p>*All engineering and other appropriate consulting fees shall be paid by the applicant. To accomplish this end, for each project, the Township shall establish an escrow account with a deposit in the amount as outlined above. The invoiced fees plus an administrative fee of 20% will be deducted from the escrow account as incurred. When the project reaches a level of submitting an improvements agreement, \$1,000.00 will be retained in the escrow account to cover final engineering/consulting fees, and the remainder will be returned to the applicant. (In the unlikely event of insufficient funds in the escrow account, the applicant will be billed by the Township for the balance due.)</p>	
Minor Subdivision for combining adjacent lots within recorded subdivisions-Application Escrow	\$200.00 \$300.00

Coolbaugh Township Fee Schedule

ZONING ORDINANCE- BUILDING CONSTRUCTION FEES AND PERMITS

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

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

Certificate of Occupancy	No Charge
Sign Permit	\$100.00
Certificate of Zoning Compliance	\$100.00
Public Hearing before the Building Code Board of Appeals	\$600.00
Hearing before the Zoning Hearing Board-variance and special exception	\$1,500.00
Zoning Hearing Board Continuance Fee	\$300.00
(Applicant will also be charged for any excess fees not covered by the fee provided, excluding the Township Solicitor Fees.)	
Conditional Use Hearing	\$1,250.00 plus additional engineering review fees (if necessary)

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

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COOLBAUGH TOWNSHIP Planning Commission

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

To: Coolbaugh Township Board of Supervisors

From: Coolbaugh Township Planning Commission

Date: December 18, 2025

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

Dear Coolbaugh Township Board of Supervisors:

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

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

Thank you for your consideration of our recommendation.

Sincerely,
Coolbaugh Township Planning Commission

COOL-22-003

September 2, 2025

Coolbaugh Township Planning Commission (via email to Erin Masker)

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

Dear Planners,

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

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

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

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

My review comments are as follows:

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

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

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

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

GENERAL COMMENTS

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

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

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.



Gregory S. Haas, P.E.

c.c. (all via email)

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

6



COOLBAUGH TOWNSHIP Planning Commission

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

To: Coolbaugh Township Board of Supervisors

From: Coolbaugh Township Planning Commission

Date: December 18, 2025

Subject: Landston Equities- Conditional Preliminary Plan Approval Recommendation

.....

Dear Coolbaugh Township Board of Supervisors:

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

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

Thank you for your consideration of our recommendation.

Sincerely,
Coolbaugh Township Planning Commission

COOL-22-001

November 17, 2025

Coolbaugh Township Planning Commission (via email to Erin Masker)

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

Dear Planners,

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

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

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

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

Engineering firm of choice since 1972

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

My review comments are as follows:

CHAPTER 344. STORMWATER MANAGEMENT AND EARTH DISTURBANCE COMMENTS

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

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

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

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

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

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

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

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

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

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

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

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

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

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

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

CHAPTER 400. ZONING COMMENTS

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

GENERAL COMMENTS

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

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

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.



Gregory S. Haas, P.E.

c.c. (all via email)

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

THE
PIDCOCK
COMPANY

LAND SURVEYING
ARCHITECTURE
CIVIL ENGINEERING AND LAND PLANNING

Order Date: 09/10/2015 Order Number: 1804698
Customer Name: American Petcare/Petco
Customer Address: 610 19th Street
Customer City: Greeley
Customer State: CO
Customer Zip: 80634
Customer Phone: 970-225-1255
Customer Email: 61019th@petco.com
Customer Company Name: American Petcare/Petco

TYPE TWO TURBINE
MANUFACTURERS

CONTINUING EDUCATION CREDIT: THE NATIONAL CENTER FOR MEDICAL RECORDS MANAGEMENT IS AN APPROVED PROVIDER OF CONTINUING EDUCATION CREDIT FOR THE NURSING PROFESSION IN THE STATE OF CALIFORNIA. THIS COURSE IS APPROVED FOR 1.0 CONTINUING EDUCATION CREDIT. THIS COURSE IS APPROVED FOR 1.0 CONTINUING EDUCATION CREDIT FOR THE NURSING PROFESSION IN THE STATE OF CALIFORNIA.

PRELIMINARY PLAN SUBMISSION

www.english-test.net

COOGLAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

12 OF 14

7

COOLBAUGH TOWNSHIP SUPERVISORS

AT A PUBLIC MEETING HELD ON 20, THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP REVIEWED AND, BY A MOTION DULY ENACTED, APPROVED THE JOINING OF LOTS 19-23 INCLUSIVE AND LOTS 44-47 INCLUSIVE IN SECTION K AS ORIGINALLY SHOWN ON THE PLAN TITLED "PLOTTING II POCO SUMMIT LAKES, INC." AND RECORDED IN THE MONROE COUNTY COURTHOUSE IN PLAT BOOK 8 VOLUME (PAGE) 50.

TOWNSHIP SEAL

ZONING

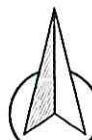
ZONE: R-3
ON-SITE WATER SUPPLY & ON-SITE SEWAGE DISPOSAL REQUIRED

MINIMUM LOT WIDTH..... 12,000 S.F.
MINIMUM LOT WIDTH..... 80 FT.
MINIMUM LOT DEPTH..... 150 FT.
MINIMUM FRONT YARD..... 25 FT.
MINIMUM SIDE YARD..... 12 FT.
MINIMUM REAR YARD..... 40 FT.
MAXIMUM HEIGHT..... 35 FT.
MAXIMUM BUILDING COVERAGE..... 20%
MAXIMUM LOT COVERAGE..... 25%

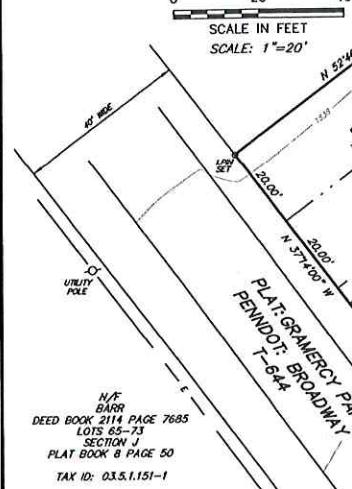
SUBJECT TO COMMUNITY COVENANTS AND RESTRICTIONS

SUBJECT TO PREEXISTING, NONCONFORMING LOTS OF RECORD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN BEARING A LICENSED PROFESSIONAL'S SEAL IS PROHIBITED. ANY ALTERATIONS, ADDITIONS OR REVISIONS WILL VOID ALL CERTIFICATIONS AND ACCURACY OF BOUNDARY AND ALL STRUCTURES LOCATED WITHIN.



PLAT BOOK 8 PAGE 50
FILED MAP NORTH
NO REFERENCED DATE
SCALE IN FEET
SCALE: 1=20'



N/F
BARD
DEED BOOK 114 PAGE 7685
LOTS 65-73
SECTION J
PLAT BOOK 8 PAGE 50
TAX ID: 03.5.1.151-1

RINALDI LAND SURVEYING
CHRISTOPHER J. RINALDI, PLS
LICENSED IN NEW YORK & PENNSYLVANIA
106 BROAD STREET, SUITE 1
MILFORD, PA 18338-3183
RINALDILANDSURVEYINGLLC.COM
NY LIC. #050687 PA LIC. #SU075268

SOILS

SOILS SHOWN TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.NRCS.USDA.GOV), RINALDI LAND SURVEYING HAS NOT RESURVEYED TO VERIFY ACCURACY OF THE SAME.

WPB: WELLSBORO CHANNERY LOAM
0-8% SLOPES
EXTREMELY STONY

LBB: LACKAWANNA CHANNERY LOAM
0-8% SLOPES
EXTREMELY STONY

LEGEND

OVER-HEAD UTILITIES..... —E—

UTILITY POLE..... —O—

LOT LINE TO BE ELIMINATED..... —·—

EXISTING SEWER MANHOLE..... ○ SMH

EXISTING CLEAN OUT..... ○ CO

EXISTING WATER VALVE..... ○ HV

TAX ID: 03.5.1.152

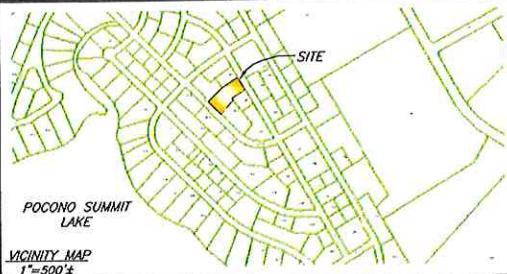
LOTS 19-23 SECTION K
PLAT BOOK 8 PAGE 50
OWNER: ADAM KLEJZEROWICZ
TERESA DOBRZYN
106 SHERBROOKE ROAD
LINDENHURST, NY 11757
DEED BOOK 2675 PAGE 6020
EXISTING AREA=0.2364 ACRES

TAX ID: 03.5.1.153

LOTS 44-47 SECTION K
PLAT BOOK 8 PAGE 50
OWNER: ADAM KLEJZEROWICZ
TERESA DOBRZYN
106 SHERBROOKE ROAD
LINDENHURST, NY 11757
DEED BOOK 2675 PAGE 6070
EXISTING AREA=0.1914 ACRES

PROPOSED LOT 19-A SECTION K

TOTAL COMBINED AREA=0.4278 ACRES
PHYSICAL ADDRESS: SUTTON PLACE
POCONO SUMMIT, PA 18346



NOTES:

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE NINE ADJACENT LOTS IN SECTION K OF POCONO SUMMIT LAKES COMMUNITY TO CREATE ONE RESIDENTIAL PARCEL SUITABLE FOR ONE SINGLE-FAMILY RESIDENCE.

LOTS 20-23 INCLUSIVE AND LOTS 44-47 INCLUSIVE IN SECTION K SHALL BE JOINED TO AND BECOME AN INSEPARABLE PART OF LOT 19-A SECTION K, AND CANNOT BE SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR TOWNSHIP APPROVAL. THE COMBINED LOT SHALL BE IDENTIFIED AS LOT 19-A SECTION K.

1. FINAL LOT 19-A SECTION K WILL BE SERVICED BY ON-LOT WATER SUPPLY AND ON-LOT SEWAGE DISPOSAL.

2. THE LOTS BEING JOINED SHALL NOT BE SUBDIVIDED INTO SMALLER LOTS WITHOUT THE APPROVAL OF COOLBAUGH TOWNSHIP.

3. BY APPROVAL OF THIS PLAN, THE TOWNSHIP HAS NOT CONFIRMED THE PRESENCE, ABSENCE AND/OR EXTENT OF WETLANDS, WHETHER OR NOT DELINEATED ON THIS PLAN.

4. SUBJECT TO A WELL MAINTENANCE AGREEMENT PER DEED BOOK 2207 PAGE 4826.

5. WHEN EASEMENTS ARE NOT DELINEATED SPECIFICALLY, THE APPROVAL OF THIS PLAN BY THE BOARD OF SUPERVISORS OF COOLBAUGH TOWNSHIP DOES NOT HAVE THE EFFECT OF ALTERING, REDEFINING OR EXTINGUISHING ANY EASEMENTS OF RECORD EXISTING ON OR OVER SUBJECT PROPERTY.

6. THERE ARE NO IMPROVEMENTS ON LOTS 19-23 OR LOTS 44-47 IN SECTION K, EXCEPT FOR A CONCRETE WELL MANHOLE. ALL FEATURES ARE EXISTING AND NO CONSTRUCTION IS PROPOSED BY THIS PLAN.

7. ALL PARCELS OF LAND RESULTING FROM THIS LOT IMPROVEMENT, INCLUDING ANY REMAINING LANDS, MUST COMPLY IN ALL RESPECTS TO THE PROVISIONS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

8. THE PROPERTY SHOWN ON THIS PLAN IS UNDER AND SUBJECT TO CHAPTER 100, ZONING, OF THE CODE OF THE TOWNSHIP OF COOLBAUGH.

9. IN ACCORDANCE WITH MUNICIPALITIES PLANNING CODE SECTION 513, THIS PLAT MUST BE RECORDED IN THE MONROE COUNTY RECORDER'S OFFICE WITHIN 90 DAYS OF FINAL APPROVAL.

10. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. UNDERGROUND IMPROVEMENTS OR ENROACHMENTS ARE NOT SHOWN.

11. TOPOGRAPHY SHOWN TAKEN FROM PASDA-PENNSYLVANIA IMAGERY NAVIGATOR, RINALDI LAND SURVEYING HAS NOT RESURVEYED TO VERIFY ACCURACY OF THE SAME.

12. SOILS SHOWN TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.NRCS.USDA.GOV), RINALDI LAND SURVEYING HAS NOT RESURVEYED TO VERIFY ACCURACY OF THE SAME.

13. THERE ARE NO STEEP SLOPES ON THE PREMISES.

14. FLOODPLAIN SHOWN TAKEN FROM FEMA FLOOD MAP SERVICE CENTER PANEL NO.42089C0095E, EFFECTIVE DATE MAY 02, 2013. RINALDI LAND SURVEYING HAS NOT RESURVEYED TO VERIFY ACCURACY OF THE SAME.

15. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHT OF WAY, EASEMENTS, AND/OR AGREEMENTS THAT MAY BE OVER AND ACROSS, OR UNDER THE SAME, WHETHER VISIBLE OR INVISIBLE, OR THAT MAY BE IN EXISTENCE OR OF RECORD FOR SAID PREMISES, INCLUDING MATTERS SHOWN ON RECORDED PLATS AND IN THE CHAIN OF TITLE.

16. SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS SET FORTH WITHIN THE POCONO SUMMIT LAKES COMMUNITY PROPERTY OWNERS ASSOCIATION.

17. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN MARKED WITH AN ORIGINAL PROFESSIONAL'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

18. SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.

MONROE COUNTY ACTUAL FIELD SURVEY WAS COMPLETED ON SEPTEMBER 30, 2025.

REFERENCE
BEING LOTS 19-23 INCLUSIVE AND LOTS 44-47 INCLUSIVE, IN SECTION K AS SHOWN ON A CERTAIN MAP ENTITLED "PLOTTING II POCO SUMMIT LAKES, INC." RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY IN PLAT BOOK 8 AT PAGE 50

OWNERS CERTIFICATION

ON THIS 19 DAY OF OCTOBER 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ADAM KLEJZEROWICZ AND TERESA DOBRZYN, WHO DULY SWORN, ACCORDING TO LAW, DEPOSES AND SAYS THAT ADAM KLEJZEROWICZ AND TERESA DOBRZYN, THE OWNERS OF THE PROPERTY DESCRIBED IN THIS APPLICATION AND THAT THE APPLICATION WAS MADE WITH ADAM KLEJZEROWICZ AND TERESA DOBRZYN KNOWLEDGE AND/OR DIRECTION AND DOES HEREBY AGREE WITH THE SAID APPLICATION AND TO THE SUBMISSION OF THE SAME.

Adam Klejzerowicz Teresa Dobrzyn
ADAM KLEJZEROWICZ
TERESA DOBRZYN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 0178233
Qualified in Ulster County
Commission Expires 02/28/2025
NOTARY PUBLIC OR OFFICER
MY COMMISSION EXPIRES
12/28/25



COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
LOT JOINER PLAN
FOR
ADAM KLEJZEROWICZ & TERESA DOBRZYN

DATE: 10/07/25
JOB NO. 2025-1414

From: Greg Haas <ghaas@kceinc.com>
Sent: Thursday, January 22, 2026 9:16 AM
To: Erin Masker
Cc: Josiah Barnes
Subject: Klejzerowicz & Dobrzyn Lot Joinder - Review #1

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

Erin,

I have reviewed the plan titled, "Coolbaugh Township Monroe County, Pennsylvania Lot Joinder Plan for Adam Klejzerowicz & Teresa Dobrzyn", dated October 7, 2025, prepared by Rinaldi Land Surveying, and the accompanying draft Deed. The following comments are offered with respect to the Coolbaugh Township Code of Ordinances and Application/Checklist.

1. SALDO – Section 355-29.B.(7) – Copies of tax certifications for the existing lots shall be provided (if not already done so).

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

Regards,
Greg

Gregory S. Haas, P.E.



863 Interchange Road, P.O. Box 639
Kresgeville, PA 18333-0639
ghaas@kceinc.com | cell: 570.249.0209 | www.KCEinc.com



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Erin Masker

From: Greg Haas <ghaas@kceinc.com>
Sent: Friday, January 23, 2026 2:33 PM
To: Erin Masker
Subject: RE: Klejzerowicz & Dobrzyn Lot Joinder - Review #1

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

Erin,

Good! That one is DONE!

Regards,
Greg

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

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

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From: Erin Masker <emasker@coolbaughtwp.org>
Sent: Friday, January 23, 2026 1:47 PM
To: Greg Haas <ghaas@kceinc.com>
Subject: RE: Klejzerowicz & Dobrzyn Lot Joinder - Review #1

Please see attached.



Sincerely,

Erin Masker
Township Secretary/ Administrative Assistant
5520 Municipal Drive
Tobyhanna, PA 18466
570.894.8490 ext. 3
emasker@coolbaughtwp.org



MONROE COUNTY PLANNING COMMISSION

December 16th, 2025

Erin Masker, Secretary
Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Klejzerowicz & Dobrzyn
Minor Subdivision
Coolbaugh Township
MCPC Review #196-25

Dear Ms. Masker:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 0.4278-acre site located on the westerly side of Sutton Place, approximately 200 feet south of its intersection with Lexington Avenue. The site contains two parcels: Parcel ID #03.5.1.152 (0.2364-acres) and Parcel ID #03.5.1.153 (0.1914-acres). The plan proposes to consolidate both parcels to create Lot 19-A (0.4278-acres). Currently, the site is undeveloped, containing two wells. The entire site is located in the Residential (R-1) zoning district where the current uses are permitted.

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

1. Related to the delineation of “lot lines” that appear to be from the original subdivision; these lines are not present within the County Tax Assessment Parcel data. Although these lines may provide historical context, they do not currently exist and do not need to be extinguished/removed/eliminated.
2. The plan delineates an existing on-site manhole with two wells and two related maintenance easements for the adjacent Parcel ID #03.5.1.152-3 and Parcel ID #03.5.1.153-2. It is recommended that the Township confirm whether the site can facilitate an additional on-site well or use of an existing well system prior to the construction of an on-site well connection on the site.
3. It is recommended the Township ensure that all existing easement agreements are transferred following this proposed subdivision.
4. It should be noted that proposed Lot 19-A (0.4278-acres) does not meet the minimum lot area required for the development of a site with an on-site well and on-site sewage system (*§400 Attachment 2*). It should be noted that plan proposes no additional development, and the site exists within a subdivision within a subdivision of similar lot sizes.

5. It should be noted that permits are required prior to any construction on the site. This includes but is not limited to a driveway permit, well permit, septic permit, zoning permit, building permit, certificate of occupancy.
6. It should be noted that a driveway separation distance of 75 feet applies to all residential lot developments as per §355-49-O of the Ordinance and that a residential lot with a road frontage of less than 80 feet may not have more than one point of access as per §177-6 of the Ordinance. It is recommended that the Township ensure that any development of the site complies with all applicable Ordinance standards of development.
7. Because this minor subdivision proposes no further development at this time, the submitted plan has addressed all other pertinent County review factors.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on January 13th, 2026, at 5:00 p.m. at the Monroe County Planning Commission. 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.

Sincerely,

Kevin Glovas
Community Planner

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To: Coolbaugh Township Board of Supervisors
From: Coolbaugh Township Parks and Recreation Commission
Date: Thursday, January 29, 2026

Re: Tobyhanna Athletic Association Fields Usage Recommendation

Dear Coolbaugh Township Board of Supervisors,

The Coolbaugh Township Parks and Recreation Commission recommends the approval of the Armed Forces Field, Volunteer Field and Freedom Field Usage for Tobyhanna Athletic Association April 1st, 2026 through October 30th, 2026, Monday – Friday 5:00PM – 9:00PM, Saturday 9:00AM to 9:00PM and Sunday 10:00AM-6:00PM. A written official schedule of practice and/or games, field assignment and actual times for Monday through Friday, Saturday and Sunday will be provided to Parks and Recreation board once finalized by TAA and will be posted to the township website.

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

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

Sincerely,

Coolbaugh Township Parks and Recreation Commission

To: Coolbaugh Township Parks and Recreation Commission

From: Tobyhanna Athletic Association

Date: Monday, January 23, 2026

Re: TAA Field Usage Request for 2026

.....

As in the past, the Tobyhanna Athletic Association (Tobyhanna Little League) would like to request usage of the Armed Forces Field, Volunteer Field and Freedom field for their 2026 Baseball and Softball Season from April 1, 2026 through October 30, 2026. Our Field Usage Request is attached and a proposed schedule of usage based on anticipated teams is also listed below. Once the season is underway and scheduling has been completed (mid-April 2026), we will provide a copy of the schedule and a calendar for uploading on the township website. We are fortunate once again to have secured a Double Platinum Sponsorship from Coolbaugh Township, a Platinum Sponsorship from Ed's Towing and a Silver Sponsorship from Food Express for the 2026 Season which will assist with keeping the costs low for registration for players. The cost is \$30.00 per player this season, and we anticipate a great turnout. As always, we thank you for your continued support of the families and children in our community and we look forward to the 2026 season. Certificate of Insurance will be provided as soon as it is received from Little League International.

As per your request, below is the schedule for TAA field usage at this point:

April 1st-25th. (Armed Forces Field)

Mondays (5pm-9pm): Tball Practice

Tuesdays(5pm-9pm): Minor BB Practice

Wednesdays(5pm-9pm): Coach Pitch Practice

Thursdays(5pm-9pm): Major BB Practice

Fridays(5pm-9pm): Minor BB Practice

Saturdays beginning at 10am: Tball Teams

Saturdays beginning at 12pm: Coach Pitch Teams

Saturdays beginning at 2pm: Minor BB Teams

Saturdays beginning at 4pm: Major BB Teams Practice

Sundays from 10am-5pm: Adult Softball (games are played with base paths provided; no field modifications are made)

Games begin on or after April 27th. schedule not prepared yet.

April 25th: Anticipated Opening Day (All Day Event)

April 1st-25th. (Volunteer Field)

Mondays (5pm-9pm)- Junior Teams Practice

Tuesdays (5pm-9pm)- Senior Teams Practice

Wednesdays (5pm-9pm)- Coach Pitch Teams Practice

Thursdays(5pm-9pm): Majors Team Practice

Fridays (5pm-9pm)-Junior Team Practice

Saturdays beginning at 10am: Senior Teams Practice

Games begin on or after April 27th. schedule not prepared yet.

Other younger teams also use the Volunteer Field for practices when needed due to number of teams and field availability.

April 1st-25th: (Freedom Field)

Mondays (5pm-9pm): Junior Senior SB Practice
Tuesdays (5pm-9pm): Minor SB Practice
Wednesdays (5pm-9pm): Major SB Practice
Thursdays (5pm-9pm): Minor SB Practice
Fridays (5pm-9pm): Junior Senior SB Practice
Saturdays(beginning at 10am): Minor SB Practice,
Saturdays (beginning at 1pm) Junior Senior SB Practice
Saturdays (beginning at 4pm): Major SB Practice
Sundays from 10am-5pm: Adult Softball (games are played with base paths provided; no field Modifications are made)
Games begin after April 27th. schedule not prepared yet.

After Opening Day, which is anticipated to be held on Saturday, April 25th. games begin and will be scheduled in accordance with the schedule above, with the exception of Saturdays in which games may also be scheduled later. That schedule will be provided once it is completed. Please be advised that when there are no games scheduled at the field, there are teams that will hold practices on days that the field is available. As always, we will continue to work with the township to reschedule any games that are scheduled when there are township events scheduled at the park. Thank you again for your continued support.

Sincerely,



Al Masker
TAA President

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

DATE	CK #	DESCRIPTION	AMOUNT
1/22/2026		Payroll	\$ 61,000.00
2/3/2026		General Fund	\$ 459,500.14
2/3/2026		Total General Fund	\$ 520,500.14
2/3/2026		EMS Tax Fund	\$ 50,000.00
2/3/2026		Total EMS Tax Fund	\$ 50,000.00
2/3/2026		Escrow Fund	\$ 590.91
2/3/2026		Total Escrow Fund	\$ 590.91
2/3/2026		Sewer Fund	\$ 13,018.42
2/3/2026		Total Sewer Fund	\$ 13,018.42
2/3/2026		TOTAL DISBURSEMENTS	\$ 584,109.47

0

CASH TRIAL BALANCE AS OF FEBRUARY 03,2026

General Fund Checking	\$ 8,272,920.74
American Rescue Plan	1,637,704.99
Payroll Checking	271.23
Rainy Day Fund Savings	1,010,362.66
Total General Fund	\$ 10,921,259.62
Fire Tax/Coolbaugh Twp VFD	224,677.31
Fire Tax- Volunteer Fire Departments	26,294.79
Fire Tax- Coolbaugh Fire Building Fund	1,032,204.88
Total Fire Fund	\$ 1,283,176.98
EMS	19,245.09
Total EMS Fund	\$ 19,245.09
Sewer Fund Checking	18,670.91
Sewer PennVest Checking	80.50
Total Sewer Fund	\$ 18,751.41
Capital Projects Fund Checking	16,998.19
Total Capital Projects Fund	\$ 16,998.19
Emerg. Services Fund Money Market	210,500.25
Emerg. Services Fund Checking	21,848.82
Total Emergency Services Fund	\$ 232,349.07
Liquid Fuels Fund Checking	35,127.15
Total Liquid Fuels Fund	\$ 35,127.15
Escrow Fund Checking	633,617.45
Escrow Fund Clarius Checking	62,909.19
Total Escrow Fund	\$ 696,526.64
TOTAL ALL FUNDS	\$ 13,223,434.15

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

Check#	Vendor	Description	Payment	Check Total
12819	1592 - ACRISURE MID-ATLANTIC PARTNERS INS. SERV	PO 28042 ADMIN FEE- JAN	500.00	500.00
12820	44 - AIRGAS USA,LLC	PO 28084 ACETYLENE	104.02	104.02
12821	1330 - AMAZON CAPITAL SERVICES	PO 28044 CARD HOLDER	29.98	
		PO 28048 MATERIAL EST. CALCULATOR	79.11	
		PO 28087 SUPPLIES	99.95	
		PO 28107 BOOTS/HEAVY DUTY STAPLES	93.62	302.66
12822	1039 - AMERICAN UNITED LIFE INS. CO.	PO 28096 LIFE/STD/LTD	1,408.39	1,408.39
12823	1483 - AUTO PARTS OF MT POCONO	PO 28056 MOWER /FILTER	159.77	
		PO 28094 EXHAUST FLUID	289.95	
		PO 28095 DIESEL FUEL SIPLEMENT	85.74	535.46
12824	1567 - CANON FINANCIAL SERVICES, INC.	PO 28052 CONTRACT 1/1- 1/31/2026 SCANNER	189.50	189.50
12825	4 - CHEMUNG SUPPLY CORP.	PO 28103 PLOW EDGES	5,040.50	5,040.50
12826	724 - CINTAS -	PO 28105 FIRST AID CABINET	201.15	201.15
12827	1240 - CINTAS CORPORATION	PO 28063 SHOP TOWELS/UNIFORMS	108.56	
		PO 28064 UNIFORMS	42.49	
		PO 28099 SHOP TOWELS/UNIFORMS	108.56	
		PO 28100 UNIFORMS	42.49	302.10
12828	783 - COOLBAUGH TWP ESCROW FUND	PO 28108 Refund Escrow Account - PMCC North PSA	450.00	450.00
12829	52 - DALEVILLE ACE HARDWARE	PO 28092 SUPPLIES	157.94	
		PO 28093 DIESEL PUMP	399.98	557.92
12830	1564 - DONNA KENDERDINE	PO 28050 PUBIC HEARING	87.60	87.60
12831	255 - FIVE STAR EQUIPMENT, INC.	PO 28089 ANTENNA CABLE	868.86	868.86
12832	569 - FREEDOM AND GLORY	PO 28086 FLAGS MUNICIPAL CENTER	613.94	613.94
12833	32 - GRAINGER	PO 28049 SECURITY MIRROR - Echo Lake Rd	239.66	
		PO 28051 BOILER ROOM VENT PART	759.18	
		PO 28081 SUPPLIES	80.90	1,079.74
12834	1250 - GUYETTE COMMUNICATIONS	PO 28091 REMOTE SERVICE	25.00	25.00
12835	1192 - HIGHMARK BLUE SHIELD	PO 28069 FBRUARY	50,306.73	50,306.73
12836	386 - JAMES FRUTCHEY III	PO 28067 CDL LICSNSE	88.00	88.00
12837	1344 - JOHN FEDISH	PO 28090 HEALTH REIMBURSEMENT	350.00	350.00
12838	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 28055 MEETINGS/CLASSIC/PMCC NORTH/LANDSTON/PAR	2,475.51	2,475.51
12839	1550 - LOWES SALES & SERVICE	PO 28054 2027 Western Star 47X Upfitting - 50%	62,717.35	62,717.35
12840	1636 - MARTINS	PO 28106 AIR COMPRESSORS	324.50	324.50
12841	70 - MESKO GLASS COMPANY INC.	PO 28082 WINDSHIELD SIGN TRUCK	285.00	285.00
12842	1049 - NORTHEAST HYDRAULICS CO	PO 28061 PLOW PARTS	795.39	
		PO 28062 PLOW PARTS	200.16	995.55
12843	81 - P P & L	PO 28057 36034-04005 ERCHO LAKE	44.76	
		PO 28059 88900-4001 GARAGE	35.92	
		PO 28073 89343-21023 SCHOOL LIMIT	25.83	
		PO 28074 54691-27003 LAUREL DR	663.62	
		PO 28075 43281-2704 MUNICIPAL CENTER	3,349.27	
		PO 28076 89631-95000	31.05	
		PO 28077 64488-49005 RTE 611	96.76	
		PO 28098 39910-23005 196	61.86	4,309.07
12844	81 - P P & L	PO 28109 07251-41006 PARK	17.49	
		PO 28110 51540-2400896 KNOLLWOOD	29.27	46.76
12845	86 - PENNSYLVANIA AMERICAN WATER CO	PO 28078 MUNICIPAL/GARAGE /FIRE	2,478.19	2,478.19
12846	94 - POCONO MOUNTAIN REGIONAL EMS	PO 28046 FEBRUARY	10,000.00	10,000.00
12847	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 28047 FEBRUARY	288,874.05	288,874.05
12848	670 - POSTAGE PROS PLUS INC	PO 28080 INK CARTRIDGE	260.00	260.00
12849	713 - RED DIAMOND GRAPHICS	PO 28083 RECYCLE SIGN FOR APRIL	50.00	50.00
12850	1343 - RICHARD SULLIVAN	PO 28066 HEALTH INS DED.	350.00	350.00
12851	110 - SHERWOOD FREIGHTLINER, & WESTERN STAR INC	PO 28060 WESTERN STAR PART	137.61	137.61
12852	286 - SUBURBAN PROPANE	PO 28102 DIESEL	4,226.76	4,226.76
12853	1510 - TASCA FORD	PO 28065 F350 CREW CAB	109.00	109.00
12854	1572 - TOBYHANNA LITTLE LEAGUE	PO 28104 LEAGUE SPONSORSHIP	10,000.00	10,000.00
12855	1420 - TOPP BUSINESS SOLUTIONS	PO 28071 9/21-12/20/2025	212.37	212.37
12856	1548 - TRAISR,LLC	PO 28053 SaaS DECEMBER	1,000.00	1,000.00
12857	203 - ULTRACON INC.	PO 28079 FUEL SPIN ON	86.68	86.68
12858	892 - VERIZON WIRELESS	PO 28097 PHONE	1,149.49	1,149.49
12859	122 - WEST END PRINTING	PO 28088 WINDOW ENVELOPES	265.00	265.00
12860	1551 - WORLD FUEL SERVICES, INC	PO 28085 BIODIESEL	6,135.68	6,135.68

	TOTAL			459,500.14

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

Check#	Vendor	Description	Payment	Check Total
Summary By Account				
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY
01.101.000	GENERAL FUND CHECKING		0.00	459,500.14
01.400.000	GENERAL GOV'T	10,268.87		
01.404.000	LAW	450.00		
01.405.000	MUNICIPAL OFFICE	294.98		
01.408.000	ENGINEER	687.51		
01.409.000	BUILDING & PLANTS	5,935.91		
01.410.000	POLICE	288,874.05		
01.411.000	FIRE	2,316.93		
01.412.000	AMBULANCE / RESCUE	10,000.00		
01.414.000	ZONING OFFICE	1,172.73		
01.418.000	ZONING HEARING BOARD	87.60		
01.427.000	SOLID WASTE COLLECTION / DISPO	50.00		
01.430.000	DPW-HIGHWAYS ROADS STREETS	73,465.35		
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	1,192.81		
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	8,415.30		
01.454.000	PARKS	1,805.49		
01.458.000	CONTRIBUTIONS	10,000.00		
01.487.000	EMPLOYEE BENEFITS	44,482.61		
TOTALS FOR	GENERAL FUND	459,500.14	0.00	0.00
		=====	=====	=====

Total to be paid from Fund 01 GENERAL FUND 459,500.14

459,500.14

List of Bills - (05101000) EMS Checking EMS FUND

Check#	Vendor	Description	Payment	Check Total
1007	94 - POCONO MOUNTAIN REGIONAL EMS	PO 28101 TAX FUNDS	50,000.00	50,000.00
			-----	-----
	TOTAL			50,000.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
05.101.000	EMS Checking			0.00	50,000.00
05.412.000	TAX DISBURSEMENTS	50,000.00			
TOTALS FOR	EMS FUND	50,000.00	0.00	0.00	50,000.00

Total to be paid from Fund 05 EMS FUND	50,000.00
	=====
	50,000.00

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description	Payment	Check Total
1399	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 28055 MEETINGS/CLASSIC/PMCC NORTH/LANDSTON/PAR	590.01	590.01
	TOTAL			590.01

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	590.01
85.250.209	KLEJZEROWICZ/DOBRZYN - LOT CONSOLIDATION			68.75	
85.250.210	CLASSIC QUALITY HOMES - LOT CONSOLIDATION			34.38	
85.250.351	BEJODDY - LOT CONSOLIDATION			78.75	
85.250.352	LYMAN - LOT CONSOLIDATION			78.75	
85.250.361	MOUNT POCONO HOTEL - SKETCH PLAN REVIEW			157.50	
85.250.387	PMCC NORTH - LOT 2			103.13	
85.250.458	LANDSTON EQUITIES LLC			68.75	
TOTALS FOR	ESCROW	0.00	0.00	590.01	590.01

Total to be paid from Fund 85 ESCROW 590.01
=====
590.01

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3551	771 - COMMONWEALTH OF PA	PO 28068 FEBRUARY	965.46	965.46
3552	1251 - ENVIRONMENTAL SERV. CORP.	PO 28043 1/10 SLUDGE REMOVAL	1,485.74	
		PO 28045 01/16/2026 SLUDGE REMOVAL	723.24	2,208.98
3553	81 - P P & L	PO 28058 04090-21003 PUMP STA	287.69	
		PO 28072 WWTP 26491-26001	7,816.29	8,103.98
3554	439 - YOUNG & HAROS,LLC	PO 28070 WAL-MART	1,740.00	1,740.00

	TOTAL			13,018.42

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	13,018.42
08.269.500	PENNWORKS 2008 GOB			921.56	
08.429.314	PROFESSIONAL FEE SOLICITOR	1,740.00			
08.429.361	ELECTRIC	8,103.98			
08.429.452	SLUDGE HAULING	2,208.98			
08.472.106	PENNWORKS INTEREST LN #99900048	43.90			
TOTALS FOR	SEWER FUND	12,096.86	0.00	921.56	13,018.42

Total to be paid from Fund 08 SEWER FUND 13,018.42
===== 13,018.42