

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION AGENDA
March 5, 2024, 6:00PM**

1. Discussion on Act 537 Plan- Dave Kavitski
2. Discussion on Adopting the International Fire Code to Allow for Inspections
3. Follow Up on Possible Ordinance for Snow on Top of Tractor Trailers
4. Public Comment

1



920 GERMANTOWN PIKE, SUITE 200
PLYMOUTH MEETING, PA 19462
PHONE: 610-313-3100



COOLBAUGH TOWNSHIP

MONROE COUNTY, PA

OFFICIAL ACT 537 PLAN REVISION SPECIAL STUDY AREA

ATLAS PROJECT NO. 570000063

December 20, 2023

ATLAS

PENNSYLVANIA SEWAGE FACILITIES ACT

OFFICIAL ACT 537 REVISION

SPECIAL STUDY

FOR

**COOLBAUGH TOWNSHIP
MONROE COUNTY**

July 17, 2023

PREPARED BY:

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APPROVED BY:

David J. Kavitski, P.E.



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1.0 PLAN SUMMARY

Portions of Coolbaugh Township are currently served by central sewer collection systems discharging to wastewater treatment plants with stream or ground discharges. These plants are owned and operated either privately or by the Township. The rest of the Township's residents use on-lot disposal systems.

The Township's Act 537 has not been comprehensively updated for many years and should be revised to reflect the current and projected conditions within the municipality. Particularly with concern for supporting the economic and job creation potential represented by commercial growth in specific areas of the township, the Township Supervisors wish to revise their Act 537 Plan at this time. Within the proposed update, the Township will specifically evaluate alternatives for addressing the commercial/industrial needs of the Route 611 corridor and present Special Study Act 537 Plan Revision to PADEP for approval.

The delineated area of the Special Study contains a portion of the existing plant's service area and commercial properties owned by Lynch Corporation and Five Times A Week LLC, along with any included existing residential property. The remainder of the Township is believed to be adequately served by individual on-lot sewage disposal systems (OLDS) and privately owned package wastewater treatment plants (WWTP), and will not be considered as a part of the Special Study. If it is determined that there are additional sewage needs in the Township, they will be properly addressed as a separate issue.

Various alternatives were developed and evaluated in the Special Study to address the purpose of the study. The Selected Alternative, which is believed to best meet the needs of the study area, is Alternative 1. This Alternative proposes the expansion of the existing plant to 0.104 MGD. The upgraded plant will be served by a combination of fine screening, biological treatment, chemical addition and membrane filtration with UV disinfection. It is anticipated that the new plant will provide the study area of the Special Study with adequate wastewater treatment to the year 2040 and will discharge treated effluent that will comply with the current anti-degradation requirements of the state.

The estimated implementation costs of the Selected Alternative is \$1,162,500, which are the responsibility of the two developers. *The anticipated growth rate of the service area is discussed in Section 5.1 of the Special Study which may have an effect on this rate.*

The Township is currently permitted for 52,000 gallons, however the equipment that was installed during the last upgrade in 2009 at the Existing Plant can handle 104,000 gpd with the capacity of meeting the NPDES Permit requirements. This installation, in accordance with Pennsylvania Department of the Environment (PADEP) Water Quality Part II Permit No. PA0062294, is considered the first phase of a two phased approach. It is expected that this plant modification will prove to be successful in meeting the Existing Plant's discharge requirements and will be a vital component of the New Plant's treatment process, allowing it to meet the anticipated anti-degradation standards. The construction of the New Plant will be considered the second phase.

The Selected Alternative of the Special Study also recommend administrative changes with the establishment a new rate structure. Administrative duties, financial support and maintenance of the collection system will be done by Township employees, with help from outside contractors as needed.

The municipal commitments include establishing a rate structure and tap-on fees that will support the project. Seek bids for interim financing, obtain funding for the project, implement the design and construction of the project per the implementation schedule. Administrative and financial support will also be provided by the Township to manage the billing and accounting for the wastewater treatment facility, collection system, and users.

2.0 PREVIOUS WASTEWATER PLANNING

2.1 EXISTING WASTEWATER PLANNING

Coolbaugh Township (Township) records indicate that the original Act 537 Plan (Plan) was developed in 1973 by Gilbert Associates. The Plan recommended the use of small wastewater treatment plants and "capped" sewers as an interim measure to meet the Township's sewage needs until such time as development density was such that a regional system was needed.

A revision to the Plan and a Socio-Economic Justification Report were developed in 1989. These documents proposed the construction of a regional wastewater treatment plant having an ultimate design capacity of 1.8 MGD. The proposed plant was to discharge treated effluent to the Tobyhanna Creek. Planning approval of this revision was granted by PADEP (then the Pennsylvania Department of Environmental Resources [PADER]) on September 28, 1989. Permits were issued for the construction of a Township owned wastewater treatment plant to provide sewer service for most of the Village of Tobyhanna, the Coolbaugh Elementary School (School) and a Township municipal building complex.

In 1992, an update to the Plan was developed by F. X. Browne Associates. The 1992 update Plan proposed that the entire eastern portion of the Township would eventually be tied into a regional facility. This project was to be done in phases, with the Village of Tobyhanna first, and then branching out into other areas as dictated by the rate of OLDS malfunctions. This plan was approved by PADER in April 1992, with the exception that a separate study should be conducted to adequately address the needs of the Arrowhead Lakes Development, located in the northwest portion of the Township.

A 1994 supplement to the 1992 plan was prepared by BCM Engineers Inc., which scaled down the future phased service area proposed in the F.X. Browne Plan, identifying parts of the Pocono Farms and Pocono Farms East developments as the designated service areas. The 1994 plan by BCM Engineers Inc. also addressed the Arrowhead Lake special study. The remainder of the Township was planned to be managed by means of a Coolbaugh Township Sewage Management Ordinance. PADER approved with 1994 Plan amendment in a letter dated October 18, 1994.

Although the 1994 Plan was adopted and approved by PADER, the Township Board of Supervisors made a decision to re-evaluate the proposed wastewater project, after design work was completed on an extensive collection system and a 650,000 gpd wastewater treatment plant. During discussions between the Township and both PADER and PENNVEST it was recognized that the most serious water quality degradation, caused by failed OLDS, and the greatest need for a municipal system was within the Village of Tobyhanna. Therefore, it was agreed to only sewer the Village of Tobyhanna, using the existing wastewater treatment plant located at the elementary school. The permit for the previously proposed treatment plant has now expired.

The most recent Plan amendment found in the PADEP and Township records was dated 1995. This amendment proposed sewerage the Village of Tobyhanna and providing wastewater treatment at the Existing Plant that is owned and operated by the Township. The introductory

summary of the 1995 Plan amendment stated: *"This revision is not intended to override any previous planning for Coolbaugh Township, but rather, to change the scope and service area as described in the 1994 revision"*.

Planning to address the needs of specific residential areas was begun in 2000. However, issues relating to the condition of existing on-lot disposal systems were not deemed by PADEP to have been adequately addressed in the Needs Analysis Phase of the investigation. These issues have been put on hold while the more pressing concerns of the Special study Area are addressed.

2.2 CURRENT WASTEWATER PLANNING

The purpose of this Special Study is to develop and evaluate sound alternatives that address the present and anticipated sewage needs of a delineated area in Coolbaugh Township to the year 2040. The Special Study will recommend the best alternative(s) to meet these sewage needs and will provide a schedule for its implementation. If future available sewage capacity is needed by any project or development within the delineated area, specific Act 537 planning modules must be prepared by the developers for Township approval and sewage allocation.

3.0 PHYSICAL AND DEMOGRAPHIC ANALYSIS

3.1 PLANNING AREA

The Township Board of Supervisors and the Township Sewage Enforcement Officer (SEO) conducted an evaluation of the sewage facilities program in the Township and concluded that there were no significant sewage needs in the residential areas of the Township and that the only issue that needed immediate attention was to modify and upgrade the Existing Plant to achieve consistent compliance with its NPDES Permit discharge requirements. This would also provide a limited increase in the Existing Plant's capacity.

Therefore the Planning Area for this Special Study has been delineated as the area located in the south east corner of Coolbaugh Township, Monroe County, Pennsylvania, as shown on the Location Map, **Figure 3-1**. The study area is located between Route 380 to the west, the small commercial and residential areas around the intersection of Prospect Street and Route 611 and intersection of Conrail railroad and Route 611. Two (2) big non-residential areas located along a Route 611 corridor have been identified as having potential for subdividing into numerous Lots. These areas have been identified on the Planning Area Map, **Figure 3-2** and are listed as follows:

1. Lynch Corp.
2. FIVE TIMES A WEEK LLC.

3.2 PHYSICAL CHARACTERISTICS

The Tobyhanna Creek passes to the middle-north of the area and two other small streams and lakes are located in or near the area, including Polly's Run and Hummler Run. A Conrail railroad passes just to the right of the area from north to south. These features can be seen on **Figure 3-2**. Most of the previously undeveloped land is heavily wooded. (Approximately 61% of the Township is owned by the state and federal government).

Municipal Boundaries and the current Township Zoning classifications throughout the Planning Area are shown on the Zoning Map, **Figure 3-3**.

3.3 SOILS

The soil series that occur within the study areas have been determined from the Soil Conservation Service (SCS) Soil Survey of Monroe County as shown on **Figure 3-4**. Summaries of the characteristics of each are shown on **Table 3-1**. There are 22 different soil series identified. None of the soils in the study area are "suitable" for on-lot sewage disposal. Some soils in the study area are "potentially suitable" for other types of wastewater disposal, such as spray irrigation.

TABLE 3-1			
Soil Type & Description			
Soil	Soil		
Symbol	Type	Drainage	Description
CnB	Chippewa	Wetness, percs slowly	Poorly drained
ExB	Empeyville	Percs slowly, large stones	Moderately well drained to somewhat poorly drained
LbB	Lackawanna	Not needed	Extremely stony, well drained soil
MgB	Morris	Percs slowly, wetness	Somewhat poorly drained
MoB	Morris	Percs slowly, wetness	Somewhat poorly drained
Mp	Mucky Peat (deep)	Wetness, poor outlets	Very poorly drained
Ms	Mucky Peat (shallow)	Wetness, poor outlets	Very poorly drained
SxB	Swartswood	Not needed	Extremely stony, well drained
SxC	Swartswood	Not needed	Extremely stony, well drained
VaC	Very Stony Land	Not needed	Rock outcrops
VxB	Volusia	Wetness, percs slowly	Somewhat poorly drained
Wb	Wayland	Percs slowly, wetness	Very poorly drained
WmB	Wellsboro	Percs slowly, wetness	Moderately well drained
WpB	Wellsboro	Percs slowly, wetness	Extremely stony, moderately well drained
WrB	Worth	Not needed	Extremely stony, well drained
WrC	Worth	Not needed	Extremely stony, well drained
WsB	Wurtsboro	Percs slowly, wetness	Moderately well drained
WxB	Wurtsboro	Percs slowly, wetness	Extremely stony, well drained
WxC	Wurtsboro	Percs slowly, wetness	Extremely stony, well drained

3.4 GEOLOGIC FEATURES

The Township is situated on the Pocono Plateau. The bedrock stratum consists of upper Devonian conglomerates, sandstone, siltstone and shale from the Catskill Formation. The western portion of the Township lies over the Duncannon Member, which forms the hills and ridges of the Pocono Plateau. The eastern portion of the Township lies primarily over the Popular Gap Member. The Packerton Member is found along the eastern edge of the Township and forms cliffs along the Pocono Plateau Escarpment. Bedrock is exposed or is overlain by unconsolidated glacial deposits of sand, gravel, silt and clay.

3.5 TOPOGRAPHY

The terrain of the Township is comprised mainly of mountainous forest land with occasional water impoundments and streams. The western portion of the Township is generally the steepest area, situated along the Lehigh River. To the east, Buck Hill Creek and Devil's Creek are located. Compared to the rest of the Township, the topography of the study area is relatively flat having ground elevations ranging from 1,900 to 2,040 feet (USGS). Contours are shown on Figure 3-2.

3.6 POTABLE WATER SUPPLIES

The Village of Tobyhanna, the School, Wal-Mart and the Township complex are supplied with potable water by Pennsylvania American Water Company. There are no known issues regarding any potable water supplies in the delineated area that need to be addressed in this Special Study.

3.7 WETLANDS

Figure 3-5 delineates the areas of the alternatives considered in this Special Study in relation to wetlands depicted on a National Wetlands Inventory (NWI) map. The proposed New Facilities and sewer extensions of the Selected Alternative are mapped as not impacting any wetlands and are not expected to require Chapter 105 permits.

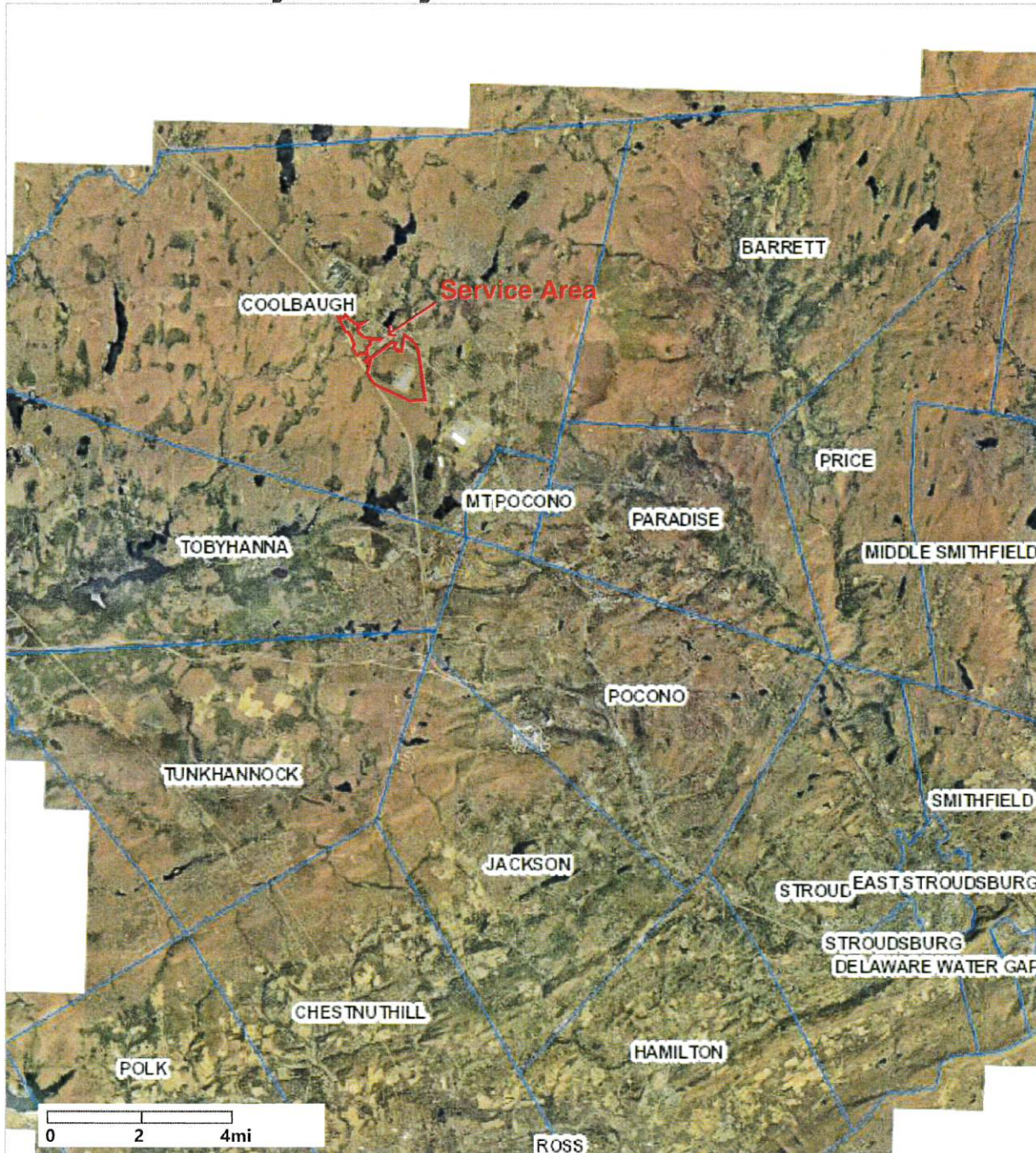
If after completing the final design of the Selected Alternative it is determined that wetlands will be encountered, all necessary Chapter 105 Permits will be obtained prior to submitting any DEP Part II Permit applications.

3.8 DEMOGRAPHICS

The entire Planning Area for this Special Study is zoned “I - Industrial” or “C3 – Commercial Village District”, as shown on Figure 3-3. Therefore, population estimates and projections are not applicable. The potential uses of the land in the Planning area will be discussed further in Chapter 5.0, concerning projected wastewater flows.

Figure 3-1 Location Map Monroe County, Pennsylvania GIS

Created on Tue Nov 01 2022



The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.

notes:

— **de** —



**-PROPOSED SERVICE BOUNDARY
FOR PROPOSED ACT 537 SPECIAL
STUDY**

STATE GAME LANDS

WALMART
DISTRIBUTION
CENTER

Age Group	1000	500	250	1000
500	~100%	~100%	~100%	~100%
250	~100%	~100%	~100%	~100%
0	~100%	~100%	~100%	~100%
250	~100%	~100%	~100%	~100%
500	~100%	~100%	~100%	~100%

REGISTERED PROFESSIONAL FINANCIAL PLANNING

Figure 3-3 Zoning Map

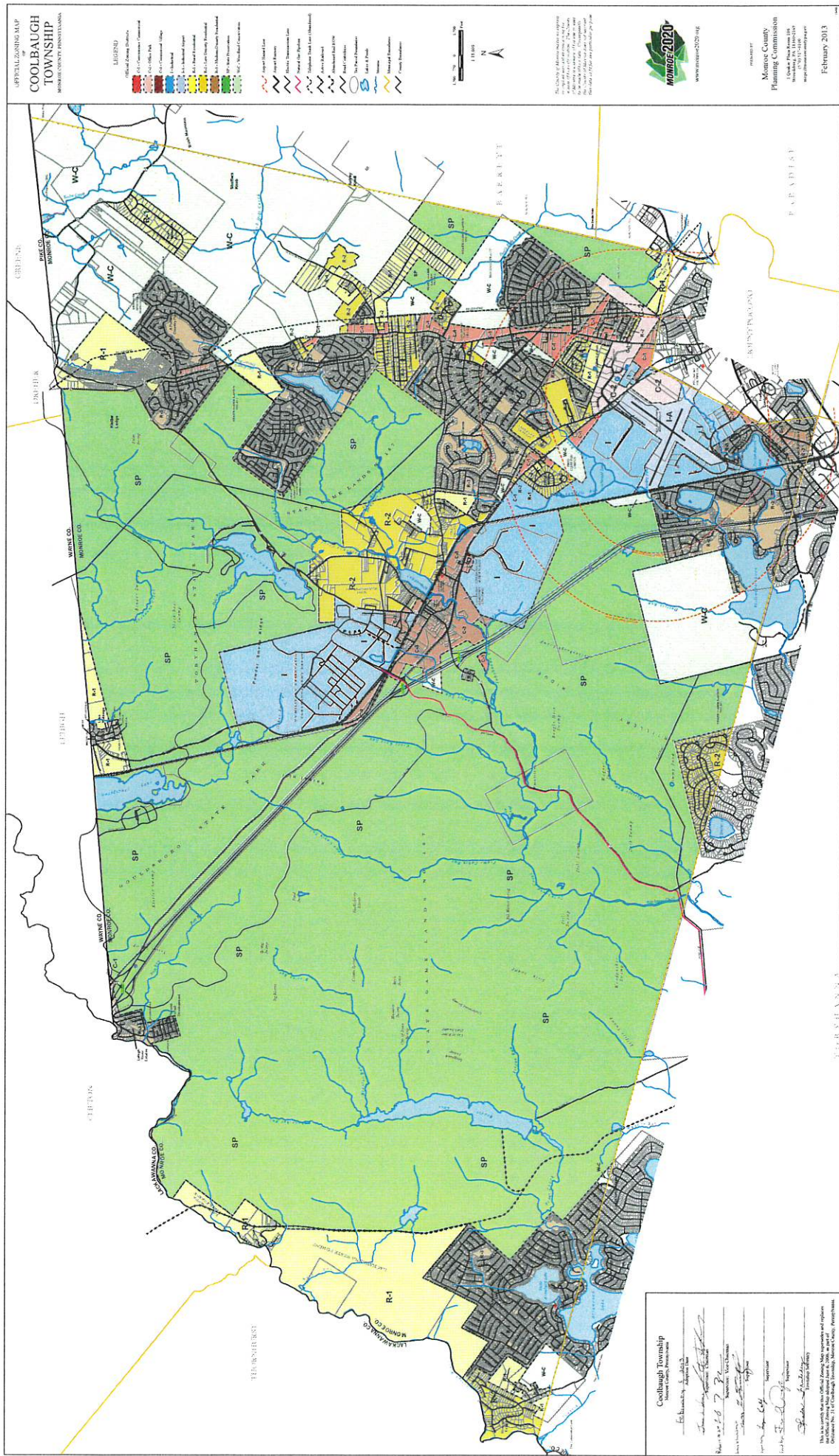






































Figure 3-4 Soils Identification Map



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Soils		Soil Map Unit Polygons		Soil Map Unit Lines		Soil Map Unit Points		Special Point Features		Blowout		Borrow Pit		Clay Spot		Closed Depression		Gravel Pit		Gravelly Spot		Landfill		Lava Flow		Marsh or swamp		Mine or Quarry		Miscellaneous Water		Perennial Water		Rock Outcrop		Saline Spot		Sandy Spot		Severely Eroded Spot		Sinkhole		Slide or Slip		Sodic Spot		Water Features		Streams and Canals		Transportation		Rails		Interstate Highways		US Routes		Major Roads		Local Roads		Background		Aerial Photography	
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MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monroe County, Pennsylvania
Survey Area Data: Version 17, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

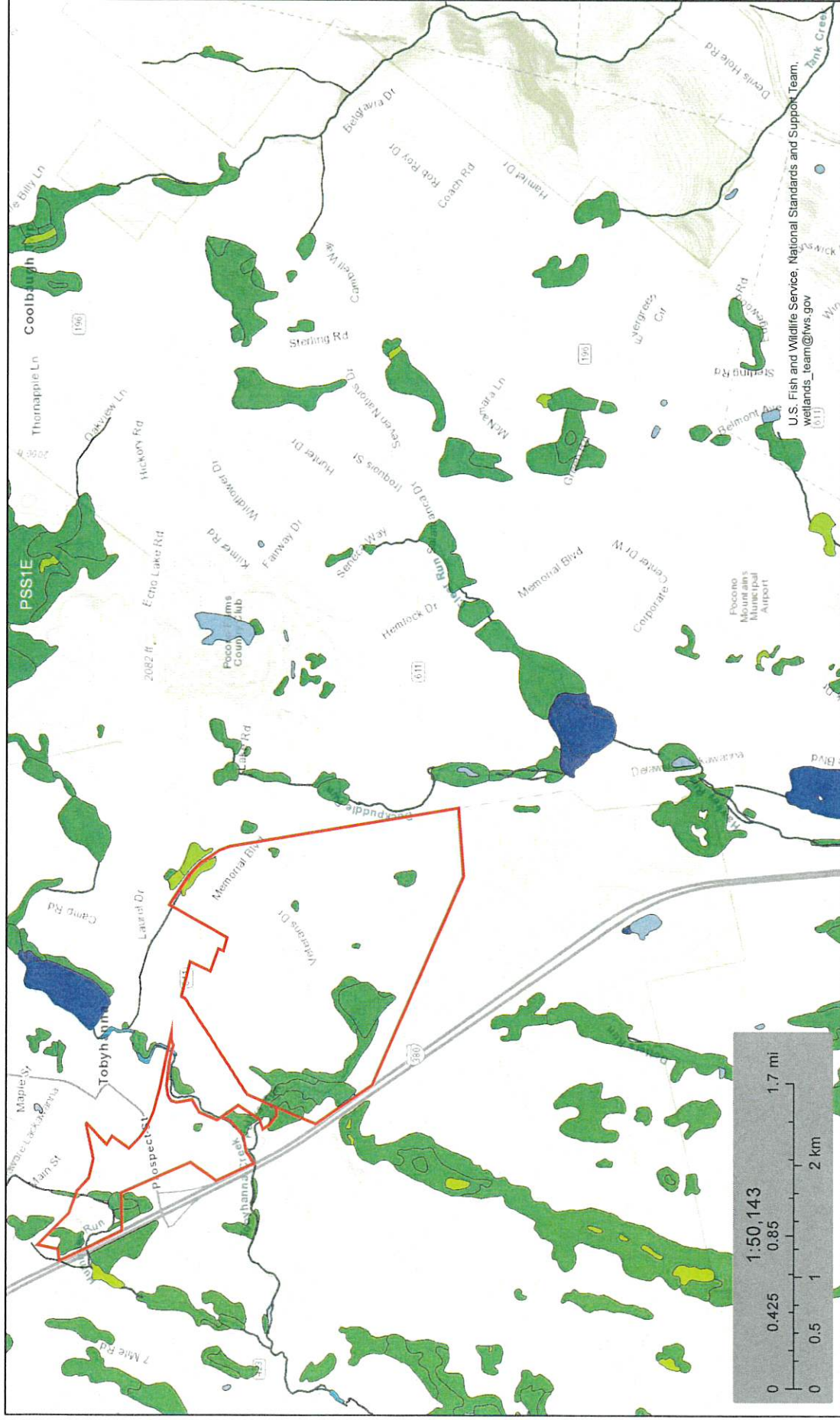
Date(s) aerial images were photographed: May 21, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



U.S. Fish and Wildlife Service
National Wetlands Inventory

Figure 3-5 Wetlands Map
Coolbaugh 2022



October 10, 2022

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

4.0 EXISTING SEWAGE FACILITIES

4.1 COOLBAUGH TOWNSHIP

The Township's existing wastewater treatment facilities (Existing Facilities) serve the Village of Tobyhanna, and the Coolbaugh Elementary Center. The Existing Facilities are located at 5550B Memorial Boulevard, in the Village of Tobyhanna and provides tertiary treatment of the received wastewater and discharges treated effluent to the Tobyhanna Creek. The location of the existing facilities is shown on **Figure 3-2** as stated in Chapter 3.0.

In 1989, the Township constructed the Existing Plant, which is owned by the Township and operated by a private licensed operator under an operational contract. It operates under NPDES Permit No. PA 0062294 with a permitted hydraulic capacity of 0.052 million gallons per day (mgd) and a permitted organic capacity of 82 pounds per day of BOD₅. These permit limits are established by Pennsylvania Water Management Part II Permit number 4590406.

Coolbaugh Township has one duplex pump station along route 611 and a pump station at the WWTP. The pump station along SR611 has a design capacity of 175 gpm and estimated peak flow during 2021 was 73 gpm. The pump station at the WWTP has a design capacity of 200 gpm and the estimated peak flow during 2021 was 92 gpm. Both pump stations are more than capable of handling the next 5 years of projected flows. Periodic cleaning of the pump stations occurs where debris and grease are removed and disposed of by the hauler. Pumps are rebuilt when a failure occurs.

The existing WWTP employs physical, biological, and chemical treatment processes to attain treatment goals. These processes include influent comminution, flow equalization, scum/grit removal, activated sludge process with settling (Sequenced Batch Reactors), decant flow equalization, membrane biological reactors (MBR), and UV disinfection. Sludge is stored in sludge holding tank prior to ultimate disposal.

Treated effluent is discharged to the Tobyhanna Creek that is classified by DEP as a high quality/cold water fishery stream (HQ-CWF). The current NPDES discharge limits of the Existing Plant will be discussed in Section 7.1 and the limits are listed on **Table 7-1**.

The Township's files indicate that DEP has issued two (2) Notices of Violations (NOV) regarding violations of the Existing Plant's NPDES Permit requirements in 2003. The violations noted in the NOV's were for ammonia-nitrogen concentration and poundage, excessive flow, an overflow at the Existing Plant's equalization tank, excessive concentrations of suspended solids, phosphorus and excessive fecal coliform counts. For addressing these two NOV's, the Coolbaugh WWTP had a membrane biological reactor (MBR) system installed in 2007, since then the WWTP has been in successful operation without any violation until today.

4.2 MUNICIPAL WASTE LOAD MANAGEMENT PROGRAM AND CORRECTIVE ACTION PLAN

The Pennsylvania Municipal Wasteload Management Program and Chapter 94 of PADEP's Rules and Regulations require that all permitted publicly owned wastewater treatment works (POTW) provide to PADEP for its review each year a complete and accurate Wastewater Management Annual Report (Annual Report) describing the hydraulic and organic loading the respective facility received from the previous year and projected anticipated hydraulic and organic loading for the next 5 years.

The Township's Annual Reports for the past 5 years indicate that the Plant was currently, or projected to be, hydraulically and organically overloaded under the definition of those terms in Chapter 94. As of the 2002 Annual Review PADEP review letter, the Township had been advised of these overloading conditions and notified that a prohibition to new connections was to be imposed and that a Corrective Action Plan (CAP) that addressed steps to be taken to reduce these loading conditions was to be developed and submitted to PADEP.

In 2003 and 2005 CAP's were submitted to PADEP. The CAP's provided results of flow monitoring, TV inspection of sewage conveyance lines and inflow/infiltration (I/I) analysis along with descriptions of existing and potential facilities to address the reported overloading conditions. And with the coordination with the Coolbaugh Township, Walmart removed more than 180,000 gpd I/I.

The 2006 and 2007 Annual Reports for the Plant indicated that the Plant was hydraulically overloaded for three (3) maximum consecutive months and organically overloaded for specific months.

4.3 ON-GOING AND INTERIM PLANT MODIFICATIONS

The Township has completed modifications to the Existing Plant by installing a Zenon membrane filtration system in 2007 to more effectively provide treatment for ammonia and phosphorus removal. A PADEP Water Quality Part II Permit has been issued for this Existing Plant modification, providing the plant with a treatment capacity of 0.104 mgd, although the permitted capacity has not changed. Partial funding for this project was obtained through Penn Works and Penn Vest grants and loans.

The effectiveness of the membrane filters is now being closely monitored to determine if this process should be used for future Plant expansions. Until today, the plant has been operated smoothly without any violation for almost 16 years. This will be further discussed in the development of alternatives and their evaluation in this Special Study.

The Township worked with Wal-Mart to install a pre-treatment wastewater facility to assure that the Existing Plant or any future plant is not subject to wastewater that will create treatment difficulties. The facility came on-line April 2008, and is currently being monitored for compliance. Information has been presented in **Appendix A**, demonstrating the effectiveness of the facility.

5.0 FUTURE GROWTH AND LAND DEVELOPMENT

5.1 GROWTH PATTERNS

The Monroe County Planning Commission has projected Coolbaugh Township to be one of the most rapidly growing municipalities in Monroe County. The Township's past US Census populations and the Commission's projected populations to the year 2020 are listed below.

Coolbaugh Township Populations And Projections

<u>1990</u> <u>Census</u>	<u>2000</u> <u>Census</u>	<u>2005</u> <u>Census</u>	<u>2010</u> <u>Census</u>	<u>2020</u> <u>Census</u>	<u>2020 to 2040</u> <u>Change</u>
6,756	15,205	17,758	20,564	20,805	+ 5%/yr

*Sources: US Census Bureau – 1990, 2000, 2010, and 2020
Monroe County Planning Commission - 2005 to 2020*

The 2020 US Census lists the median household income of the Township to be \$62,131.

Accurate wastewater flow forecasts for the Planning Area are extremely difficult to make prior to identification of the tenants who will be occupying the property. Long-term forecasts are even more subjective because a change in tenant can significantly alter the water use pattern for the property, depending on the type of use performed by the tenant. Projections for residential areas can be based on development potential of vacant land, according to current zoning densities, but this is not true for industrial and commercial projections.

5.2 SEWAGE DISPOSAL NEEDS IDENTIFICATION

It is believed that the expansion of the Existing Plant to a capacity of 0.104 MGD will be adequate to meet the sewage needs of the delineated area to the year 2040.

Expansion of the plant will allow the Township to handle the Lynch Corp. and Five Times a Week LLC flow as well as the small commercial and residential areas reserved capacity.

Estimates of anticipated use requirements have been provided by the parties responsible for development of the land in the planning area and modified by the Township's engineers, as indicated in **Table 5-1**, referencing the areas identified on Figure 3-2.

Table 5-1 lists the current flow the service area of the Existing Plant is receiving and the projected flow to the years 2022 and 2040.

The Walmart Distribution Center has signed an agreement with the Township in 2018 to increase their reserved capacity to 15,710 gpd but not being used currently. Thus, 15,710 gpd is considered as projected flow in Table 5-1.

The Township has an agreement with Lynch Corp. (Area 2, convenience commercial district) to provide with future sewage treatment capacity up to 37,500 gal/day. It is anticipated the Five Times a Week LLC (Area 4, industrial district) will need up to 5,000 gal/day. Area 1, and 5 to 28, are accounted for 1 EDU each, 25 EDU in total, which in total require 5,625 gal/day assuming 225 gal/EDU. Therefore the flow growth requirement is 51,835 gal/day.

The current flow treated in the Coolbaugh WWTP is 52,000 gpd. Therefore, the total flow requirement will be 103,835 gpd, which is right below the available but not permitted capacity of the Coolbaugh WWTP.

5.3 WASTEWATER SLUDGE AND SEPTAGE GENERATION

All generated sludge from the plant will continue to be sent to a regional WWTP for disposal. The quantity will be determined following evaluation of the process.

Table 5-1 Current & Projected Flows

Description	Current Flow (gpd)	Projected Flow (gpd)
EXISTING CONNECTIONS		
Mountain Center	5,000	5,000
Wal-Mart	12,000	15,710
Tobyhanna Village	35,000	35,000
NEW DEVELOPMENT		
Lynch Corp. (Area 2)		37,500
Pocono Services for Family and Children Inc. (Area 3)_		
FIVE TIMES A WEEK LLC (Area 4)		5,000
Area 1, 5 to 28 (25 EDU)		5,625
TOTAL FLOW	52,000	103,835
AVAILABLE CAPACITY	52,000	104,000
SURPLUS CAPACITY	0	165

6.0 ALTERNATIVES FOR WASTEWATER DISPOSAL

The following wastewater disposal alternatives for the Planning Area have been identified as suitable for potential further review.

- Conventional Stream Discharge
- Package Treatment Facilities
- Land Application
- Individual Sewage Systems
- Retaining Tanks
- No Action

6.1 CONVENTIONAL STREAM DISCHARGE

The implementation of a conventional collection, conveyance and treatment system using stream discharge will provide the most flexible alternative for maximizing land use potential for economic development. The collection systems would be installed by the property developers to suit their layout and potential customers. Due to the topography in the area, it is likely that each development area will require individual and common gravity sewers and low-pressure force main(s) to convey the wastewater to the existing WWTP. These facilities can be designed for upgrading and expansion if the needs exceed current projections. In this Plan the plant upgrade will be designed to handle 104,000 gpd (existing flows plus the projected flow from the Study Area).

In order to comply with the current anti-degradation requirements for high quality streams, if a stream discharge alternative is selected, it will be necessary to demonstrate that a land application alternative is not suitable. This analysis will need to address soil conditions as well as land availability and cost effectiveness.

6.2 PACKAGE TREATMENT FACILITIES

The concept of allowing the construction of privately owned and operated package treatment plants is not considered viable in this area. Ensuring continued trouble free operation at multiple discharges into creeks that are tributary to the High Quality Tobyhanna Creek would be difficult to maintain over the long term.

Industrial areas, where there may be a relatively high turnover of property owners or changes in discharge parameters due to lease changes, is not conducive to consistent ownership of facilities. As the Township would be ultimately responsible to take over any plants that are not adequately maintained, it makes more sense to centralize the treatment facilities as discussed in the section above. Therefore, this option will not be pursued further.

6.3 LAND APPLICATION

Individual sewer systems would consist of land application alternatives such as slow rate infiltration (SRI), also known as, spray irrigation. The suitability of such systems depends on the soil conditions and available land for spray fields and storage lagoons. The use of land in industrial/commercial zoned areas considerably reduces the value of the land, both to the developer and as a tax revenue and job creation base for the Township. In addition, the minimum required pretreatment before land application needs to be met and evaluated economically. Due to the high quality stream discharge requirements in the Planning Area, this option will be considered.

6.4 INDIVIDUAL SEWAGE SYSTEMS

Alternatives that may normally be addressed in residential areas, such as Community Land Disposal, Non-Structural Alternatives and Sewage Management Programs, are not suitable for the type of land use projected in the Study Area. In this case, flow rates could be high and could change dramatically with changes of ownership or occupancy, making it impossible to design a suitable individual sewage system that will remain relevant. Therefore, this option will not be pursued further.

6.5 RETAINING TANKS

Retaining Tanks or Holding Tanks are not intended as a long-term solution to wastewater disposal needs. They are certainly not relevant to the construction of a new system. Therefore, this option will not be pursued further.

6.6 NO ACTION ALTERNATIVE

The "No action" alternative is not a solution to the needs of the area.

Overall, among the six alternatives discussed above, conventional stream discharge and land application are the only two viable alternatives in this special study, which will be further discussed in Chapter 7.0

7.0 EVALUATION OF ALTERNATIVES

7.1 ALTERNATIVE 1 – TREATMENT AT EXISTING WWTP & STREAM DISCHARGE

The expansion or replacement of the existing Township WWTP would provide a method of treatment for the projected needs of the Planning Area that is flexible enough to handle variations in flow should usage patterns in the area change. The treated effluent of the projected flow will be discharged to the nearby Tobyhanna Creek together with the existing treated effluent.

This Special Study is analyzing the specific needs of the industrial/commercial and residential area along Route 611. The design would, therefore, allow the plant to be upgraded or expanded to meet the projected flow needs.

7.1.1 Design Capacity Requirements

The Existing Plant has been expanded to a capacity of 104,000 gpd, as part of a program to enable the plant to meet its current discharge standards. The current permitted capacity of the plant is 52,000 gpd and has been operating successfully for more than sixteen years without one violation. As shown on Table 7-1, all the effluent characteristic parameter values of the effluent in the year of 2022 to January 2023 (the row with blue shade), including Total Suspended Solids (TSS), *E. Coli*, Ammonia-N, cBOD₅, Total Dissolved Solids (TDS) and Total Phosphorus (TP), were significantly lower than the current NPDES permit limit (the rows with yellow shade) based on the currently permitted 0.052 MGD flow. If the permitted flow is increased from 0.052 MGD to 0.104 MGD, the effluent limit values should be decreased to its 50% theoretically, as shown on Table 7-1 (the rows with red shade). With the high effectiveness of the plant facilities, the 2022 effluent characteristic parameter values (the row with blue shade) are still within the effluent parameter limits based on the proposed 0.104 MGD flow.

Therefore, if Alternative 1 is selected, the existing WWTP will be re-rated to its maximum treatment capacity at 0.104 MGD and the effluent quality will still be able to meet the new NPDES permit. And as previously noted, flow projections for a commercial/industrial area are highly subjective and subject to revision based on economic conditions. Therefore, the treated and discharged flow to the Tobyhanna Creek will remain lower than 104,000 gpd before the commercial/industrial areas are actually developed.

7.1.2 Facility Requirements

The specific layout of facilities required to serve the planning area at the Coolbaugh WWTP cannot be finalized without more detail survey work and a clear idea of the proposed internal sub-division plans. The existing Coolbaugh WWTP is able to handle the 104,000 gpd flow. However, new sewer collection force mains and/or gravity sewers will be needed for conveying the flow from Lynch Corp. and Five Times A Week LLC to the existing pump station and manhole of the Coolbaugh wastewater treatment plant. The preliminary plans indicate that the

new sewer collection piping will be required for Alternative 1, as presented schematically on **Figure 7-1**.

- Gravity conveyance piping and low pressure 4'' force main (install by Five Times A Week LLC) from the future Five Times A Week LLC Warehouse to discharge point of the Walmart Distribution Center Manhole in front of the library.
- Low pressure 4'' force main (install by Lynch Corp.) connecting the Lynch Corp. warehouse and senior apartment to the existing flushing connection manhole at Prospect Street.

7.1.3 Treatment Process

The head works of the Existing Plant contains an in-line 2mm fine screen and grinder, two influent pumps, and a 16,000 gallon surge tank for the purpose of regulating peak flows. There is capacity of the equalization tank (134,837 gal) with the capability to add soda ash for pH adjustment as required. Scum and grit of the influent equalization tank will be trapped and pumped to the sludge holding tank. There is a biological treatment system, containing an 8,000 gallons pre-anoxic tank, 40,000 gallons aerobic tank, and a 17,000 gallons post-anoxic tank, an 11,000 gallons ZeeWeed[®] membrane biological reactor (MBR), and a Trojan UV 2000 rack system for disinfection. Methanol is added prior to the post-anoxic tank as carbon source. Poly alum. solution is added prior to the MBR for phosphorus removal. Waste activated sludge is wasted to the sludge holding tank after periodic supernatant decanting. Effluent flows are measured by an Isco 3210 ultra-sonic flow meter. The facilities have a 100 kW Kohler emergency back-up generator with an automatic transfer switch.

7.1.4 Cost Estimates

The total estimated cost of Alternative 1, consisting of the cost of install new sewer conveyance piping for the two developers, is \$1,162,500, as shown on **Table 7-2**. The project cost estimate for Lynch Corp. is \$387,500, and the cost estimate for Five Times A Week is \$775,000.

Table 7-1 WWTP Effluent Characteristic Parameter Summary

Current Permit Limits	Average Monthly Flow	Total Suspended Solids		Fecal Coliform	Ammonia - Nitrogen		CBOD (5-day) or BOD (5-day)		pH	Total Dissolved Solids	Dissolved Oxygen	Total Phosphorus	
				E.Coli									
Units	mgd	mg/l	lbs/d	cfu / 100 ml	mg/l	lbs/d	Effluent		Standard Units	mg/l	mg/l	mg/l	lbs/d
							mg/l	lbs/d					
Monthly Average Effluent Limit (Winter-Spring)	0.052	30	13	2000	9	4	25	11	6 -- 9	1000	5	1	0.4
Monthly Average Effluent Limit (Summer-Fall)	0.052	30	13	200	3	1	25	11	6 -- 9	1000	5	1	0.4
Proposed Permit Limits													
Monthly Average Effluent Limit (Winter-Spring)	0.104	15	6.5	1000	4.5	2.0	12.5	5.4	6 -- 9	500	5	0.5	0.2
Monthly Average Effluent Limit (Summer-Fall)	0.104	15	6.5	100	1.5	0.7	12.5	5.4	6 -- 9	500	5	0.5	0.2
2022 to 2023 Record													
Monthly Average Effluent Record 2022	0.035	4	1.1	1	0.3	0.1	2.5	0.7	6.8 -- 7.1	497	9.1	0.3	0.1

Figure 7-1 Alternative 1 Potential Facilities Layout

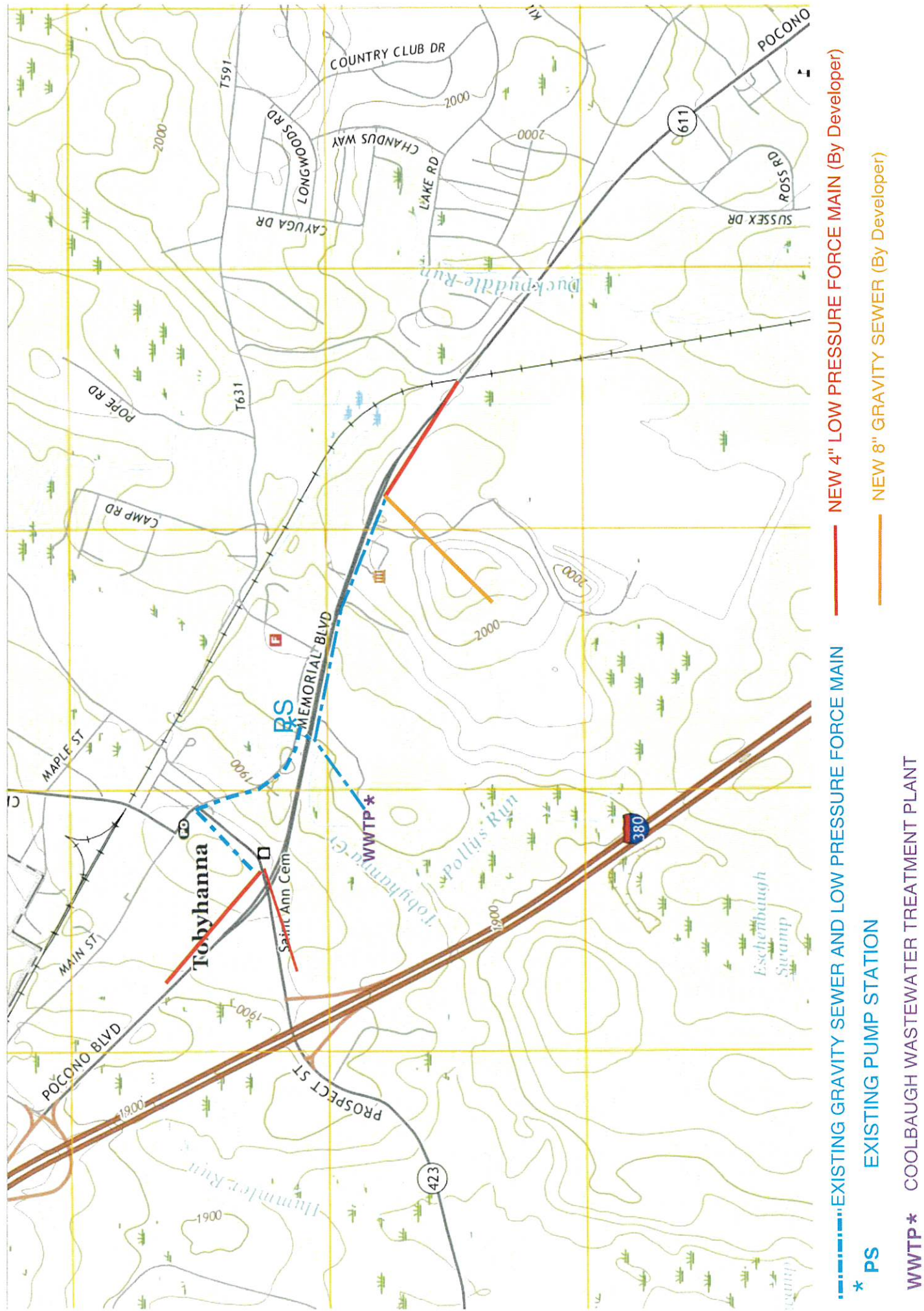


Table 7-2 Alternative 1 Cost Estimate (Responsibilities of developers)

Alternative 1				
Cost Estimate				
Item	Quantity	Units	Unit Cost	Cost
Collection System for Lynch Corp.				
4" low pressure force main	4,000	LF	50	\$200,000
Mobilization	1	LS	50,000	\$50,000
Sub Total				\$250,000
Contingency (20%)				\$50,000
Eng., Legal, Admin & Financial (35%)				\$87,500
Project Costs for Lynch Corp.				\$387,500
Collection System for Five Times A Week				
4" low pressure force main	2,000	LF	50	\$100,000
8" Gravity Sewer	2,000	LF	140	\$280,000
Manhole	10	EA	7,000	\$70,000
Mobilization	1	LS	50,000	\$50,000
Sub Total				\$500,000
Contingency (20%)				\$100,000
Eng., Legal, Admin & Financial (35%)				\$175,000
Project Costs for Five Times A Week LLC				\$775,000
Total Project Cost for Two Developers				\$1,162,500

7.2 ALTERNATIVE 2 – TREATMENT AT NEW WWTP & LAND APPLICATION

In accordance with guidelines received from PADEP, in a letter dated January 3, 2002, the non-discharge alternatives analysis for this Special Study has been carried out at the level of each development area as opposed to individual lots. The boundaries of the areas were shown on **Figure 3-2**. Based on PADEP's Water Quality Antidegradation Implementation Guidance, land application as a nondischarge alternative, only requires the sewage or wastewater to be treated to secondary treatment levels before land application, and removal of organics, solids, and nutrients is accomplished naturally by biota in the soil, rather than by technology intensive processes. In these situations, ultimate discharge of the wastewater is to the groundwater in the land application area, after percolation through the soil mantle. Therefore, environmental considerations for land application include a) availability of soil types, depths, and slopes to accommodate the types of pollutants left in the wastewater after pre-treatment and which can adequately receive and treat the quantity of wastewater produced, b) availability of land which is sufficiently isolated from the public, c) sensitivity of local groundwater quality and uses, d) seasonality of systems which rely on vegetative uptake for additional wastewater renovation and create the need for winter storage of wastewater.

Alternative 2 herein suggests to continue to treat the current 52,000 gpd flow at the existing Coolbaugh WWTP and to treat the proposed 51,835 gpd flow through a new treatment facility and discharge the treated flow through spray irrigation. Therefore, the required facility to treat the additional 51,835 gpd flow will include treatment facilities for achieving secondary treatment level, storage lagoons to store treated flow in winter months and a sprinkler irrigation system for land application, see preliminary layout plan in **Figure 7-2**. The land availability and soil suitability for spray irrigation are as described below.

7.2.1 Design Capacity Requirements

An accredited soil scientist has reviewed all the available information for the area to perform a desktop analysis of the capacity of the area to utilize spray irrigation. This information included publicly available data such as provided by the Monroe County Soil Conservation Service and USGS, as well as documents prepared for previous studies by developer's engineers.

The results of the analysis is shown on **Tables 7-3** and **Figure 7-3**. It is evident that the use of spray irrigation will require significant area of land, which creates a significant cost on land acquisition and severely impact the usability of the sites for industrial or commercial development.

On the northwest region of the service area (Area 1, 2, and 12 through 28), the soils with potential as spray field are mainly WpB (36.3 acres), VaC (3.9 acres), WxB (17.5 acres), and WmB (5.1 acres), in total 88.1 acres. However, the Lynch Corp. has land use plan for development, which could take over 80% area of lands with these soil types. In the middle of the service area, Area 3 is a very small area (6.1 acres) and only 0.4 acres (WxB) within it has the potential as a spray field. On the southeast region of the service area (Area 4 through 11, the Walmart distribution center is excluded), the soils with potential as spray field are mainly ExB (123.5 acres), LbB (28 acres), SxB (3.8 acres), VaC (6.2 acres), WpB (69.4 acres), WrB (24.9 acres), and WxB (26.4 acres), in total 282.2 acres. However, a developer, Five Times a Week LLC (FTAW) have land use plan for warehouses in this region, which will take over more than

90% of the land with these potentially-irrigatable soil types. Therefore, the available land that could be used as spray field will be roughly 42 acres.

The EPA Process Design Manual Land Treatment of Municipal Wastewater provides calculations for estimating application rates of wastewater based on hydraulic loading of soils and nitrogen loading. When using domestic wastewater the limiting loading factor in this region is generally hydraulic loading of soils. In order to calculate hydraulic loading precipitation, evapotranspiration, temperature, and soil permeability are used. In the Soil Report of the last Act 537 Special Study dated at 2009, B.F. Environmental utilized the Thornthwaite equation to estimate evapotranspiration and computed a loading rate of 23 inches of wastewater per acre per year or 621,000 gal/ac/year. The accredited soil scientist in charge of that soil report calculated a rate of 33 inches of wastewater per acre per year or 891,000 gal/ac/year, based on the Soil Survey of Monroe County and the estimated permeability of the least permeable horizon of the soil. Based on the Manual for Land Application of Treated Sewage and Industrial Wastewater of PA DEP, the ultimate application rate can be determined by a land limiting constituent analysis, analysis of soil biological, chemical, and physical properties, hydrology analysis, climate conditions, and proposed vegetation, which is site and waste specific. The PA DEP will generally not consider application rates greater than 2" per acre per week or 104 inches per acre per year. The general guidelines of maximum allowable application rates are 0.5 and 1.0 inch per acre per week, or 26 and 52 inches per acre per year for moderately deep moderately well drained soil and deep moderately well drained soil, respectively. Therefore, the rate 26 inches per acre per year is used as the design application rate, assuming the soil has not change drastically. The application rate, 26 inches per acre per year, or 702,000 gal/ac/year (1,923 gal/ac/day) will require 40 acres of land as spray field for a total flow of 77,753 gal/day (51,835 gal/day will be sprayed only in 8 months). As discussed above, the available land that could be used as spray field will be 42 acres. Therefore, there is available land that can be used as spray field in the overall planning area, as shown in **Figure 7-3**.

Regard to the storage lagoons, they have to have the capacity to store the 51,835 gpd treated flow for 120 days in winter, which require the total lagoon volume be 6.2 MG. Assuming the depth of the lagoon of 6 ft, the required total area of the lagoons will be 3.2 acres.

7.2.2 Facility Requirements

Based on the Manual for Land Application of Treated Sewage and Industrial Wastewater of PA DEP, prior to land application, all organic wastewaters must undergo pretreatment. Higher degrees of treatment or lower hydraulic loading may be considered for high strength wastes and/or to overcome site limitations. In order to determine pretreatment requirements and to prepare for implementation of the operational system, chemical, physical, and biological property of the wastewater, chemical and physical property of the soil, current groundwater quality, water quality standards for adjacent waterways, topographical and climatological futures of the area, long range land use, cropping plans, crop nutrient requirements and elemental sensitivities, and public comments to land application proposals should be assessed in advance. In addition, land application systems must be monitored to ensure that they are not causing groundwater or surface water pollution. And due to the variety of soils and geology in Pennsylvania, each monitoring system must be custom designed. The minimum pretreatment requirements prior to spray irrigation will be as follows:

- A minimum of 85% removal of BOD₅
- A maximum monthly average BOD₅ of 25 mg/L
- A minimum of 85% removal of TSS
- A maximum monthly average TSS of 30 mg/L
- A maximum monthly geometric average fecal coliform level of 200/100 mL

The specific layout of facilities required to serve the planning area cannot be finalized without more detail survey work and a clear idea of the proposed internal sub-division plans. However, preliminary plans indicate that the following facilities will be required for Alternative 2, as presented schematically on **Figure 7-2**.

- Internal site collection system, either gravity or low pressure, depending on the site layout. This will be provided by each developer at their cost.
- Pumping Station and force main along Rt. 611 and Prospect Street as required.
- Gravity conveyance piping from the Northwest of Walmart Distribution Center to Coolbaugh WWTP.
- Storage lagoon(s).
- Distribution system including distribution pump(s), piping, and spray nozzles (i.e. fixed or moveable sprinkler).
- Monitoring system, such as monitoring wells, piezometers, and lysimeters.

7.2.3 Cost Estimates

The estimated cost of treating the current 52,000 gpd flow in the Coolbaugh WWTP and treating the new 51,835 gpd flow at a new WWTP and discharging the treated flow through spray irrigation is \$16,236,300, as shown on **Table 7-4**. The 45 acres of land acquisition is based on the sum of 40 acres of spray field, 3.2 acres of storage lagoons, and 1.8 acres of new treatment plant.

Figure 7-2 Alternative 2 Potential Land Use & Potential Facilities Layout

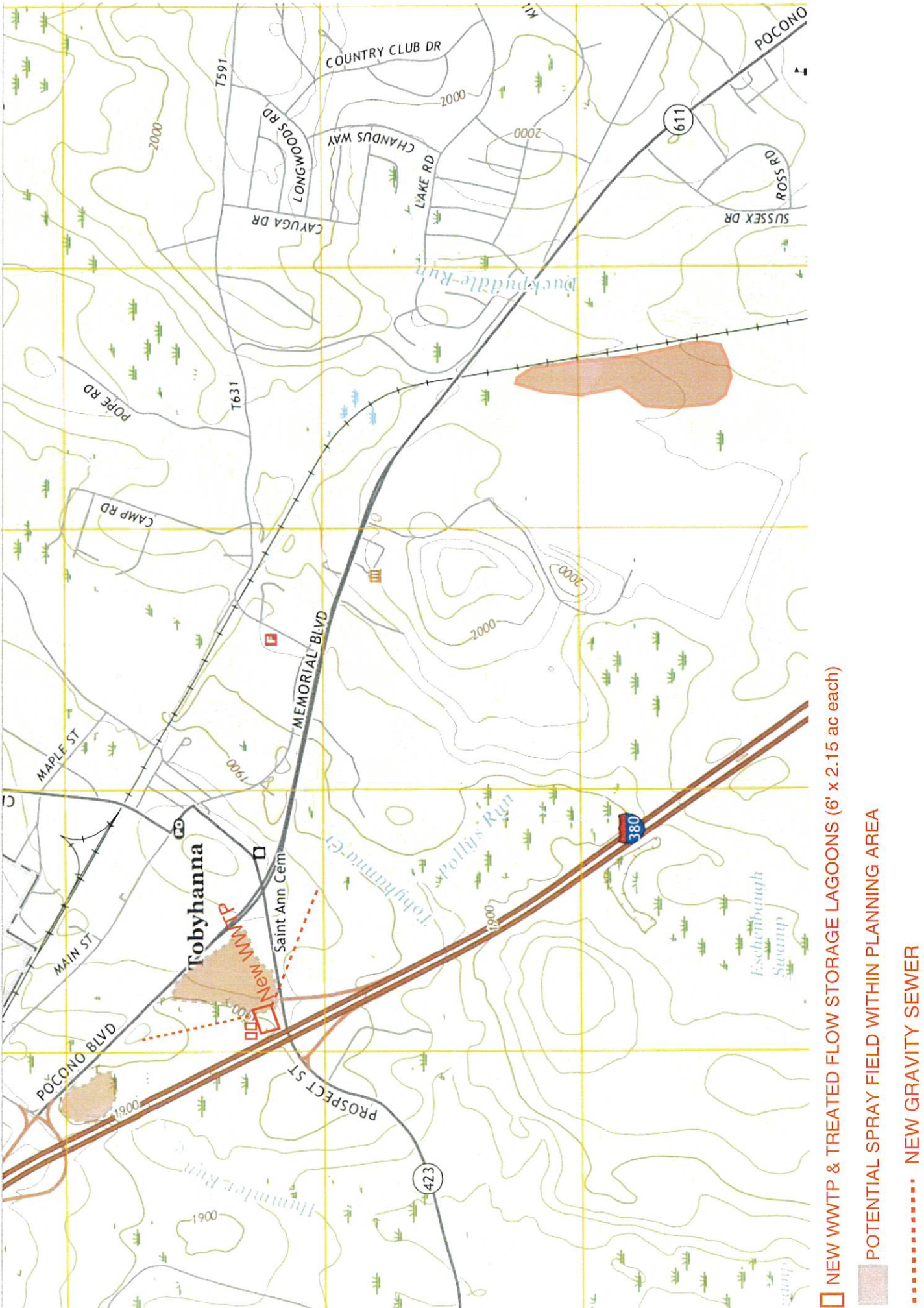


Table 7-3 Soil Type & Spray Suitability & Land Use Plan

Area	Map Unit Symbol	Map Unit Name	Drainage Class	Limitation Rating for Sprinkler Irrigation & Rating Reasons		Acres in AOI	Have Potential for Spray Irrigation (Acres)	No Potential for Spray Irrigation (Acres)	Land Availability and Land Use Plan	Available Land with Potential for Spray Irrigation (Acres)
1&2 & 12 to 28	BrB	Braceville gravelly loam, 3 to 8 percent slopes	Moderately well drained	Somewhat limited	Low water, slow water movement holding capacity	1.9	1.9		Not available; Twp building and residential/commercial building	0
	CnB	Chippewa and Norwich soils, 0 to 8 percent slopes, extremely stony	Poorly drained	Not Rated		21.1		21.1		
	ExB	Empeyville extremely stony sandy loam, 0 to 8 percent slopes	Moderately well drained	Somewhat limited	Low water, slow water movement holding capacity	5.5	5.5		80%Available	4.4
	MoB	Morris channery silt loam, 0 to 8 percent slopes, extremely stony	Somewhat poorly drained			13.9		13.9		
	Mp	Mucky peat, deep	Very poorly drained	Very limited	Depth to saturated zone; Ponding; Too acid	6.5		6.5		
	Ms	Mucky peat, shallow	Very poorly drained	Very limited	Depth to saturated zone; Ponding; Too acid	15.7		15.7		

VaC	Very stony land and Rock outcrops, sloping	Well drained	Somewhat limited	Slope; Too acid; Low water holding capacity	3.9	3.9	Not available; Prospect Street and Lynch Corp. Development	0
VoA	Volusia gravelly silt loam, 0 to 3 percent slopes	Somewhat poorly drained			5.9	5.9		
VxB	Volusia channery silt loam, 0 to 8 percent slopes, rubbly	Somewhat poorly drained			16.2	16.2		
Wb	Wayland silty clay loam	Very poorly drained			18.3	18.3		
WmB	Wellsboro channery loam, 3 to 8 percent slopes	Moderately well drained	Not Rated		5.1	5.1	Not available; Residential building	0
WmC	Wellsboro channery loam, 8 to 15 percent slopes	Moderately well drained	Not Rated		3.1	3.1	Not available; Residential building	0
WpB	Wellsboro channery loam, 0 to 8 percent slopes, extremely stony	Moderately well drained	Not Rated		36.3	36.3	Not available; Lynch Corp. Development	0
WsB	Wurtsboro channery loam, 2 to 12 percent slopes	Moderately well drained	Somewhat limited	Slow water movement; Too acid; Slope; Low water holding capacity	14.8	14.8	Not available; Lynch Corp. Development	0
WxB	Wurtsboro extremely stony loam, 0 to 8 percent slopes	Moderately well drained	Somewhat limited	Slow water movement; Too acid; Slope; Low water holding capacity	17.5	17.5	80% Available	14

	WxC	Wurtsboro extremely stony loam, 8 to 25 percent slopes	Moderately well drained	Very limited	Slope; Slow water movement; Too acid; Low water holding capacity	7.2	88.1	7.2	Not available; Lynch Corp. Development	0
Total						193	104.8	19.5		
3	CnB	Chippewa and Norwich soils, 0 to 8 percent slopes, extremely stony	Poorly drained	Not Rated		0.9	0.9			
	Mp	Mucky peat, deep	Very poorly drained	Very limited	Depth to saturated zone; Ponding; Too acid	2.8	2.8			
	Ms	Mucky peat, shallow	Very poorly drained	Very limited	Depth to saturated zone; Too acid; Ponding	2	2			
	WxB	Wurtsboro extremely stony loam, 0 to 8 percent slopes	Moderately well drained	Somewhat limited	Slow water movement; Too acid; Slope; Low water holding capacity	0.4	0.4		Too far with other spray irrigation land	0
Total						6.1	5.7	0		
4 to 11	CnB	Chippewa and Norwich soils, 0 to 8 percent slopes, extremely stony	Poorly drained	Not Rated		29.5	29.5			
	ExB	Empeyville extremely stony sandy loam, 0 to 8 percent slopes	Moderately well drained	Somewhat limited	Low water, slow water movement holding capacity	124	123.5		Not available; FIVE TIMES A WEEK LLC Land Development	0
	GP	Pit, Shale, and Gravel	Excessively drained	Not Rated		1.6	1.6			
	LbB	Lackawanna channery loam, 0 to 8 percent	Well drained	Not Rated		28	28		80% Available	22.4

WpB	Wellsboro channery loam, 0 to 8 percent slopes, extremely stony	Moderately well drained	Not Rated		69.4	69.4	Not available; FIVE TIMES A WEEK LLC Land Development	0
WrB	Worth extremely stony sandy loam, 0 to 8 percent slopes	Well drained	Somewhat limited	Slow water movement; Low water holding capacity	24.9	24.9	Not available; FIVE TIMES A WEEK LLC Land Development	0
WrC	Worth extremely stony sandy loam, 8 to 25 percent slopes	Well drained	Very limited	Slope; Slow water movement; Low water holding capacity	16.4	16.4		
WxB	Wurtsboro extremely stony loam, 0 to 8 percent slopes	Moderately well drained	Somewhat limited	Slow water movement; Too acid; Slope; Low water holding capacity	26.4	26.4	Not available; FIVE TIMES A WEEK LLC Land Development	0
WxC	Wurtsboro extremely stony loam, 8 to 25 percent slopes	Moderately well drained	Very limited	Slope; Slow water movement; Too acid; Low water holding capacity	21.5	21.5		
Total					486	282.2	204.1	22.4
Totals for Entire Service Area					685.3	370.7	314.6	41.9

Figure 7-3 Potential land use by commerce/industry development and potential land as spray irrigation field within the planning area. Blue Shade: Potential land for spray irrigation; Yellow Line: developers' planned land use.



Table 7-4 Cost estimate for Alternative 2.

Alternative 2 Cost Estimate 51,835 GPD New WWTP & Spray Irrigation Facilities				
Item	Quantity	Units	Unit Cost	Cost
Piping - Collection System	10,000	LF	185	\$1,850,000
Treatment Facility (incl. ponds, pump station, control building)	1	EA	5,000,000	5,000,000
Clearing and Preparing Spray Fields (incl. valves, meters, pumps, controls etc)	1	EA	1,000,000	1,000,000
Two 6 ft Deep x 1.6 Ac Storage Lagoons	2	EA	75,000	150,000
Land Acquisition	45	AC	55,000	2,475,000
Construction Cost				\$10,475,000
Contingency (20%)				2,095,000
Eng., Legal, Admin & Financial (35%)				3,666,300
Total Project Costs				\$16,236,300

8.0 INSTITUTIONAL EVALUATION

Coolbaugh Township owns and operates the existing WWTP. Over the past few years they have invested considerable time and money in addressing the preventive maintenance of the facility. The proposed plant expansion will be implemented under the current organizational system.

9.0 JUSTIFICATION FOR SELECTED ALTERNATIVE

9.1 TECHNICAL WASTEWATER DISPOSAL ALTERNATIVE

Alternative 1, Stream Discharge, has been selected as the only cost effective and politically realistic option. The current WWTP, with the upgrades that have been made and evaluated over the past years, has been shown to be capable of meeting the stringent discharge standards for the receiving stream.

The soil conditions require large areas of otherwise developable land to be dedicated to spray fields or storage lagoons as discussed in Alternative 2. The cost of obtaining the “suitable” land and building new wastewater treatment facilities are so significant that the alternative is not viable.

A ‘No Action” Alternative is also not viable. The land, zoned primarily as Commercial or Industrial, is valuable as revenue producing, taxable property, most of which is not suitable to be developed without access to affordable sewage facilities.

9.2 CAPITAL FINANCING PLAN

The plant expansion can be accomplished using existing Township borrowing or conventional financing options. In order to implement the collection system improvements, the developers will seek grant money and/or a low interest loan from H2O Grant or PennVEST to finance the project with the assistance from Coolbaugh Township.

10.0 IMPLEMENTATION SCHEDULE

Submit Act 537 Special Study to DEP	Allowed 120 days for review
Submit Part II Permit application to DEP	30 days after receiving DEP approval of the Special Study
Submit PENNVEST application to fund the Project	10 days after receiving DEP approval of Part II Permit
Advertise for bids to construct Project	14 days after PENNVEST Receiving funding commitment
Open bids	45 days after advertising
Award contract(s)	45 days after bid opening
Issue Notice to Proceed	30 days after awarding contract(s)
Complete construction of Project and have operational	200 days from issuance of Notice to Proceed

APPENDIX A

Flow Data of 2022

Monitoring Requirements from Docket	Average Monthly Flow	Total Suspended Solids		E. Coli.	Ammonia - Nitrogen		CBOD (5-day) or BOD (5-day)				
Units	mgd	mg/l	lbs/d	cfu / 100 ml	mg/l	lbs/d	Influent		Effluent		% Removal
							mg/l	lbs/d	mg/l	lbs/d	
Monthly Average Effluent Limit (Winter-Spring)		30	13	2000	9	3.9			25	10.8	85
Monthly Average Effluent Limit (Summer-Fall)		30	13	200	3	1.3			25	10.8	85
Monitor & Report Only	X						X	X			
Monitoring Results	Report Monthly Average	Report Monthly Average		Report Monthly Average	Report Monthly Average		Report Monthly Average; Indicate CBOD5 or BOD5		Report Monthly Average; Indicate CBOD5 or BOD5		Report Monthly Average
							CBOD5		CBOD5		
January	0.0226	4.0	0.7	1	1.05	0.19	68	12.1	2.9	0.5	95.7
February	0.0392	4.0	1.1	1	0.20	0.06	70	20.4	2.0	0.6	97.1
March	0.0373	4.0	1.2	1	0.21	0.06	69	19.9	2.0	0.6	97.1
April	0.0600	4.0	1.9	1	0.10	0.05	102	37.2	2.0	0.9	98.0
May	0.0444	4.0	1.1	1	0.10	0.03	55	14.3	2.6	0.7	95.3
June	0.0363	4.0	2.0	1	0.11	0.05	68	34.9	2.0	1.0	97.1
July	0.0261	4.0	0.9	1	0.10	0.02	63	13.2	2.4	0.5	96.2
August	0.0186	4.0	0.3	1	0.22	0.03	89	13.3	2.0	0.3	97.8
September	0.0330	4.0	1.2	1	0.28	0.08	85	19.5	5.4	1.3	93.6
October	0.0322	4.0	1.0	1	0.51	0.14	16	4.0	2.0	0.5	87.5
November	0.0320	4.0	1.1	1	0.10	0.03	72	20.7	2.0	0.6	97.2
December	0.0393	4.0	1	1	0.10	0.02	186	36.4	3.2	0.8	98.3

APPENDIX B
Combined Map

APPENDIX C
Proof of Public Notice

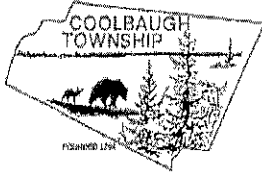
APPENDIX D

Public/Agency Comments and Municipal Response

There were no public comments received in response to the newspaper advertisement or at the public meeting when the document was officially approved.

Based on the comments received, there was no requirement for any Municipal Response.

APPENDIX E
Resolution of Adoption



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

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

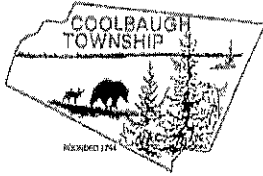
Roll Call

BOARD OF SUPERVISORS

____B. Weimer ____C. Rogan ____A. Ruiz-Smith ____C. Colgan ____L. Kelly
____Solicitor Armstrong ____E. Masker

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

1. Public input
2. Approval of minutes / notes:
 - February 20, 2024- Regular Meeting Minutes
3. Holding Tank Agreement for the Property Located at 368 Stillwater Drive, Pocono Summit, PA; Property Owner(s): Timothy & Heather Crabb
4. On-Lot Septic Maintenance Agreement for 2187 North Estates Drive, Pocono Summit; Property Owner(s): Isaac Klein
5. Approval of Minor Subdivision Joining Lots 38 & 39, Block A-2001, Section 20, Arrowhead Lake, Property Owner(s) Ruby M. Reyes & Edwin Orta
6. Conditional Approval of Minor Subdivision Joining Lots 55 & 57A, Block A-2102, Section 21, Arrowhead North, Property Owner(s): Robert Charles and Robin Lee Brooks, Conditioned on the submission of a Revised Draft Joinder Deed
7. Authorize Advertisement for Seasonal Parks Employment



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

8. Current Obligations

• General Fund	\$ 507,844.55
• Escrow Fund	\$ 7,097.94
• Sewer Fund	<u>\$ 19,577.98</u>
Total Disbursements	\$ 534,520.47

9. Business Manager Comments/Updates

10. Solicitor Armstrong Comments/Updates

11. Board of Supervisors Executive Sessions

12. Adjournment

2

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
February 20, 2024

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

Board Members present:

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

Board Members absent:

None

Staff present:

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

Staff absent:

None

1. Discussion on Programs Offered by Pocono Wildlife –(Discussed second on the agenda)

Kathy Uhler, Founder and Education Director was in attendance and discussed the services provided at Pocono Wildlife as well as the volunteer opportunities that are available stating that the requirement is that they have a tetanus shot. She stated that Pocono Wildlife provides care to injured wildlife in order to get them back into the wild. K. Uhler provided the audience with her cell phone number stating that if they happen to find an animal that is in need they can contact her, also advising that if they are in their yard and see a snake, they can send her a picture via text and she will be able to provide information on it. She asked if the Board would consider donating \$1,500.00 annually to help support the center and to help with operational expenses. She stated that if anyone would like a program offered in their community to reach out and she would be happy to do so. The Board thanked K. Uhler for attending and providing such useful information.

2. Discussion on Landston Equities/ Northampton Farms, LLC. Updates Relating to the Potential Entrance from Veterans Drive (479 Memorial Blvd, Tobyhanna) (Discussed first on the agenda)

Rob Lewis was in attendance from Kaplan Stewart to discuss the status of the driveway entrance from Veterans Drive as they are negotiating with Walmart DC. He stated that the original request for waivers which the Board was not in favor of granting, he stated that they would now go away if the entrance were moved. Attorney Lewis stated that the change in entrance would make the size of the buildings smaller, going from 2.7 million sq. ft. to 2.3 million sq. ft. The current proposed plan has been provided to Walmart for review and there has not been any objection heard at this point from them or their counsel. Tony Pittcock, Engineer was in attendance and reviewed the plan layout including parking and entrance locations. He also stated that there would be a landscape plan provided when Ms. Ruiz-Smith stated that she would like the office staff to be able to look out their windows and not be faced with large buildings. Attorney Pam Tobin stated that after doing some research and reviewing the original subdivision plan which was for the Walmart property along with the Jaendl property, it was determined that the access was on the plan which by right would allow them to use Veterans Drive for the access to their property. She stated that once this was determined she spoke with Walmart counsel, and they agreed that they would not legally be allowed to deny them access. They are currently reviewing the plan and negotiating the improvements that her

client would be completing which currently include improvements at the traffic signal and widening the road.

- **Discussion:** Ms. Ruiz-Smith stated that if this was the case and they were allowed access they could have eliminated a lot of hassle and so much money spent in order to pursue the original avenue. D. Jaindl stated that is why there is this team in place in order to put fresh eyes on the situation, stating that one of the new team members was also an engineer on the project when the original subdivision was submitted and approved. Solicitor Armstrong stated that this Board is not agreeing to anything this evening and stated that this is between the applicant and Walmart. Ms. Kelly asked that if/when a draft agreement is complete, the Township will need to receive a copy for review. Rob Lewis stated that he will be able to submit a revised subdivision plan for review by the PC by the April deadline, but that the Land Development plan will take a little longer. The Board agreed that the applicant is still under the April 22nd deadline to either submit a new LDP or provide a substantive update on the status of the project. J. Miller stated that there is a petition on Change.org relating to this project that has over 1,100 signatures currently. He also asked when widening the road will it be on the township road or Walmart, being advised that the widening of the road would not be on the township road as there is a right-of-way for that purpose. When asked how many vehicles are anticipated daily between their traffic and Walmart traffic, being advised that will be determined in the traffic study. When asked how many bays, they were advised 480. J. Miller asked if there is an agreement yet, being advised that there is not as they are working out the details. Residents spoke about their concerns with the salt running into the exceptional value waterways, whether Route 611 can handle this amount of traffic, the noise and air pollution as well as the disruption to their lives and the peace that they live here for. F. Whalen asked if there is a baseline measurement to use for prior to the warehouses being built as they relate to the lighting and noise levels. Attorney Lewis stated that he does not know if there is one, but that with all of the concerns, his client will have to follow the township SALDO and ordinances as well as the requirements as set forth by outside agencies that they are seeking permits from. When asked by a resident how many acres of trees are being cut down, they advised that they were not sure but that they know that there is going to be 30 acres less now than originally anticipated. M. Wood asked if this will be inspected and held to the standard of the building and fire codes, being advised that it will and it is inspected by Bureau Veritas. Chief Dobson stated that the buildings are constructed up to code and are required to have sprinkler systems, hydrants, required turning radius requirements for fire apparatus and other devices as per the code. He stated that although he has concerns with the warehouses, when it comes to fires, he has more concerns about residential properties that are not required to have the sprinkler systems. S. Stroker expressed concerns with the natural resources that will be impacted and the fact that these buildings will be located next to hundreds of acres of woods which are used for hunting to provide food for families as well as the waterways that run into the Delaware. We ask that you consider the fact that we value good neighbors. S. Stroker stated that the buffers that are in place are not enough when it comes to these buildings being built. J. Miller stated that the developers do not care about the community and asked that the residents in attendance go to the Planning Commission where their projects are first discussed and get involved there as well as at the PADEP, PennDot and MCCC levels. S. Stranick stated that there is a women's center in the Mountain Center and stated that there will now be tractor trailers parked along the back of that property with a clear view of that location. She stated that they go there for safety and now they will

not even be guaranteed that . M. Bozzone asked about the septic fields assuming there will be tanks for irrigation, being advised the designs will be provided to DEP for review. He also asked who would be responsible for the well water that could be affected by the operations and maintenance at the facility, who is responsible for the drop in property values and also voiced his concerns with the exceptional value waterways that are located in the community which are headwaters to the Delaware River. A. Jacobs asked how the 480 loading docks compare to the number that they have at the Walmart DC, being advised they do not know how many are there. S. Stroker stated that she understands that the applicant has the right to develop the property but stated that the residents have the right to peace, clean air, and the ability to hunt. A. Flaherty stated that the developer stated that they don't want it in a residential area, stating that it is behind a residential area and the constant beeping of the trucks, and noise at the facility will impact the residents that live in the area. She stated that she is a teacher and that she spoke with a student that ended up being an engineer and was advised that there is an ordinance in place that prohibits building in an area if it results in a financial impact on the residents that live there. She stated that people that live here give a lot to live in this community and expect to have the peace and quiet that they moved here or built their homes here for. Solicitor Armstrong stated that the Board is not taking any action on this matter this evening and anticipates that the applicant will provide an update when the draft agreement has been reached. Ms. Kelly asked about the previously submitted Environmental Impact Assessment from 2 years ago and stated now that there are changes to the project, it should be updated. Solicitor Armstrong stated that revisions to the plan would impact the study, so that would be acceptable to request a new one.

2. Public Input

Nothing was heard.

Work Session ended at 7:33pm.

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES

February 20, 2024

The meeting was called to order by Chairman Weimer at 7:38pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:

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

Board Members absent:

None

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Meredith Thompson, Business Manager 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

- D. Pope provided the Board with pictures of the previously discussed dangerous structure with the roof collapsing. Mr. Keane stated that Ms. Colgan provided him with the property address, and he has already started the process for the property.
- D. Pope asked if recycling cards are available and was advised that they are.

2. Approval of minutes / notes:

- **February 6, 2024 -Regular Meeting Minutes**

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Approve the February 6, 2024 Regular Meeting Minutes as presented.

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

3. Monthly/Quarterly Reports

- Pocono Mountain Regional Police Commission- Report presented by Mr. Weimer stating that the equipment purchased with the grant funding has started arriving. He also stated that a security assessment was completed of the Township Municipal Building, and he will be providing it to the Board for review.
 - Discussion: D. Pope asked if they are getting radar and was advised that they are not at this time and asked that all residents send a letter to their state representatives and let them know that they are in favor of allowing the use of radar. Ms. Kelly stated that the Board was advised that the original 1996 agreement has already been amended and restated in 2015. She asked what the PMRPD is going to amend on the contract passed in 2015. Mr. Weimer's understanding is the only changes are with the representation of Thornhurst and Tobyhanna Township on the commission, but stated he would verify. Discussion took place about

problem areas where tractor trailers are parked along the roads and Mr. Weimer stated that he will let the Chief know. M. Wood asked who the residents should call when they see illegal parking with Mr. Weimer stating to contact the township and they will get in touch with him to notify regional police.

- Pocono Mountain Regional EMS- Presented by D. Doremus

4. Codes and Zoning/ Short Term Rental Report- Report presented by Mr. Keane who also stated that we are currently working with the new software company and that we will be having training for all staff and users of the program throughout the township to work with it before it is completely implemented. He stated that he wants to make sure that everyone is comfortable with the program and stated that this will alleviate paper applications and permits. Residents will create an account and apply online and will also receive updates throughout each step as their application is processed. Mr. Keane also stated that they recently received the report of properties with alarm violations from the fire chief, therefore the alarm violations will be going up in the future report as all of those residents will be notified.

5. Pocono Mountain Corporate Center Warehouse Financial Security Escrow Release Request in the Amount of \$6,142,776.37 leaving a balance of \$346,506.05 (1901 Corporate Center Drive, Tobyhanna)

Ms. Kelly made a motion second by Ms. Ruiz-Smith to Approve the Pocono Mountain Corporate Center Warehouse Financial Security Escrow Release Request in the Amount of \$6,142,776.37 leaving a balance of \$346,506.05 (1901 Corporate Center Drive, Tobyhanna).

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

6. Conditional Approval of Minor Subdivision Joining Lots 57 & 58, Block A-46, Section 9, Arrowhead Lake, Property Owner(s)- Richard and Virginia Plyler

Ms. Rogan made a motion second by Ms. Colgan to Grant Conditional Approval of the Minor Subdivision Joining Lots 57 & 58, Block A-46, Section 9, Arrowhead Lake, Property Owner(s)- Richard and Virginia Plyler

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

7. Discussion on Coolbaugh Township Volunteer Fire Company Heating Oil Deliveries

Mr. Keane stated that the Coolbaugh Township Volunteer Fire Company has been having issues with the companies delivering fuel oil for station one and station two. He stated that they would like to be able to contract with the company that the township uses. CTVFC Chief Dobson stated that he believes that the contracted company may take their business more seriously if they are under the township. There are times when no one is at the fire station and when members arrive there is no heat, and the tanks are empty. The companies then think that they can charge an emergency delivery fee even though there is automatic delivery setup on the account. Therefore, the fire company would like to alleviate all these issues by making this request. We could also request to be billed separately for our deliveries. Ms. Thompson stated that we are just providing the Board with an FYI to make sure that the Board has no issues with the request. Ms. Ruiz-Smith stated that the fire company would work with the company to get their deliveries. Solicitor Armstrong stated that they are not necessarily going under the COG bid as it was already awarded but stated that they may be able to get the same rate as the township if the company agrees to it.

Ms. Kelly made a motion second by Ms. Rogan to authorize the Coolbaugh Township VFC to work under the Coolbaugh Township COG bid for oil deliveries contingent upon them working directly with the company that is currently awarded the COG bid and working with the township for the next COG bid.

- Discussion: None

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

8. Authorize Advertisement of 2024 Budget Work Session Dates to be Published on July 1, 2024

Mr. Weimer made a motion second by Ms. Colgan to table the Authorization of the 2024 Budget Work Session Dates to be Published on July 1, 2024.

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

9. Authorization to Advertise Special Work Session on Friday, March 15th, 2024 at 5pm

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Authorize the Advertisement of the Special Work Session on Friday, March 15th, 2024 beginning at 5pm which is for the discussion of the Proposed Act 167 Stormwater Ordinance and the Proposed Logistics Center Ordinance.

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

10. Certify Eligible Act 172 Volunteers of Pocono Summit Volunteer Fire Company

Ms. Rogan made a motion second by Ms. Colgan to Certify the following Coolbaugh Township Residents that are members of the Pocono Summit VFC that meet the requirements for the Act 172 Volunteer Credit: Benjamin Drum, William Drum, Edward Fernandez, Diana Rispoli and Tyler Rispoli.

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

11. Certify Eligible Act 172 Volunteers of Coolbaugh Township Volunteer Fire Company

Ms. Ruiz-Smith made a motion second by Ms. Rogan to Certify the following eligible Coolbaugh Township Residents that are members of the Coolbaugh Township VFC that meet the requirements for the Act 172 Volunteer Credit: George R. Dobson, Tomas Keane, Mark Spitz, Kelly Weimer, and Joseph Wicmandy.

- **Discussion:** M. Peterson thanked the volunteers for their service. G. Dobson thanked the Board for their support and providing Act 172 to the volunteers.
- **Vote:** All in favor, motion passes.

12. Concerns with East Penn Search and Rescue

Coolbaugh Township VFC Chief George Dobson was in attendance to discuss the concerns with East Penn Search and Rescue providing the Board with social media posts as they relate to a couple of calls that the CTVFC was dispatched to, which were posted by Roger Tobias. He stated that the fire company was dispatched to a water rescue on Quick Island Road, Coolbaugh Township located in the area in Thornhurst. He stated that R. Tobias made comments on social media that were directed toward specific volunteers of the fire company, including himself, and it is his understanding that he also made threats on a recorded line at the Monroe County Control Center. He requested that the Board consider requesting the recording as he was advised that it would have to come from the municipality. He stated that this organization has self-dispatched to scenes and when Chief Dobson has tried to have conversations with him, he has used profanity and one time he and his son showed up at the fire station looking to have a physical altercation with him, thankfully he was able to advise him to leave before he would be removed by the police department. Chief Dobson has now heard that Thornhurst VFC and East Penn Search and Rescue are merging. He stated that they have had multiple issues with this organization and stated that they will never dispatch them to a call that they are on due to their unprofessionalism and the fact that no one knows what their certifications truly are. Chief Dobson asked if there is a way that we can go a step further and make it so that they are not a recognized organization in Coolbaugh Township. This is an ongoing issue with this organization and this individual and they would like the Township's assistance in trying to resolve it. Mr. Weimer asked if Ms. Rogan would have any issue as the Board Vice-Chair to have a conversation with Chief Dobson and Drew Wagner regarding the rumors

about the merger between the Thornhurst Fire Dept and the East Penn Search and Rescue organization. Ms. Rogan stated that she would have the meeting with them. Chief Dobson stated that he will also be bringing this up at the county Fire Chief's meeting.

Ms. Rogan made a motion second by Ms. Kelly to Authorize the Request of the Audio from the Monroe County Control Center for the day of December 18, 2023.

- **Discussion:** Ms. Ruiz-Smith stated that she would like to get clarification from Drew Wagner if this merger is true, stating that the Township taxpayers provide funding to the Thornhurst VFC and stated that if they are merging with an organization that has a member that has threatened the volunteers in our home fire company, she has a real problem with that.
- **Vote:** All in favor, motion passes.

13. Controller Report

Presented by Mr. Weimer.

14. Current obligations

• General Fund	\$ 141,659.81
• PMREMS Tax Fund	\$ 110,000.00
• Escrow Fund	\$ 1,020.00
• Liquid Fuel Fund	\$ 47,039.52
• Sewer Fund	<u>\$ 7,484.66</u>
Total Disbursements	\$ 307,203.99

Ms. Ruiz-Smith made a motion second by Ms. Rogan to Approve paying the current obligations in the amount of \$307,203.99.

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

15. Business Manager Comments/Updates

- Ms. Thompson stated that with the new CBA in place, DPW requested that the event dates for township functions be provided in advance for scheduling purposes.
- Ms. Thompson requested a brief executive session for personnel.

16. Solicitor Armstrong Comments/Updates

- Requested a brief executive session following the meeting Re: Legal
- Solicitor Armstrong stated that the property owner for 2187 N. Estates Drive previously received conditional approval of a holding tank. He stated that there has since been some research done and they determined that they are able to use the current system that is on the property. They will now need a maintenance agreement, stating that it will be on the next meeting agenda for consideration by the Board.
- Lots 22-25 in Stillwater has an application for an on-lot system which will result in the dwelling being on one piece of property and the septic system being on the other. He stated that they did not submit a formal lot consolidation plan to the township to join the properties, but they are all listed on the one deed and tax bill. He asked if the Board would be ok with the township requiring a covenant of deeds be placed which will state that the properties will not be able to be subdivided due to the location of the dwelling and the on-lot system. The Board agreed that would be fine.
- Solicitor Armstrong stated that the traffic impact study review for the property located at 1545 Prospect Street, Tobyhanna has been completed and asked when the Board would like to review it, suggesting that it be at a meeting that the township engineer is able to attend. The Board agreed to add it to the work session on April 2, 2024.

- The property owner of 368 Stillwater will attend the next meeting to discuss the holding tank agreement as it relates to their proposed short-term rental. Ms. Kelly confirmed with M. Peterson that short-term rentals are not allowed to have holding tanks in their community according to the HOA rules, being advised that is correct.
- Ms. Kelly asked about the MCWA non-substantial revision mail that was received and asked what it is for. Ms. Thompson stated that it relates to their recycling program, stating that they are doing an overhaul to clean up the document. She stated that there were two other emails that were sent out where it had the revisions broken down and this is just the complete document. Solicitor Armstrong stated that he briefly reviewed the document and stated that the two changes that he saw were the 3 new locations and the Recycling transfer that they are proposing in Coolbaugh Township on property that they own. The Coolbaugh Township proposed site is on the upcoming PC meeting for discussion in March.
- Ms. Kelly asked for an update on the Miracle Time property assessment, being advised that it is the interim appeal and that his firm has been in touch with the county and the school solicitors and will attend the hearing.

17. Board of Supervisors Executive Sessions

- Tuesday, February 20, 2024 from 9:05pm-9:27pm Re: Legal & Personnel

18. Adjournment

Ms. Colgan made a motion second by Ms. Rogan to adjourn at 8:56pm.

NEXT REGULAR BOARD MEETING:

Tuesday, March 5, 2024, at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

- Regular Meeting – 6:00pm

Submitted by: _____ Date: _____

Erin Masker, Township Secretary

Witnessed by: _____ Date: _____

William Weimer, Chairman

3



HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

January 17, 2024

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

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

Dear Supervisors:

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

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

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

4

Erin Masker

From: Jake Schray <jschray@hanovereng.com>
Sent: Tuesday, February 20, 2024 2:25 PM
To: Patrick M. Armstrong; Erin Masker; Isaac Klein
Cc: Meredith Thompson; Tomas Keane
Subject: RE: 2187 N. Estates Dr-

All technical design related comments have been addressed and there are no outstanding issues relating to the proposed system.

Respectfully,
Jake Schray



Hanover Engineering Associates, Inc.
252 Brodhead Road, Suite 100
Bethlehem, PA 18017-8944
Phone – 610-691-5644
www.hanovereng.com

From: Patrick M. Armstrong <parmstrong@grimlaw.com>
Sent: Tuesday, February 20, 2024 12:47 PM
To: Erin Masker <emasker@coolbaughtwp.org>; Isaac Klein <tsahikl@gmail.com>
Cc: Jake Schray <jschray@hanovereng.com>; Meredith Thompson <MThompson@coolbaughtwp.org>; Tomas Keane <tkeane@coolbaughtwp.org>
Subject: RE: 2187 N. Estates Dr-

CAUTION: EXTERNAL EMAIL - VERIFY BEFORE CLICKING ON LINKS OR OPENING ATTACHMENTS

I will defer to Jake as the draft Agreement has been prepared.

Jake, I would just suggest you confirm that you have everything relating to the proposed system and that there are no outstanding issues associated with the proposed system that you need to review/confirm.

Thanks,
Pat

From: Erin Masker <emasker@coolbaughtwp.org>
Sent: Tuesday, February 20, 2024 12:23 PM
To: Isaac Klein <tsahikl@gmail.com>
Cc: Jake Schray <jschray@hanovereng.com>; Meredith Thompson <MThompson@coolbaughtwp.org>; Tomas Keane <tkeane@coolbaughtwp.org>; Patrick M. Armstrong <parmstrong@grimlaw.com>
Subject: RE: 2187 N. Estates Dr-

I do not believe so.

Patrick, please advise if there is anything that you need completed prior.

Thanks!

Sincerely,

Erin Masker

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



From: Isaac Klein <tsahikl@gmail.com>

Sent: Tuesday, February 20, 2024 11:59 AM

To: Erin Masker <emasker@coolbaughtwp.org>

Cc: Jake Schray <jschray@hanovereng.com>; Meredith Thompson <MThompson@coolbaughtwp.org>; Tomas Keane <tkeane@coolbaughtwp.org>; Patrick M. Armstrong <parmstrong@grimlaw.com>

Subject: Re: 2187 N. Estates Dr-

Erin, Yes I will be at the meeting. I believe that you have all the conditions for the agreement that the town requested. Is there anything else that I need to bring with me or do prior to the meeting?

On Tue, Feb 20, 2024 at 11:49 AM Erin Masker <emasker@coolbaughtwp.org> wrote:

Good Morning Mr. Klein,

Due to the previous conditional approval that was granted for a holding to now changing the plan and utilizing the existing system, this item will be going back before the Board to make them aware of the change and to have the proposed agreement authorized for execution. The next Board of Supervisors meeting is on March 5th, I wanted to see if you wanted to attend and if that date works for you. Please advise as I am working on that meeting agenda currently as I will be out of the office beginning on Monday for a two-week period.

Thank you and have a great day.

Sincerely,

Erin Masker

Township Secretary/ Administrative Assistant

5520 Municipal Drive

Tobyhanna, PA 18466

570.894.8490 ext. 3

emasker@coolbaughtwp.org



This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.

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Erin Masker

From: Russ Kresge <rkresge@kceinc.com>
Sent: Wednesday, February 21, 2024 9:46 AM
To: Erin Masker
Subject: Re: Reyes and Orta Kot Combination

Erin,

Yes, this addresses the remaining minor item. The plan is ready for approval.

Thanks,

Russ
Russell R. Kresge, Jr., P.E., P.L.S.
Direct 484.548.0808

Keystone Consulting Engineers, Inc.
863 Interchange Road
Kresgeville, PA 18058
O 610.681.5233 | F 610.681.5248 | www.KCEinc.com

From: Erin Masker <emasker@coolbaughtwp.org>
Sent: Tuesday, February 20, 2024 9:38 AM
To: Russ Kresge <rkresge@kceinc.com>
Subject: RE: Reyes and Orta Kot Combination

Russ,

Just circling back around on Reyes/Orta. I believe that the only outstanding item for the lot consolidation was the plan revision. It appears that they have changed the wording to grinder pump tank. I have attached a copy of the plans that I just received. I will add the consideration of approval to the March 5th meeting agenda if you agree that there are no outstanding comments left to be addressed. Thanks!

Sincerely,

Erin Masker

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

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Erin Masker

From: Greg Haas <ghaas@kceinc.com>
Sent: Monday, February 19, 2024 9:39 AM
To: Erin Masker
Subject: RE: Brooks

Erin,

I have two very minor comments on the provided draft Joinder Deed.

- The Plan title in the Deed should match that provided on the Plan ... "Lot Joinder Plan – Arrowhead North, Lots 55 & 57A, Sec. 21, Blk. A-2102" at two locations on page 2.
- The Plan date should be "dated December 18, 2023, and revised on January 25, 2024" at two locations on page 2.

Greg

From: Erin Masker <emasker@coolbaughtwp.org>
Sent: Thursday, February 15, 2024 10:14 AM
To: Greg Haas <ghaas@kceinc.com>; Russ Kresge <rkresge@kceinc.com>
Subject: RE: Brooks

Perfect, thank you!

Sincerely,

Erin Masker

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

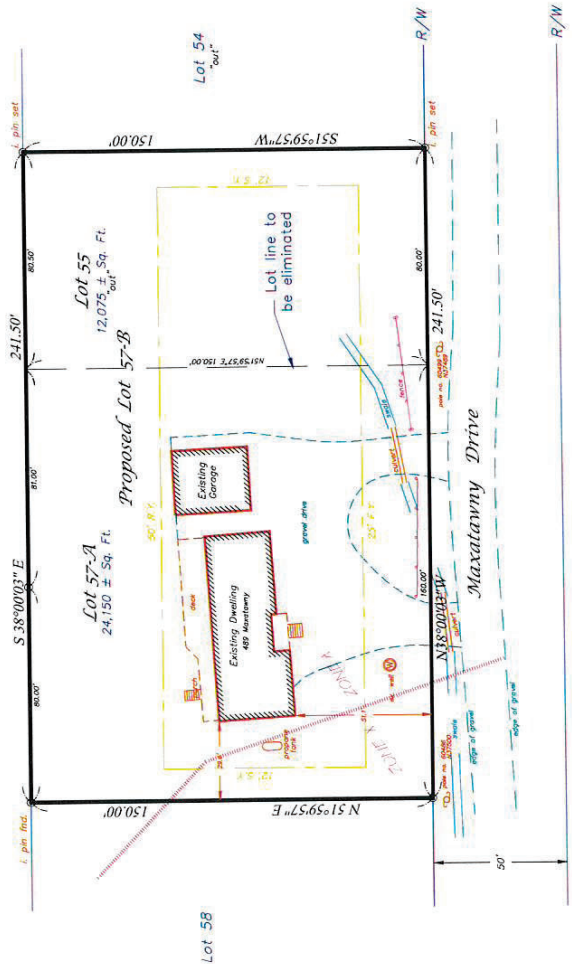


From: Greg Haas <ghaas@kceinc.com>
Sent: Thursday, February 15, 2024 9:22 AM
To: Erin Masker <emasker@coolbaughtwp.org>; Russ Kresge <rkresge@kceinc.com>
Subject: RE: Brooks

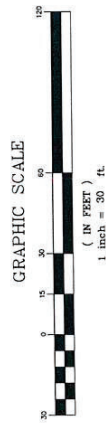
Erin,



N/T
Commonwealth of Pennsylvania
(DCNR)



- Notes:
- 1) When easements are not delineated specifically, the approval of this plan by the Board of Supervisors does not have the effect of altering, creating, or modifying any easements or record existing on or over the subject property.
 - 2) The lots being joined shall not be subdivided into smaller lots without the approval of Coolbaugh Township.
 - 3) By approval of this plan, the Township has not confirmed the presence, absence and/or extent of wetlands, whether or not delineated on this plan.
 - 4) The property shown on this plan is under and subject to the Coolbaugh Township Zoning Chapter 400, as amended.
 - 5) There are no steep slopes on this tract.
 - 6) Zoning District - R-3
 - 7) Deed Reference - deed book 2461, page 5893 - Lot 57-A deed book 2637, page 4763 - Lot 55
 - 8) Tax Map Parcel No. 3/19C/1/572; 0360714447910 - Lot 57-A 3/19C/1/570; 0360714447893 - Lot 55
 - 9) Total lot area - 36,225 sq. ft.
 - 10) Flood Plain shown as per community panel no. 42089C0070E.
 - 11) The new lot number will be Lot 57-B.
 - 12) This plan is a revision to plat book 25, page 31 & plat book 70, page 63.
 - 13) Lots 56 and 57 were previously joined, to create Lot 57-A as per plat book 70, page 63.
 - 14) Owner: Robert Charles & Robin Lee Brooks
489 Maxatavny Drive
Pocono Lake, PA 18347
 - 15) This lot is served by an on-lot well and a central sewage system.



Revised as per Township Engineer's comments 1/25/2024

Lot Joinder Plan
Arrowhead North, Lots 55 & 57-A, Sec. 21, Blk. A-2102
SITUATE IN
Coolbaugh Township, Monroe County, Pennsylvania
PREPARED FOR:
Robert Charles & Robin Lee Brooks
PREPARED BY:
BRIAN D. COURTRIGHT, P.L.S.
BOX 333
POCONO, SCENIC, PA, 18346
PHONE: (570) 839-9886

DATE:	12/18/23
JOB NO.	2023-77
SCALE:	1"=30'
REVISIONS	

BRIAN D. COURTRIGHT, P.L.S.
PA. LIC. NO. 042013-R, N.J. LIC. NO. 34027

At a public meeting held on 2024, The Board of Supervisors of Coolbaugh Township, reviewed and approved by resolution the joining of the land owned by Robert Charles & Robin Lee Brooks as originally shown on the plan entitled "Arrowhead North, Section 21", June 1973 and recorded in the Monroe County Courthouse in Plat Book 25, Page 31.

On this day 21st of January, 2024, before me, the undersigned, a Notary Public for the Commonwealth of Pennsylvania, Robert Charles & Robin Lee Brooks, who personally appeared before me, acknowledged to me that they are the owners of the property shown on this plan, that there are no suits pending affecting the title of same, that the Minor Subdivision plan thereof was made at their direction, that they acknowledge that this same land is subject to the same taxes and desires the same to be recorded as such according to law.

Robert Charles Brooks
Robert Charles Brooks
Robin Lee Brooks
Robin Lee Brooks
My commission expires February 20, 2027



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COOLBAUGH TOWNSHIP

Board of Supervisors

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

Coolbaugh Township

Seasonal Part-time Parks/Township Maintenance Worker

April through October
Up to 28 hours per week
Hourly Rate: \$16.51

Evening / Weekend Availability is Mandatory

Coolbaugh Township Parks are open from dawn to dusk daily.

Qualifications: Experience in landscaping and/or grounds maintenance is preferred. Candidates must possess strong customer service skills and an ability to operate equipment and tools proficiently.

Duties and Responsibilities: Responsible for general park maintenance including landscaping, grounds maintenance, general facility maintenance, custodial tasks and other various duties as assigned.

Job Applications for employment are available at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, PA 18466 and online at www.coolbaughtwp.org.

Applications will be accepted until **March 18th, 2024**.

Contact the Township at (570) 894-8490 for more information.

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**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
MARCH 05,2024**

DATE	CK #	DESCRIPTION	AMOUNT
2/21/2024		Payroll Transfer	\$ 55,000.00
2/26/2024		Pension	\$ 11,000.00
2/20/2024	10741	Lowe's	\$ 1,175.03
2/20/2024		General Fund	\$ 440,669.52
2/20/2024		Total General Fund	\$ 507,844.55
2/20/2024		Escrow Fund	\$ 7,097.94
2/20/2024		Total Escrow Fund	\$ 7,097.94
2/20/2024		Sewer Fund	\$ 19,577.98
2/20/2024		Total Sewer Fuels	\$ 19,577.98
		TOTAL DISBURSEMENTS	\$ 534,520.47

CASH TRIAL BALANCE AS OF MARCH 05,2024

General Fund Checking	\$ 6,269,638.13
Fire Tax/Coolbaugh Twp VFD	109,114.97
Fire Tax- Volunteer Fire Departments	80.98
Fire Tax- Coolbaugh Fire Building Fund	664,835.42
EMS	10,880.19
American Rescue Plan	2,078,020.62
Payroll Checking	641.77
Rainy Day Fund Savings	964,779.86
Total General Fund	\$10,097,991.94
Sewer Fund Checking	4,328.82
Sewer PennVest Checking	85.13
Total Sewer Fund	\$ 4,413.95
Capital Projects Fund Checking	\$ 15,571.14
Emerg. Services Fund Money Market	202,809.01
Emerg. Services Fund Checking	21,050.51
Total Emergency Services Fund	\$ 223,859.52
Liquid Fuels Fund Checking	\$ 110,259.19
Escrow Fund Checking	726,428.52
Escrow Fund Clarius Checking	60,610.62
Total Escrow Fund	\$ 787,039.14
TOTAL ALL FUNDS	\$ 11,239,134.88

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

Check#	Vendor	Description	Payment	Check Total
10742	901 - ALTEC INDUSTRIES, INC	PO 24603 INSPECTION FOR BUCKET TRUCK	870.28	870.28
10743	1258 - AM TRUST NORTH AMERICA	PO 24597 WORKER COMP MARCH	9,272.00	9,272.00
10744	1330 - AMAZON CAPITAL SERVICES	PO 24583 SNOW BLOWER PART	38.83	
		PO 24584 TONER	79.97	
		PO 24608 SUPPLIES	8.20	
		PO 24625 SUPPLIES	42.21	169.21
10745	1039 - AMERICAN UNITED LIFE INS. CO.	PO 24624 LIFE INS/DISABILITY	1,457.59	1,457.59
10746	1483 - AUTO PARTS OF MT POCONO	PO 24578 FLOW GREASE	460.90	
		PO 24616 RED TACKY GREASE	174.95	635.85
10747	1107 - BOBETTE STIFF	PO 24602 DEPOSIT NEW PARK SIGN	450.00	450.00
10748	1240 - CINTAS CORPORATION	PO 24585 SHOP TOWELS/UNIFORMS	66.73	
		PO 24586 UNIFORMS	53.28	
		PO 24619 SHOP TOWELS/UNIFORMS	66.73	
		PO 24620 UNIFORMS	53.28	240.02
10749	190 - COOLBAUGH SEWER FUND	PO 24638 MUNICIPAL FEB/MARCH	749.64	749.64
10750	52 - DALEVILLE ACE HARDWARE	PO 24605 SUPPLIES	14.17	14.17
10751	1547 - EASTERN SALT COMPANY INC	PO 24612 ROCK SALT	11,832.41	
		PO 24635 ROCK SALT	3,920.65	15,753.06
10752	1425 - FRASER ADVANCED SYSTEMS	PO 24636 TONER	29.22	29.22
10753	1296 - GRIM, BIEHN & THATCHER	PO 24617 GENERAL MATTERS/POLICE/MAPLETREE/TOLANI/	5,337.50	5,337.50
10754	48 - H. CLARK CONNOR	PO 24632 ZONING HEARING BOARD/PLANNING COMMISSION	1,575.00	1,575.00
10755	535 - HANOVER ENGINEERING ASSOC., INC.	PO 24621 SEO	8,645.41	8,645.41
10756	1192 - HIGHMARK BLUE SHIELD	PO 24588 MARCH	50,385.16	50,385.16
10757	1140 - HOURIGAN KLUGER & QUINN	PO 24594 JOB DESCRIPTION	73.50	73.50
10758	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 24577 MEETING/MAPLETREE/ROAD/PMCC/ORDINANCE/TO	3,643.07	3,643.07
10759	1553 - KEVIN BEEHLER	PO 24627 BOOT REMBURSEMENT	106.35	106.35
10760	1361 - LOCUST RIDGE QUARRY	PO 24595 ANTI-SKID	3,231.63	3,231.63
10761	277 - LONG LIFE SPRINGS, INC.	PO 24633 2019 SIGN TRUCK	172.43	172.43
10762	917 - MILLENNIUM ADMINISTRATORS	PO 24582 ESCROW HRA CLAIM FUNDING	5,000.00	5,000.00
10763	74 - NAPA AUTO PARTS	PO 24615 ICE BLADE	139.90	139.90
10764	1437 - NATIONAL WASTE DISPOSAL, INC	PO 24634 MARCH	345.00	345.00
10765	81 - P P & L	PO 24589 89631-95000 TRAFFIC LIGHT	30.68	
		PO 24590 43281-27004 MUNICIPAL CENTER	2,144.88	
		PO 24591 88900-24001 GARAGE	29.92	
		PO 24592 36034-04005 ECHO LAKE	34.41	
		PO 24593 54691-27003 LAUREL DR	618.11	
		PO 24613 3991023005 196 COUNTRY PLACE	42.70	
		PO 24614 64488-49005 611 CORP DR	75.25	
		PO 24622 07251-41006 RESTROOMS	14.78	2,990.73
10766	81 - P P & L	PO 24631 51540-24008 196 KNOLLWOOD	26.50	26.50
10767	86 - PENNSYLVANIA AMERICAN WATER CO	PO 24604 MUNICIPAL/GARAGE/FIRE HYDRANT	2,248.90	2,248.90
10768	88 - PENNSYLVANIA PAPER & SUPPLY CO.	PO 24601 GREEN MELT	644.46	
		PO 24629 SUPPLIES	608.10	1,252.56
10769	89 - PETTY CASH	PO 24630 SUPPLIES/POSTAGE 8/21/2023-27/27/2024	189.01	189.01
10770	94 - POCONO MOUNTAIN REGIONAL EMS	PO 24579 MARCH	10,000.00	10,000.00
10771	93 - POCONO MOUNTAIN REGIONAL POLICE DEP	PO 24580 MARCH	257,364.45	257,364.45
10772	172 - POCONO MT. LIBRARY	PO 24637 LOAN	37,500.00	37,500.00
10773	1385 - QUADIANT LEASING USA, INC	PO 24623 COPIER LEASE	449.85	449.85
10774	1433 - SELECTIVE INSURANCE CO. OF AMERICA	PO 24639 LIABILITY INS	9,111.00	9,111.00
10775	623 - SERVICE TIRE TRUCK CENTERS	PO 24626 SIGN TRUCK TIRES	1,299.48	1,299.48
10776	161 - STEPHENSON EQUIPMENT INC.	PO 24640 BEAST	4,257.24	4,257.24
10777	286 - SUBURBAN PROPANE	PO 24606 PROPANE	648.41	648.41
10778	1552 - TYLER RISPOLI	PO 24618 ACT 172	69.83	69.83
10779	892 - VERIZON WIRELESS	PO 24610 PHONES	1,116.94	1,116.94
10780	1551 - WORLD FUEL SERVICES, INC	PO 24607 FUEL	3,848.63	3,848.63
TOTAL				440,669.52

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	440,669.52
01.150.002	LIBRARY LOAN RECEIVABLE			37,500.00	
01.400.000	GENERAL GOV'T	8,380.81			
01.401.000	MANAGER -EXECUTIVE	79.97			
01.402.000	FINANCIAL ADMIN	8.20			
01.403.000	TAX COLLECTION	69.83			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.404.000	LAW	2,646.00			
01.408.000	ENGINEER	1,334.39			
01.409.000	BUILDING & PLANTS	5,525.19			
01.410.000	POLICE	257,364.45			
01.411.000	FIRE	2,088.58			
01.412.000	AMBULANCE / RESCUE	10,000.00			
01.413.000	SEO / BUILDING CODE	8,645.41			
01.414.000	ZONING OFFICE	5,042.05			
01.418.000	ZONING HEARING BOARD	665.00			
01.419.000	PLANNING COMMISSION	910.00			
01.430.000	DPW-HIGHWAYS ROADS STREETS	4,929.50			
01.432.000	DPW-SNOW & ICE REMOVAL	18,984.69			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	209.54			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	7,375.18			
01.454.000	PARKS	464.78			
01.486.000	INSURANCE	18,383.00			
01.487.000	EMPLOYEE BENEFITS	50,062.95			
<hr/>					
TOTALS FOR	GENERAL FUND	403,169.52	0.00	37,500.00	440,669.52
		=====	=====	=====	=====

Total to be paid from Fund 01 GENERAL FUND	440,669.52
	=====
	440,669.52

**List of Bills - (85101000) ESCROW FUND CHECKING
ESCROW**

Check#	Vendor	Description	Payment	Check Total
1340	1296 - GRIM,BIEHN & THATCHER	PO 24617 GENERAL MATTERS/POLICE/MAPLETREE/TOLANI/	2,380.00	2,380.00
1341	1203 - KCE KEYSTONE CONSULTING ENGINEERS	PO 24577 MEETING/MAPLETREE/ROAD/PMCC/ORDINANCE/TO	4,717.94	4,717.94
TOTAL				7,097.94

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	7,097.94
85.250.223	BROOKS - LOT CONSOLIDATON			411.13	
85.250.229	WGH TRUCKING / HERRERA			872.26	
85.250.230	TOBAR / GONZALEZ			63.25	
85.250.239	PLYER LOT CONSOLIDATION			442.76	
85.250.272	ARCADIA NORTH LAND LLC C/O CLARIUS			221.38	
85.250.312	Ray Price			105.00	
85.250.327	PMI / MPMA ACT 537			70.00	
85.250.328	TOBYHANNA DEVELOPMENT - 1545 PROSPECT ST			359.75	
85.250.385	PMCC NORTH WAREHOUSE			716.64	
85.250.392	MAPLETREE			1,278.76	
85.250.398	TOLANI PLAZA			157.50	
85.250.455	AMERICAN WATER			221.38	
85.250.458	LANDSTON EQUITIES LLC			35.00	
85.250.595	COOLBAUGH SOUTH OWNER LLC			2,055.63	
85.250.598	NORTHAMPTON FARMS			87.50	
TOTALS FOR	ESCROW	0.00	0.00	7,097.94	7,097.94

Total to be paid from Fund 85 ESCROW

7,097.94

7,097.94

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3168	771 - COMMONWEALTH OF PA	PO 24596 PENNWORKS#P24001544-429	965.35	965.35
3169	1251 - ENVIRONMENTAL SERV. CORP.	PO 24598 SLUDGE REMOVAL 02/20/2024	397.00	
		PO 24628 SLUDGE REMOVAL	500.22	897.22
3170	699 - MAIN POOL & CHEMICAL CO	PO 24611 ALUMINUM SULFATE	1,212.00	1,212.00
3171	876 - Microbac Laboratories, Inc.	PO 24581 LAB TESTING	224.23	
		PO 24587 LAB TESTING	448.46	672.69
3172	1437 - NATIONAL WASTE DISPOSAL, INC	PO 24634 MARCH	180.00	180.00
3173	936 - NORTH END ELECTRIC	PO 24609 FORWARD FLOW PUMP REPLACEMENT - PO#0780	10,656.00	10,656.00
3174	81 - P P & L	PO 24599 WWTP PUMP STA 04090-21003	203.15	
		PO 24600 WWTP 26491-26001	4,791.57	4,994.72
TOTAL				19,577.98

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	19,577.98
08.269.500	PENNWORKS 2008 GOB			883.88	
08.429.200	SUPPLIES	1,212.00			
08.429.361	ELECTRIC	4,994.72			
08.429.451	OUTSIDE LAB TESTING	672.69			
08.429.452	SLUDGE HAULING	897.22			
08.429.453	CONTRACTED SERVICE -TRASH	180.00			
08.429.700	CAPITAL PURCHASES	10,656.00			
08.472.106	PENNWORKS INTEREST LN #99900046	81.47			
TOTALS FOR	SEWER FUND	18,694.10	0.00	883.88	19,577.98

Total to be paid from Fund 08 SEWER FUND

19,577.98

19,577.98