

**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

Public Hearing Agenda

November 18, 2025, 6:00PM

1. Opening of the Hearing
2. Proposed Resolution #17-2025: A Resolution of the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, Approving the Transfer of Liquor License No. R-7807 into the Township of Coolbaugh from Middle Smithfield Township
3. Adjournment

2

TOWNSHIP OF COOLBAUGH

RESOLUTION NO. 17-2025

**A RESOLUTION OF THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE,
COMMONWEALTH OF PENNSYLVANIA, APPROVING THE TRANSFER OF
LIQUOR LICENSE NO. R-7807 INTO THE TOWNSHIP OF COOLBAUGH FROM
MIDDLE SMITHFIELD TOWNSHIP**

A RESOLUTION OF THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE,
COMMONWEALTH OF PENNSYLVANIA, APPROVING THE TRANSFER OF LIQUOR
LICENSE NO. R-7807 INTO THE TOWNSHIP OF COOLBAUGH FROM MIDDLE
SMITHFIELD TOWNSHIP

WHEREAS, Act 141 of 2000 (“the Act”) authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Act requires the applicant to obtain from the receiving municipality a resolution approving the intermunicipal transfer of the liquor license prior to an applicant’s submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the Liquor Code stipulates that, prior to adoption of a resolution by the receiving municipality, at least one hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding applicant’s intent to transfer a liquor license into the receiving municipality; and

WHEREAS, an application for transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality.

NOW, THEREFORE, BE IT RESOLVED, that Shree Lakshmi Krupa, LLC, has requested the approval of the Township of Coolbaugh for the proposed transfer of Pennsylvania restaurant liquor license No. R-7807, from Orion Restaurant Group VI, Inc. in Middle Smithfield Township, to Shree Lakshmi Krupa, LLC for its facility at 527 Main Street, Tobyhanna, Pennsylvania 18466 located within Coolbaugh Township. Further, said transfer shall be subject to and conditional on the review and approval of the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED that the Township of Coolbaugh has held a properly advertised public hearing pursuant to the notice provisions of Section 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

BE IT FURTHER RESOLVED that the Township of Coolbaugh approves, by adoption of this Resolution, the proposed intermunicipal transfer of restaurant liquor license No. R-7807

into the Township of Coolbaugh by Shree Lakshmi Krupa, LLC, subject to the conditions set forth herein; and

BE IT FURTHER RESOLVED that the proposed use and/or improvements on the property whereon the liquor license is being transferred shall be subject to the review and approval of the Coolbaugh Township Zoning Officer and will need to comply with the Coolbaugh Township Zoning Ordinance, unless relief is otherwise granted by the Coolbaugh Township Zoning Hearing Board; and

BE IT FURTHER RESOLVED that the proposed license and use and/or physical layout of the premises when using the license on the property shall be subject to the review and approval of the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED that this Resolution shall not be construed to be a zoning permit or approval, building permit or approval, and/or land development approval. The owner shall be subject to and needs to comply with all applicable Ordinances relating to the proposed use of and improvements on the property and shall further be required to secure any and all zoning relief if deemed necessary by the Coolbaugh Township Zoning Officer as well as the requisite building code and/or land development approval for any proposed improvements on the property; and

BE IT FURTHER RESOLVED that transfers, designations and assignments of licenses hereunder are subject to the review and approval of the Pennsylvania Liquor Control Board.

Duly adopted this _____ day of _____, 2025, by the Township of Coolbaugh, Monroe County, Pennsylvania, in lawful session duly assembled.

COOLBAUGH TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

Erin Masker, Township Secretary

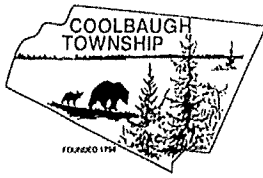
William Weimer, Chairman

Alma I. Ruiz-Smith, Vice Chair

Clare Colgan, Supervisor

Lynn Kelly, Supervisor

Cara Rogan, Supervisor



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

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

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS

Public Hearing Agenda

November 18, 2025, 6:30PM

1. Opening of the Hearing
2. Proposed Ordinance #161-2025: A. Ordinance of the Township of Coolbaugh, County Of Monroe, Commonwealth of Pennsylvania, Adding a New Article II, International Fire Code, to Chapter 208 of the Code of Ordinances of Coolbaugh Township, Adopting the 2021 Edition of the International Fire Code, Regulating and Governing the Safeguarding of Life and Property from Fire and Explosion Hazards Arising from the Storage, handling and Use of Hazardous Substances, Materials and Devices, and From Conditions Hazardous to Life or Property in the Occupancy of Buildings and Premises in the Township of Coolbaugh; and Providing for the Issuance of Permits and Collection of Fees.
3. Adjournment

2

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Coolbaugh Township amending Chapter 208, Firesafety Requirements, of the Code of Ordinances of Coolbaugh Township, being advertised for enactment by the Coolbaugh Township Board of Supervisors on November 18, 2025.

Erin Masker

LEGAL NOTICE

Notice is hereby given that the Coolbaugh Township Board of Supervisors will hold a public hearing on November 18, 2025 at 6:30 p.m., at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, Pennsylvania 18466, to receive public comment and to consider and possibly adopt an ordinance, of which this notice is a summary, amending Chapter 208, Firesafety Requirements, of the Coolbaugh Township Code of Ordinances by adding a new Article II, International Fire Code, adopting the International Fire Code. The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, ADDING A NEW ARTICLE II, INTERNATIONAL FIRE CODE, TO CHAPTER 208 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP, ADOPTING THE 2021 EDITION OF THE *INTERNATIONAL FIRE CODE*, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE TOWNSHIP OF COOLBAUGH; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES.

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

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

**TOWNSHIP OF COOLBAUGH
ORDINANCE NO. 161-2025**

AN ORDINANCE OF THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, ADDING A NEW ARTICLE II, INTERNATIONAL FIRE CODE, TO CHAPTER 208 OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP, ADOPTING THE 2021 EDITION OF THE *INTERNATIONAL FIRE CODE*, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE TOWNSHIP OF COOLBAUGH; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES.

WHEREAS, the Township of Coolbaugh is a Second Class Township, organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, Section 1527 of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors include the ability to secure the safety of persons or property within the Township (53 P.S. §66527);

WHEREAS, Section 1601 of the Pennsylvania Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. §66601);

WHEREAS, the Pennsylvania Second Class Township Code provides that the Board of Supervisors may adopt Ordinances that regulate and/or incorporate the fire prevention code and impose penalties for violations of those regulations (53 P.S. §66805);

WHEREAS, the Board of Supervisors finds it to be in the best interests of the health, safety and general welfare of the Township to amend Chapter 208, Firesafety Requirements, of the Coolbaugh Township Code of Ordinances by adopting the International Fire Code to regulate fire and life safety; and,

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with Pennsylvania law.

NOW, THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 208, Firesafety Requirements, of the Coolbaugh Township Code of Ordinances is **AMENDED** as follows:

ARTICLE 1:

Chapter 208, Firesafety Requirements, of the Code of Ordinances of Coolbaugh Township is hereby amended by the addition of a new Article II, INTERNATIONAL FIRE CODE, to read as follows:

Article II International Fire Code

§ 208-10 International Fire Code adopted.

That a certain document, copies of which are on file at the Coolbaugh Township municipal building, being marked and designated as the International Fire Code, 2021 edition, including Appendix chapters A, B, C, D, F, H, I, and J, as published by the International Code Council (hereinafter referred to as "International Fire Code"), shall be and is hereby adopted as the Fire Code of the Township of Coolbaugh in the State of Pennsylvania, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code on file in the office of the Township of Coolbaugh are hereby referred to, adopted, and made a part hereof, as fully set out in this part, with the additions, insertions, deletions and changes, if any, of this part.

§ 208-11 . Revisions

The following sections of the International Fire Code are hereby revised:

- A. Section 101.1: Insert: Township of Coolbaugh.
- B. Section 103.1: Revise to read as follows: The Township of Coolbaugh shall designate the official in charge as the fire code official. The function of the Township and the fire code official shall be the implementation, administration and enforcement of the provisions of this code.
- C. Section 112.4: Insert: Summary Offense; \$1000.00; 30 days.

§ 208-12 Effect on new construction; conflicts with UCC.

- A. This Article shall not apply to new construction that is otherwise regulated or under construction through permits issued under the Pennsylvania Uniform Construction Code and the International Codes which are mandatorily adopted by the Township of Coolbaugh thereunder (collectively the "UCC").
- B. To the extent of any conflict between the provisions of the UCC (including, without limitation, the International Fire Code to the extent the International Fire Code is referenced by the International Building Code), the provisions of the UCC shall apply.

§ 208-13 Effect on conflicts with Chapter 208, Firesafety Requirements

To the extent of any conflict between the provisions of Sections 208-1 to 208-8 of the Coolbaugh Township Code of Ordinances and the International Fire Code, the more restrictive provision shall apply.

§208-14 Penalty

This Article may be enforced by the Fire Code Official or their designee, and any other person(s) appointed by the Board of Supervisors. Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 for the plus costs. Each day that a violation of this Part continues or each section of this Part which shall be found to have been violated shall constitute a separate offense.

In addition to the above, the Township may institute an action for injunctive relief to prohibit or abate any activity in violation of the provisions of this part.

ARTICLE 2:

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of Coolbaugh Township hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

ARTICLE 3:

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately.

ARTICLE 4:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, except for Sections 208-1 to 208-8 in which case the more restrictive provision shall control.

ORDAINED AND ENACTED this _____ day of _____, 2025.

TOWNSHIP OF COOLBAUGH

William Weimer, Chair

Alma I. Ruiz-Smith, Vice-Chair

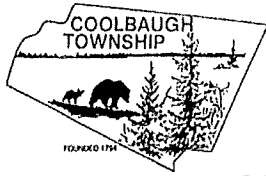
Clare Colgan, Member

Attest:

Lynn Kelly, Member

Erin Masker, Township Secretary

Cara Rogan, Member



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION AGENDA
November 18, 2025, 6:00PM**

1. Discussion on Proposed Solar, Wind and Nuclear Ordinance
2. Public Input

1

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

ORDINANCE NO. _____

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 400, ZONING, OF THE CODE OF ORDINANCES OF COOLBAUGH TOWNSHIP BY AMENDING THE PROVISIONS RELATING TO SOLAR ENERGY FACILITIES IN SECTION 400-87, AMENDING THE PROVISIONS RELATING TO WIND ENERGY FACILITIES IN SECTION 400-91, ADDING A NEW SECTION 400-91.5, NUCLEAR POWER PLANTS, AND AMENDING THE SCHEDULE OF USES.

WHEREAS, the Board of Supervisors desires to allow for the proper use of wind, solar, and nuclear facility uses within Coolbaugh Township and to establish updated criteria for the regulation and development of proper zoning standards for such uses; and

WHEREAS, the Board of Supervisors has enacted Chapter 400, Zoning, of the Code of Ordinances of Coolbaugh Township which includes zoning restrictions and requirements for alternative energy facilities such as wind, solar, and nuclear facilities; and

WHEREAS, it is the intent of the Board of Supervisors to ensure that such alternative energy facilities comply with the requirements, restrictions and provisions governing such uses in Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances; and

WHEREAS, the Board of Supervisors finds that the following amendment to Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances will promote, protect and facilitate the public health, safety and welfare within the Township.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

ARTICLE I.

Chapter 400, Zoning, of the Code of Ordinances of Coolbaugh Township, Article III, Terminology, Section 400-10, Definitions, is hereby amended by adding the following new definitions:

ACCESSORY SOLAR ENERGY SYSTEM (ASES)

An area of land or other area used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. An accessory solar energy system consists of one (1) or more free-standing ground or roof mounted solar

arrays or modules and/or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels.

COMMERCIAL WECS

A WECS or group of WECS on one or more contiguous parcels of land, that is the principle use on said parcels of land and primarily used to generate and sell electrical power and/or other power to any individual, authority, company, utility, corporation, agency, municipality and/or other entity for off-site use and/or a WECS that has equal to or greater than 10 kW in total name plate generating capacity.

NONCOMMERCIAL WECS

A WECS that is incidental and subordinate to another use on the same parcel of land and supplies electrical or other power primarily for on-site use, which is used to reduce consumption of utility power at the residence or other structure located on the parcel of land wherein the Noncommercial WECS is located and not primarily used for resale. A Noncommercial WECS shall also have less than 10 KW in total name plate generating capacity. However, a Noncommercial WECS may sell any excess power generated that is not used to service that property, so long as the Noncommercial WECS has less than 10 kW in total name plate generating capacity and is primarily used to service the property wherein the Noncommercial WECS is located.

NUCLEAR POWER PLANT

A facility that uses nuclear fission to generate electricity, involving a nuclear reactor, associated equipment, and structures designed to ensure safe operation and minimize risks to public health and safety. A Nuclear Power Plant is a type of thermal power plant where nuclear fuel is used to heat water, produce steam, and drive turbines connected to generators to produce electricity.

PRINCIPAL SOLAR ENERGY SYSTEM (PSES)

An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one (1) or more free-standing ground or roof mounted solar collector devices and/or solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

SOLAR ENERGY

Radiant energy (direct, diffuse and/or reflective) received from the sun.

WIND ENERGY CONVERSION SYSTEM (WECS)

A WECS, also known as a windmill, is an electric generation facility that converts wind energy into electrical energy. A WECS consists of one or more Wind Turbines and other accessory structures and buildings, including substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

WIND TURBINES

A part of a wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator. Wind turbines include the nacelle rotor, blade, tower and/or pad turbine, if any.

ARTICLE II.

Chapter 400, Zoning, of the Code of Ordinances of Coolbaugh Township, Article III, Terminology, Section 400-10, Definitions, shall be amended by removing and deleting the following terms and definitions: “Solar Collector, Accessory”, “Solar Power Generation Commercial”, “Wind Energy Facility”, “Wind Rotor”, and “Wind Turbine Generator Accessory.”

ARTICLE III. Wind Energy Conversion Systems (WECS) Regulations.

Chapter 400, Zoning, Article X, Standards for Specific Uses, of the Coolbaugh Township Code of Ordinances, is hereby amended by amending Section 400-91, Wind Energy Facilities, in its entirety to read as follows:

400-91. Wind Energy Conversion Systems (WECS)

A. Purposes.

- (1) Need and location. To accommodate the need for wind energy conversion systems while regulating their location and number in the Township in recognition of the need to protect the public health, safety, and welfare.
- (2) Adjacent properties. To avoid potential damage to adjacent properties from wind turbine structure failure and falling ice, through engineering and proper siting of such structures.

B. Number. The number of wind turbines on a particular parcel shall be governed by compliance with all setback, separation, height, dimensional and related zoning requirements and restrictions.

C. Permits.

- (1) Permits. A zoning permit shall be required for every wind energy conversion system and wind turbine installed in the Township.

D. Standards for Commercial WECS. Commercial WECS and other wind energy conversion systems that do not qualify as Noncommercial WECS shall conform to the following requirements.

- (1) The minimum lot area for a Commercial WECS use shall be 10 acres and the WECS shall comply with all setback requirements of this Section and/or the Zoning District wherein the proposed use is located, whichever is greater.
- (2) A Commercial WECS shall be located no less than 300 feet, or 3.1 times the total height of the wind energy conversion system including the blade as extended to its highest position, whichever is greater, from a side, front, rear or other property line.
- (3) A Commercial WECS shall be located no less than 200 feet, or 2.1 times the sum of the total height of the wind energy conversion system including the blade as extended to its

highest position, whichever is greater, from overhead utility or transmission lines, other wind turbines, electrical substations and meteorological towers.

- (4) A Commercial WECS shall be located no less than 300 feet, or 3.1 times the total height of the wind energy conversion system including the blade as extended to its highest position, whichever is greater, from a public or private street, as measured from the right of way line of the nearest road to the center of the WECS base.
- (5) A Commercial WECS shall not be located within a front yard.
- (6) A Commercial WECS shall be located no less than 500 feet, or 5.1 times the total height of the wind energy conversion system including the blade as extended to its highest position, whichever is greater, from a neighboring off site dwelling unit and/or structure.
- (7) The maximum height of the WECS, wind turbine and/or any other structure of a Commercial WECS, or other then Noncommercial WECS, including all moving and rotating parts, shall be 350 feet, measured from the undisturbed ground elevation at the base of the wind energy conversion system to the highest point of the arc of the blade, turbine or other structure, or to the top of the tower, whichever is greater.
- (8) The minimum distance between the undisturbed ground elevation at the base of a Commercial WECS and any protruding blade, rotor blade, turbine and/or other moving part shall be thirty (30) feet, as measured at the lowest point of the blade, turbine and/or other moving parts.
- (9) All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access. The wind energy conversion system shall not provide steps or a ladder readily accessible to the public for a minimum height of fifteen (15) feet above the ground surface.
- (10) The operation of the wind energy conversion system devices shall comply with all nuisance regulations within Coolbaugh Township's Code of Ordinances.
- (11) Wind turbines and wind energy conversion systems shall be non-obtrusive and/or earth tone colors such as white, off-white, brown, tan or grey so as to blend the facility into the natural setting and existing environment and shall not be highly reflective unless otherwise required by the FAA and/or other regulatory body.
- (12) Where wind characteristics permit, wind turbines shall be set back from the tops of visually prominent ridgelines to minimize the visual impacts.
- (13) Wind energy conversion systems shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.
- (14) Wind turbines and/or wind energy conversion systems shall not display advertising and/or have signage, except for reasonable identification of the turbine manufacturer, facility

owner and/or facility operator. No identification signage shall exceed 5 square feet in size. Appropriate warning signs shall be posted at the base of the tower warning of electrical shock or high voltage and at the entry area and any building, containing emergency contact information.

- (15) All wind turbines shall have an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding and excessive pressure on the tower structure, rotor blades and turbine components. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.
- (16) On-site transmission and power lines, whether between wind turbines and/or other wind energy conversion system devices and/or other utility lines or electrical wires, shall all be placed underground.
- (17) Prior to the issuance of a building permit, the applicant shall provide the Township with proof of a level of insurance determined to be acceptable by the Township. The insurance must be maintained for the life of the WECS.
- (18) The owner of the Commercial WECS shall have it inspected at least once every year, or more if required by applicable law and/or regulation, for structural and operational integrity by a licensed professional engineer and shall submit a copy of the inspection report to the Township.
- (19) All Commercial WECS shall use existing roads to provide access to the WECS facility, or if new roads are needed, minimize the amount of land used for new roads and locate them so as to minimize adverse environmental impacts.
- (20) Audible sound from a wind energy conversion system shall comply with all Township noise and nuisance ordinance regulations.
- (21) The owner and operator of the wind energy conversion system shall make reasonable efforts to prevent shadow flicker to any occupied building on a non-participating landowner's property.
- (22) The design and location of a wind energy conversion system shall consider, to the greatest extent possible, the aesthetics of the surrounding environment. In no case shall a device be attached to a structure listed on the registry of historic structures. The Township may require the submission of illustrations and photos depicting the color, size, shape and architectural features of the proposed device and/or submission of colored photographs of the proposed tower location taken from view of all adjoining properties and roads.
- (23) Any wind energy conversion system that is defective or has been abandoned or damaged beyond repair and/or that is deemed to be unsafe by the Township Engineer and/or Building Code Official shall be required to be repaired by the owner to meet Federal, State and local safety standards, or be removed by the property owner within six (6) months of written notification from the Township. If the owner fails to remove or repair

the defective, damaged or abandoned wind energy conversion system, the Township may pursue a legal action to have the system removed at the owner's expense. Failure of the WECS owner to properly remove the WECS shall also authorize the Township to remove the facility and file a municipal lien against the property to recover the costs of removal and attorney's fees. In addition, at the time of zoning permit issuance and/or land development approval for a WECS, the applicant and/or WECS owner shall provide the Township with a financial guarantee, in a term, form and amount acceptable to the Board of Supervisors, to guarantee the removal of each of the WECS.

- (24) A plot plan of the parcel on which the wind energy conversion system will be located shall be prepared by a licensed surveyor and submitted to the Township. The plot plan shall identify the property lines, lot area, location of natural or man-made features, location of the proposed wind energy conversion system devices, ownership information for adjoining properties, the expected generating capacity of the WECS, the height and physical characteristics of the proposed WECS and setback measurements from property and street lines.
- (25) A wind energy conversion system, including the tower, shall comply with all applicable construction and electrical codes, the National Electrical Code and all other Codes adopted and/or enforced by the Township. Prior to issuance of a building/zoning permit for the installation of the WECS and/or related device, the applicant must submit to the Township all documentation required by the Township Building Code Official to verify that the design of the device complies with the Pennsylvania Uniform Construction Code (UCC), including, but not limited to, documentation of the structural integrity of the foundation, base, tower and all appurtenant structures, and electrical design. Design information must be certified by a licensed professional engineer in the Commonwealth of Pennsylvania and/or equipment manufacturer.
- (26) The applicant shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals and shall mitigate any harm caused by the wind energy conversion system.
- (27) Any and all structures accessory to a Commercial WECS shall be required to submit a land development plan in accordance with the Township's Subdivision and Land Development Ordinance and receive the applicable approvals, unless otherwise waived and/or deemed exempt by the Township.
- (28) A landscaping buffer acceptable to the Township shall be required to screen the WECS and any other related structures.
- (29) The facility shall comply with all applicable local, state and federal fire code and emergency services guidelines and all WECS shall be equipped with portable fire extinguishers unless the local fire department or Township Engineer provides written documentation establishing that the same is not necessary.
- (30) Access; required parking. Access to the WECS shall be provided by means of a public street or easement to a public street. The easement shall have a width and form deemed

acceptable to the Township Engineer, in accordance with applicable Township Ordinances. If the WECS site is fully automated, adequate parking shall be required for maintenance workers.

(31) The application for a Commercial WECS shall contain the following information:

- (a) The applicant and landowner's name, signature and contact information.
- (b) The tax map parcel numbers, existing use and acreage of the site.
- (c) A copy of the deed to the property.
- (d) A narrative describing the WECS, including an overview of the project, the project location, the generating capacity of the WECS, the number of Wind Turbines, the height of the WECS and the description of any ancillary facilities and/or structures relating thereto.
- (e) A survey map showing the proposed location of the WECS as it relates to the boundaries of the parcel, adjacent ownerships and existing residences and/or other structures or uses within a distance of 2,000 feet or less from the WECS' property boundary.
- (f) Standard drawings of the WECS.
- (g) The make, model, picture and manufacturer's specifications of the WECS, including the noise decibel levels.
- (h) Copies of any and all leases required to be secured by the applicant.
- (i) Copies of all easements, existing and proposed upon the parcel.

E. Noncommercial Wind Energy Conversion Systems. Noncommercial wind energy conversion systems (Noncommercial WECS) shall conform to the following requirements:

- (1) The design of a Noncommercial WECS shall conform to applicable industry standards. The applicant shall submit certificates of design compliance obtained by the equipment manufacturer.
- (2) All components of a Noncommercial WECS shall be designed and constructed to be in compliance with the requirements of the Pennsylvania Uniform Construction Code.
- (3) Noncommercial WECS shall be equipped with a redundant braking system which shall include both aerodynamic overspeed controls and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

- (4) All electrical components of a Noncommercial WECS shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.
- (5) The maximum turbine power output for a Noncommercial WECS shall be less than 10 KW.
- (6) All on-site electrical wiring and/or other utility and/or transmission lines associated with the Noncommercial WECS shall be installed underground.
- (7) A Noncommercial WECS shall not cause disruption or loss of radio, telephone, television or similar signals and the owner of the Noncommercial WECS shall be required to mitigate any harm caused to same by the operation of the WECS.
- (8) A warning sign shall be posted at the Noncommercial WECS in a manner and form acceptable to the Township.
- (9) The Noncommercial WECS shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.
- (10) The operation of the Noncommercial WECS shall comply with all noise, nuisance and/or other applicable regulations within the Coolbaugh Township Code of Ordinances.
- (11) Wind turbines and wind energy conversion systems shall be a non-obtrusive and/or earth tone color such as white, off-white, brown, tan or grey so as to blend the facility into the natural setting and existing environment and shall not be highly reflective, unless otherwise required by the FAA and/or other regulatory body.
- (12) A Noncommercial WECS shall be designed and located in such a manner to minimize and/or eliminate adverse visual impacts from public viewing areas in a manner acceptable to the Township.
- (13) The minimum lot area for a Noncommercial WECS shall be three acres and the Noncommercial WECS shall be required to meet all setback requirements of this Section and/or the Zoning District wherein the proposed use is located, whichever is greater.
- (14) The maximum height for a Noncommercial WECS shall be as follows:
 - (a) 65 feet or less on parcels between three and five acres.
 - (b) 80 feet or less on parcels of five or more acres.
- (15) Only one Noncommercial WECS per legal lot and/or parcel shall be permitted.

- (16) A Noncommercial WECS shall be located no less than 200 feet, or 2.1 times the total height of the WECS including the blade as extended to its highest position, whichever is greater, from a side, front, rear or other property line.
- (17) A Noncommercial WECS shall be located no less than 1.1 times the sum of the total height of the wind energy conversion system including the blade as extended to its highest position from overhead utility or transmission lines, other wind turbines, electrical substations and meteorological towers.
- (18) A Noncommercial WECS shall be located no less than 250 feet, or 3.1 times the total height of the wind energy conversion system including the blade as extended to its highest position, whichever is greater, from a neighboring off site dwelling unit and/or structure.
- (19) A Noncommercial WECS shall be located no less than 1.1 times the total height of the wind energy conversion system including the blade as extended to its highest position from additional rights of ways, including, but not limited to, private and public road right of ways.
- (20) In no case shall any wind energy conversion system device be located within a front yard.
- (21) Audible sound from a wind energy conversion system shall comply with all Township noise and nuisance ordinance regulations.
- (22) The owner and operator of the wind energy conversion system shall make reasonable efforts to prevent shadow flicker to any occupied building on a non-participating landowner's property.
- (23) A landscaping buffer acceptable to the Township shall be required to screen the WECS and any related structures.
- (24) All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access. The wind energy conversion system devices shall not provide steps or a ladder readily accessible to the public for a minimum height of 15 feet above the ground surface.
- (25) Any wind energy conversion system that is defective or has been abandoned or damaged beyond repair and/or that is deemed to be unsafe by the Township Engineer and/or Building Code Official shall be required to be repaired by the owner to meet Federal, State and local safety standards, or be removed by the property owner within six months of written notification from the Township. If the owner fails to remove or repair the defective and damaged or abandoned wind energy conversion system, the Township may pursue a legal action to have the system removed at the owner's expense. Failure of the WECS owner to properly remove the WECS shall also authorize the Township to remove the facility and file a municipal lien against the property to recover the costs of removal and attorney's fees. In addition, at the time of zoning permit issuance and/or land development approval for a WECS, the applicant and/or Noncommercial WECS owner

shall provide the Township with a financial guarantee, in a term, form and amount acceptable to the Board of Supervisors, to guarantee the removal of the WECS.

- (26) The facility shall comply with all applicable local, state and federal fire code and emergency services guidelines and all WECS shall be equipped with portable fire extinguishers unless the local fire department or Township Engineer provides written documentation establishing that the same is not necessary.
- (27) Access; required parking. Access to the WECS shall be provided by means of a public street or easement to a public street. The easement shall be of a width and form deemed acceptable to the Township Engineer, in accordance with applicable Township Ordinances. If the WECS site is fully automated, adequate parking shall be required for maintenance workers.

ARTICLE IV. Solar Energy System Regulations

Chapter 400, Zoning, Article X, Standards for Specific Uses, of the Coolbaugh Township Code of Ordinances, is hereby amended by amending Section 400-87, Solar power generation, commercial, in its entirety to read as follows:

400-87. Solar Energy Systems

A. Purposes. To accommodate the need for solar energy systems while regulating their location and number in the Township in recognition of the need to protect the public health, safety and welfare.

B. Permits; general regulations.

(1) Permits. A permit shall be required for every solar energy system installed in the Township.

(2) Associated use. All other uses ancillary to the solar energy system (including a business office, maintenance depot, etc., greater than 1,000 square feet) are prohibited and not permitted as part of a solar energy system unless otherwise permitted in the zoning district in which the solar energy system use is located. This shall not prohibit the installation of accessory structures or equipment containers not intended for human occupancy but intended to house only the equipment necessary for the operation of the solar energy system.

(3) Access; required parking. Access to the solar energy system shall be provided by means of a public street or easement to a public street. The easement shall be of a width and form deemed acceptable to the Township Engineer, in accordance with applicable Township Ordinances. If the solar energy system site is fully automated, adequate parking shall be required for maintenance workers.

C. Accessory Solar Energy Systems ("ASES"):

(1) The following shall be criteria applicable to and required of all ASES:

- (a) An accessory solar energy system is permitted by right in all zoning districts as an accessory to a principal use. An accessory solar energy system may be roof mounted or ground mounted.
 - (b) Such accessory uses shall not interfere with the reception of any radio, television or other communication equipment, nor inhibit solar access to adjacent properties.
 - (c) All such uses shall primarily serve on-site generation needs. If a hookup to a public or community utility system is proposed, the utility company shall provide written authorization of such arrangement by submitting a copy of the agreement to the Township.
 - (d) Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
 - (e) All electric wiring and connections from such uses shall be located underground and in accordance with the appropriate building code, as amended.
 - (f) Accessory solar energy systems shall require a building permit and be accompanied by standard drawings demonstrating compliance with the building code, as amended. A ground-mounted system shall require a zoning permit.
- (2) Ground-mounted ASES:
- (a) A ground-mounted ASES shall meet the setback requirements for accessory structures.
 - (b) Ground mounted ASES shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of plant materials which provide a visual screen. In lieu of a planting screen, a decorative fence meeting requirements of the zoning ordinance may be used.

D. Principal Solar Energy System (“PSES”)

- (1) The following shall be the criteria applicable to and required of all PSES:
- (a) PSES shall be permitted by conditional use only in the _____ Zoning District.
 - (b) The project narrative shall include the following: an overview of the project, project location, the approximate generating capacity, the number, representative types and heights of facilities to be constructed, including their generating capacity, dimensions, and respective manufacturers, and description of any ancillary facilities to the PSES.
 - (c) An affidavit or similar evidence of agreement between the property owner and the solar energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of a PSES facility.

- (d) All PSES applications after the effective date of this Chapter shall be required to meet all applicable provisions of the Coolbaugh Township Code of Ordinances, including but not limited to Stormwater Management, Subdivision and Land Development, Building and Performance standards.
- (e) Any physical modification to any existing PSES, whether or not existing prior to the effective date of this Chapter, that expands the PSES shall require approval under this Chapter. Routine maintenance or replacements do not require a permit.
- (f) The PSES layout, design and installation shall conform to applicable industry regulations, and with all other applicable building, fire and life safety requirements.
- (g) All on-site utility transmission lines less than 34.5 kV and plumbing shall be placed underground to the greatest extent feasible.
- (h) All PSES shall be situated to eliminate concentrated glare onto nearby structures or roadways.
- (i) The owner of a PSES shall provide the Township written confirmation that the public utility company to which the PSES will be connected has been informed of the customer's intent to install a grid-connected system.
- (j) Signage shall comply with the prevailing sign regulations.
- (k) The PSES owner and/or operator shall maintain a phone number throughout the life of the project and/or use for the Coolbaugh Township Zoning/Code Enforcement Officer to contact with inquiries and verified complaints. The PSES owner and/or operator shall make reasonable efforts to respond to inquiries and complaints from the Township. A contact name, with knowledge of the system, must be provided to Coolbaugh Township with updates due to employee advancement or turnover.
- (l) The PSES shall meet the lot size requirements of the applicable zoning district.
- (m) PSES shall comply with the following setback requirements:
 - (i) Building setbacks of the zoning district wherein the use is located shall apply, except that when adjacent to any residential district or parcel, the solar panels must meet a minimum fifty (50) foot setback. Fencing shall comply with the setbacks of the applicable zoning district.
 - (ii) If the PSES occupies two or more adjacent properties, setbacks between the adjacent properties shall be waived along the shared property boundaries so that the PSES may be installed continuously and make the most efficient use of the project area.

(2) Ground-mounted PSES.

- (a) Any ground-mounted PSES shall meet the lot size requirements of the underlying zoning district.
- (b) Setbacks. A ground-mounted PSES shall comply with the greater of the following setback requirements:
 - (i) A ground-mounted PSES shall comply with the setbacks of the underlying zoning districts for principal structures.
 - (ii) A ground-mounted PSES shall provide a setback of 50 feet from adjacent residential districts or lots with residential structures.
- (c) Ground-mounted PSES shall not exceed 15 feet in height.
- (d) Impervious Coverage:
 - (i) The area beneath the ground mounted PSES is considered pervious cover. However, use of impervious construction materials under the system could cause the area to be considered impervious and subject to the impervious surfaces limitations for the applicable zoning district.
 - (ii) Gravel of paved access roads servicing the PSES shall be considered impervious coverage and calculated as part of the impervious coverage limitations.
- (e) Screening and vegetation:
 - (i) Street screening shall consist of slat fencing or shrubs, six feet to eight feet high when mature, that shall be planted every 15 feet of property abutting a public right-of-way. Shrubs shall be planted adjacent to or outside of the road right-of-way.
 - (ii) Residential buffer screening may be slat fencing or a row of evergreen conifers or broadleaf evergreens spaced in accordance with the chosen species to achieve a continuous visual barrier reaching six feet to eight feet in height within two years of planting. Screening may be a combination of plantings and/or structures with prior approval by the Township.
 - (iii) Perimeter fence shall be placed between shrubs and solar panels.
 - (iv) Widespread use of herbicides to control ground cover growth is prohibited.
- (f) The ground mounted PSES shall not be artificially lit except to the extent required for safety or applicable federal, state, or local authority.

- (g) Unless agreed to by the easement or right-of-way holder, ground-mounted PSES shall not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system, or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.
- (h) Security.
 - (i) All ground-mounted PSES shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate.
 - (ii) A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on the fence and on the surrounding the PSES informing individuals of potential voltage hazards.
 - (iii) Access drives to solar inverter stations are required to allow for maintenance and emergency management vehicles. The minimum cartway width shall be 20 feet.
 - (iv) The applicant shall provide a copy of the project summary and site plan to local emergency services, including paid or volunteer fire department(s).
 - (v) The applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the principal solar energy system facility.
- (i) If a ground-mounted PSES is removed, any earth disturbance as a result of the removal of the ground-mounted solar energy system shall be returned to an environmentally stable condition.
- (j) Decommissioning.
 - (i) An affidavit, or similar evidence, signed by the property owner and the PSES facility owner affirming a lease agreement with a decommissioning clause (or similar) and a successors and assigns clause. The decommissioning clause must provide sufficient funds to dismantle and remove the PSES, including all solar-related equipment or appurtenances related thereto, including but not limited to buildings, electrical components, roads and other associated facilities from the property. The successors and assigns clause must bind those successors and assigns to the lease agreement.
 - (ii) The PSES owner is required to notify the Township immediately upon cessation or abandonment of the operation. The PSES shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of 12 continuous months and the owner has not initiated necessary remedial actions to return the PSES to a generating state. If the PSES owner fails to dismantle and/or remove the PSES within 18 months of cessation or

abandonment, the Township may complete the decommissioning at the property owner's expense. The PSES owner must post a bond when the application for such a system is filed with the Township, in an amount determined by the Township's Engineer, to ensure the proper decommissioning.

- (iii) The PSES owner shall, at the request of the Township, provide information concerning the amount of energy generated by the PSES in the last 12 months.
- (iv) During the operation of the facility, a new engineer's estimate of cost for decommissioning shall be submitted every 10 years to the Township. Upon approval of the estimated costs by the Township's Engineer, a revised surety shall be provided to the Township in the amount of 150% of the new estimate.

(3) Roof and Wall Mounted PSES.

- (a) For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code and adopted building code of the Township that the roof or wall is capable of holding the load imposed on the structure.
- (b) PSES mounted on the roof or wall of any building shall be subject to the maximum height regulations of the underlying zoning district.

ARTICLE V. Nuclear Power Plant Regulations.

Chapter 400, Zoning, of the Code of Ordinances of Coolbaugh Township, Article X, Standards for Specific Uses, is hereby amended by adding a new Section 400-91.5, Nuclear Power Plants, to read as follows:

400-91.5. Nuclear Power Plants.

A Nuclear Power Plant use shall be permitted as a conditional use in the _____ Zoning District subject to the Schedule of Uses and shall comply with the following specific criteria:

- A. A Nuclear Power Plant must receive all required permits and approvals from the Federal Nuclear Regulatory Commission and all required approvals from the Pennsylvania Department of Environmental Protection and/or the Federal Environmental Protection Agency.
- B. A Nuclear Power Plant use must follow all applicable federal and state regulations for the construction, operation, and maintenance of such a facility, including but not limited to the Code of Federal Regulations, 10 CFR Part 50 and 52.
- C. A Nuclear Power Plant shall follow all of the following dimensional and buffer requirements:

- (1) Height. Any structure constituting the Nuclear Power Plant shall not exceed the principal structure height limitations for the underlying zoning district.
- (2) Parcel size; setbacks; lot coverage.
 - (a) The parcel shall be of such size that all required setbacks are complied with.
 - (b) The setback for all Nuclear Power Plant structures shall be 250 feet from all property lines.
 - (c) The maximum lot coverage shall be 55% and all Nuclear Power Plant structures shall be included in the calculation of lot coverage.
- (3) Fencing. A fence shall be required around the facility or portions of the facility deemed necessary by the Township for safety reasons.
- (4) Landscaping. To the maximum extent feasible, landscaping shall be required to screen as much of the Nuclear Power Plant structures as possible, the fence surrounding any support structure, and any other ground-level features and/or structures. The landscaping shall buffer the Nuclear Power Plant and accessory structures and other ground features from neighboring properties. The Township may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if the same level of screening is achieved and deemed acceptable by the Township.

ARTICLE VI. Zoning Districts.

1. Chapter 400, Zoning, Attachment 1, Schedule of Uses, of the Coolbaugh Township Code of Ordinances is hereby amended by adding "Accessory Solar Energy System" as an accessory use permitted by right in all zoning districts.
2. Chapter 400, Zoning, Attachment 1, Schedule of Uses, of the Coolbaugh Township Code of Ordinances is hereby amended by removing and deleting the reference to "Solar energy system, commercial" and adding a new "Principal Solar Energy System" as a conditional use in the _____ zoning districts.
3. Chapter 400, Zoning, Attachment 1, Schedule of Uses, of the Coolbaugh Township Code of Ordinances is hereby amended by removing and deleting the reference to "Wind energy systems" and adding a new "Noncommercial WECS" as a conditional use in the _____ zoning districts.
4. Chapter 400, Zoning, Attachment 1, Schedule of Uses, of the Coolbaugh Township Code of Ordinances is hereby amended by adding "Commercial WECS" as a conditional use in the _____ zoning districts.
5. Chapter 400, Zoning, Attachment 1, Schedule of Uses, of the Coolbaugh Township Code of Ordinances is hereby amended by adding "Nuclear Power Plant" as a conditional use in the _____ zoning districts.

ARTICLE VII. Severability.

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

ARTICLE VIII. Repealer.

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

ARTICLE IX. Effective Date.

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

DULY ENACTED AND ORDAINED this ____ day of _____ 2025, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, in lawful session duly assembled.

Board of Supervisors of Coolbaugh Township

By: _____
William Weimer, Chairman

By: _____
Alma I. Ruiz-Smith, Vice-Chair

By: _____
Clare Colgan, Supervisor

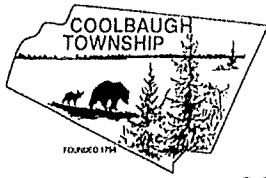
By: _____
Cara Rogan, Supervisor

By: _____
Lynn Kelly, Supervisor

ATTEST:

Township Secretary

[TOWNSHIP SEAL]



**COOLBAUGH TOWNSHIP
MUNICIPAL CENTER**

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING AGENDA
November 18, 2025**

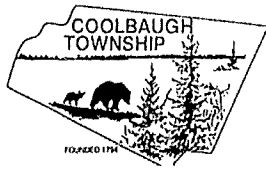
Roll Call

BOARD OF SUPERVISORS

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

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

1. Public input
2. Approval of minutes / notes:
 - November 3, 2025-Regular Meeting Minutes
 - November 6, 2025- Budget Meeting Minutes
3. Monthly/Quarterly Reports
 - Pocono Mountain Regional Police Commission
 - Pocono Mountain Regional EMS
4. Codes and Zoning Report/ Short Term Rental Report
5. Adoption of Ordinance #161-2025: A. Ordinance of the Township of Coolbaugh, County Of Monroe, Commonwealth of Pennsylvania, Adding a New Article II, International Fire Code, to Chapter 208 of the Code of Ordinances of Coolbaugh Township, Adopting the 2021 Edition of the International Fire Code, Regulating and Governing the Safeguarding of Life and Property from Fire and Explosion Hazards Arising from the Storage, handling and Use of Hazardous Substances, Materials and Devices, and From Conditions Hazardous to Life or Property in the Occupancy of Buildings and Premises in the Township of Coolbaugh; and Providing for the Issuance of Permits and Collection of Fees.
6. Adoption of Resolution# 17-2025 A Resolution of the Township of Coolbaugh, County of Monroe, Commonwealth of Pennsylvania, Approving the Transfer of Liquor License No. R-7807 into the Township of Coolbaugh from Middle Smithfield Township



COOLBAUGH TOWNSHIP MUNICIPAL CENTER

5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466

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

WWW.COOLBAUGHTWP.ORG

7. Authorization to Advertise Public Inspection of the 2026 Proposed Budget to be published on November 24, 2025
8. Authorization to Advertise the 2026 Re-Organizational Meeting Scheduled for Monday, January 5, 2026 at 6:00pm
9. Request to Implement Engine Brake Retarder Restrictions in the Village of Tobyhanna
10. Authorization to Hire Lourdes Aponte as a full-time Zoning Officer at \$29.00 per hour, effective 01/05/2026
11. Messer Conditional Use Decision
12. Minor Subdivision Joining Lots 37 & 38, Section E, A Pocono Country Place, Property Owner(S): Mariusz & Izabela Pintal
13. Controller Report
14. Current obligations

• General Fund	\$ 125,962.86
• Escrow Fund	\$ 1,512.00
• Sewer Fund	\$ 26,246.53
• State Liquid Fuels	<u>\$ 506,642.62</u>
Total Disbursements	\$ 660,364.01
15. Business Manager Comments/Updates
16. Solicitor Armstrong Comments/Updates
17. Board of Supervisors Executive Sessions
18. Adjournment

2

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
November 3, 2025**

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

Board Members Present:

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

Board Members Absent:

None

Staff Present:

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

Staff Absent:

None

Mr. Weimer stated that VFW Post 509 will present the colors for this evening's meeting. Post 509 Commander Ronnie Byrd led the pledge of allegiance; Chaplain Walraven recited the Veterans Day Prayer. Mr. Weimer thanked them both for being here and for their service, expressing his gratitude to D. Pope and H. Smith for their service and work at the Veteran's Monument. He stated we have the nicest monument in the county, and we are very proud of it. Mr. Weimer presented the VFW Post 509 representatives with a check from the township for their annual donation.

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 stated that there is a dead deer in the middle of the roadway on 611.

2. Approval of minutes / notes:

- October 21, 2025- Regular Meeting Minutes

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Approve the October 21, 2025 meeting minutes as presented.

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

3. Resolution #14-2025: A Resolution of the Coolbaugh Township Board of Supervisors Authorizing a Loan to the Pocono Mountain Public Library, Inc. to be used towards Authorized Library Expenses

Mr. Weimer made a motion second by Ms. Colgan to adopt Resolution #14-2025: A Resolution of the Coolbaugh Township Board of Supervisors Authorizing a Loan to the Pocono Mountain Public Library, Inc. to be used towards Authorized Library Expenses.

- **Discussion:** A. Shincovich, PMPL Director, thanked the Board for approving the loan on behalf of the library expressing the importance to the continued operation of the library during these times.
- **Vote:** 4-0-1, motion passes. (Ms. Kelly abstained)

4. Resolution #15-2025: Approval of the 2026 Pocono Mountain Regional Police Budget

Mr. Weimer made a motion second by Ms. Colgan to Adopt Resolution #15-2025: Approval of the 2026 Pocono Mountain Regional Police Budget.

- **Discussion:** Ms. Kelly asked if there were any changes to the pension and was advised by Mr. Weimer that there was new language inserted and that the officers contributed the \$15,000.00 that was necessary to make up the difference to compensate for the deficit. Ms. Kelly stated that there is a discrepancy with the percentage that is reflected on the spreadsheet for the municipalities which shows 5.76%; when she calculated, it was just over 6%. Discussion also took place about the concerns about the continuous increase in cost and the toll that it will be taking on municipalities with Ms. Kelly stating that she has heard from other municipalities that they are not able to keep up with the cost. Ms. Ruiz-Smith stated that our Board needs to have a conversation to determine what the maximum amount is that we are willing to pay for service; Mr. Weimer also suggested that we have a conversation with the other municipalities to have a collective understanding for moving forward. Ms. Rogan stated that she is not happy with the draft presented or the increase, stating that it is not working in our favor.
- **Vote:** 4-1-0, motion passes.

5. Resolution #16-2025 Authorizing the Application for the LSA Grant in the amount of \$527,500.00 for Building #2 Renovation Project

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Adopt Resolution #16-2025 Authorizing the Application for the LSA Grant in the amount of \$527,500.00 for Building #2 Renovation Project.

- **Discussion:** Ms. Ruiz-Smith asked if there is a match, being advised that there is not. She then asked when it is anticipated to be awarded, being advised next Spring and paid out next Fall.
- **Vote:** All in favor, motion passes.

6. EAC Request for Release of Budget Funds for the Purchase of a Third Mayfly Data Logger Device and Hardware for Installation at a Cost Not to Exceed \$2,000.00

Ms. Kelly stated that EAC would like to purchase one of the two budgeted Mayfly data loggers this year, stating that until they are well educated and able to complete all the tasks associated with monitoring all three of them, they will not put in for the fourth one. She also stated that the price of the software jumps from \$99.00 a year for 1-3 units to \$600.00 a year for 4-15 units.

Mr. Weimer made a motion second by Ms. Ruiz-Smith to Authorize the Release of Funds for the Purchase of the Mayfly Data Logger Device and the Hardware for Installation at the cost not to exceed \$2,000.00.

- **Discussion:** Ms. Ruiz-Smith asked if waders were in the budget for those entering the water to install the devices, being advised that they are not as most Tobyhanna Conservation members are fisherman and have their own.
- **Vote:** All in favor, motion passes.

7. Request for Release of Annual Reimbursement to A Pocono Country Place in the Amount of \$1,000.00 for the PA State Game Lands Access Road

Ms. Ruiz-Smith made a motion second by Ms. Colgan to Authorize the Release of the \$1,000.00 Annual Reimbursement to A Pocono Country Place for the PA State Game Lands Access Road.

- **Discussion:** Ms. Ruiz-Smith stated that she requested this funding for APCP when she worked for Senator Mellow and thanked the Board for continuing to make the contribution as it aids in protecting the health, safety and well-being of the residents in the event of an emergency.
- **Vote:** All in favor, motion passes.

8. Authorize two Supervisors to schedule a meeting with two authorized representatives from the Coolbaugh Township Volunteer Fire Company to discuss the Future Plans of the New Fire Station to be located on Route 196, Tobyhanna

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Authorize herself and Ms. Kelly as the Supervisor Representatives and to request a meeting with two approved members of the Coolbaugh Township VFC along with Ms. Thompson and Mr. Dixon to discuss the future plans of the Coolbaugh Township VFC's new facility to be located on Route 196 in Tobyhanna.

- **Discussion:** Ms. Kelly stated that a letter will be sent to request the meeting.
- **Vote:** All in favor, motion passes.

9. Authorization to Advertise the following:

- Notice of Vacancies on Various Boards, Commissions and Council

Mr. Weimer made a motion second by Ms. Colgan to Approve the Advertisement of Vacancies on Various Boards, Commissions and Council.

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

- Notice to Residents- Any vehicle left on Township Right of Way during periods of ice or snow removal will be towed at owner's expense.

Ms. Rogan made a motion second by Mr. Weimer to Authorize the Publication of the Notice to Residents that Any vehicle left on Township Right of Way during periods of ice or snow removal will be towed at owner's expense.

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

10. Current Obligations

• General Fund	\$ 470,702.33
• Sewer Fund	\$ 79,152.89
Total Disbursements	\$ 549,855.22

Ms. Kelly made a motion second by Ms. Ruiz-Smith to Authorize Paying the Current Obligations in the Amount of \$549,855.22 as presented.

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

11. Business Manager Comments/Updates

- Ms. Thompson stated that the window tinting will be taking place on the first floor on Friday.
- PMREMS building demolition started today, unsure if it is completed yet.

- Ms. Thompson stated that we participated in the Veterans Parade on Sunday and we received a lot of positive feedback and compliments on our trucks that were in the parade.
- An email was sent out last week requesting that the Board consider holding a personal hygiene drive for items to be donated to the food pantry to help free up some of the funds that they receive in order to be able to purchase more food since there are more families in need of their services currently. She stated that the Pocono Mountain Public Library is also holding a personal hygiene drive for the food pantries in the area. Ms. Kelly stated that she would like the Board to consider making a one-time donation to each of the five pantries that are in the township. This would allow them to purchase extra food to meet the needs of the residents during this uncertain time. She would also like to hold a personal hygiene drive to collect nonperishable goods and supplies, Ms. Ruiz-Smith stated that she would be in favor of that if the items are spread amongst the five pantries and not just one. Mr. Weimer asked that this be added to Thursday's budget meeting agenda for consideration to have checks cut and out to the pantries for Thanksgiving meal shopping to meet the needs.

12. Solicitor Keightly Comments/Updates

Nothing to report.

13. Board of Supervisors Executive Sessions

None

14. Adjournment

Ms. Ruiz-Smith made a motion second by Ms. Kelly to Adjourn at 6:40pm.

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

NEXT BOARD WORK SESSION / MEETINGS:

At the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna PA 18466
Work Session/ Business Meeting Tuesday, November 18, 2025 at 6:00pm

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

Witnessed by: _____ Date: _____
William Weimer, Chairman

**COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
BUDGET MEETING MINUTES
November 6, 2025**

The meeting was called to order by Chairman William Weimer at 6:30p at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA 18466.

Board Members present:

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

Board Members absent:

None

Staff present:

Meredith Thompson, Business Manager; Tomas Keane, Director of Codes and Zoning

1. Zoning Hearing Board Upcoming Hearings

• 1555 Black Birch – Variance Requested

Chairman Weimer made a motion second by Vice Chair Ruiz-Smith approving Solicitor Armstrong to draft a letter on behalf of the Board of Supervisors reflecting its opposition to the variance request and to enter the letter as evidence for review of the Zoning Hearing Board.

- Discussion: Director T. Keane reviewed the basis of the variance request explaining that an addition to the rear of the house of the referenced property is not within the required setbacks. The rear setback for this property is 24'. The addition is 3.58' on one side and 7.42' on the other from the rear property line, which place it 20.42' and 16.58' outside the required setbacks. The Board of Supervisors discussed concerns regarding lot coverage being advised there were none as its two joined lots.
- Vote: All in favor, motion passes.

• Pocono Farms East – Variance Requested

Supervisor Kelly made a motion second by Vice Chair Ruiz-Smith approving Solicitor Armstrong to draft a letter on behalf of the Board of Supervisors stating the Board is not opposed to the variance request and recommending additional deciduous landscaping if required to protect surrounding residential properties from excess light and to enter the letter as evidence for review of the Zoning Hearing Board.

- Discussion: Director T. Keane reviewed Pocono Farms East Association's variance request from the Schedule of Development Standards regarding lot coverage. The Association intends to create additional parking near its community mailboxes. The property has a maximum lot coverage of 25%. The property has an existing lot coverage of 21.05% and with the addition of additional parking (7 regular and 1 ADA spots) the impervious coverage will be 34.58%. The Board of Supervisors discussed concerns regarding existing and additional landscaping to reduce impact on neighboring properties.

- Vote: All in favor, motion passes.

2. **Authorization of Donations in the Amount of \$1,000.00 each to each Food Pantry in Coolbaugh Township and Authorize Participation Hosting a Personal Hygiene Drive to Benefit Each Pantry**
Supervisor Rogan made a motion second by Supervisor Colgan to approve Township administrative staff and the Department of Public Works to purchase and deliver food and/or hygiene products for five community food pantries with up to \$1,0000 allocated to each pantry (\$5,000 total donation).

- Discussion: Chairman Weimer recommended shopping for each pantry based on their requests and needs. Vice Chair Ruiz-Smith requested that the remaining budget of the Veteran's Committee be dedicated to the \$5,000 total. Five community pantries were identified with the understanding that if the donation were waived, the staff may coordinate with other local pantries.
- Vote: All in favor, motion passes.

3. **Wages – Executive Session**

Board of Supervisors Executive Sessions

- Personnel 11/6/2025 5:30p – 6:23p
- Personnel 11/6/2025 6:54p – 8:07p

Meeting adjourned at 6:54p

Submitted by: _____
Meredith Thompson, Business Manager

Witnessed by: _____
William Weimer, Chairman

Date: _____

3

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

COOLBAUGH TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	435	379	350	428	437	403	483	447	391	418			4171	411	4256
<i>Complaints</i>	400	352	331	400	420	377	448	422	369	386			3905	380	4019
<i>Accidents</i>	35	27	19	28	17	26	35	25	22	32			266	31	237
Criminal Arrests	29	15	28	21	25	13	25	19	15	33			223	26	220
Traffic Arrests	54	33	33	55	69	55	80	29	80	39			527	59	718
Vehicle Code Warnings	52	62	49	88	89	87	70	38	81	47			663	78	671
Ordinance Arrests	4	4	1	2	3	4	3	1	0	2			24	1	6

Hours Breakdown													
Patrol	799.10	755.55	758.77	717.06	748.92	766.04	758.01	614.50	681.05	705.38			7304.38
Investigation	626.68	686.70	728.80	631.02	715.68	583.52	759.67	696.26	700.89	665.75			6794.97
Paperwork	151.87	156.15	134.48	134.82	164.78	115.18	166.67	126.77	122.55	141.48			1414.75
Court	56.70	27.60	36.50	53.10	38.95	47.82	46.73	52.97	60.15	57.30			477.82
Assigned	717.34	689.62	1011.24	994.35	1068.64	924.47	955.58	1092.98	1061.41	1081.61			9597.24

Hours Actual vs Purchased													
Total Actual Time	2351.69	2315.62	2669.79	2530.35	2736.97	2437.03	2686.66	2583.48	2626.05	2651.52			25589.16
Hours Purchased	2664.59	2406.65	2664.59	2578.99	2664.59	2578.99	2664.59	2664.59	2578.99	2664.59			26131.14
Hours Over/Under	-312.90	-91.03	5.20	-48.64	72.38	-141.96	22.07	-81.11	47.06	-13.07			-541.98

Hours Over/Under Balance YTD													
Cumulative Carry Over	240.04												
Current O/U	-72.86	-163.89	-158.69	-207.33	-134.94	-276.90	-254.83	-335.94	-288.88	-301.94			

Percentage of Hours													
% Actual	33.28%	36.28%	37.78%	37.00%	38.73%	35.63%	38.02%	36.56%	38.40%	37.53%			
% Purchased	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%	37.71%			
% Over/Under	-4.43%	-1.43%	0.07%	-0.71%	1.02%	-2.08%	0.31%	-1.15%	0.69%	-0.18%			

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOTAL ENFORCEMENT														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	1064	920	958	1058	1138	1135	1315	1302	1078	1059			11027	1112	11294
<i>Complaints</i>	972	830	897	978	1059	1034	1211	1205	997	948			10131	1010	10478
<i>Accidents</i>	92	90	61	80	79	101	104	97	81	111			896	102	816
Criminal Arrests	77	42	75	54	59	50	71	90	56	59			633	62	661
Traffic Arrests	154	158	136	179	222	158	262	198	213	149			1829	162	2086
Vehicle Code Warnings	162	246	215	303	288	235	258	185	284	166			2342	175	2133
Ordinance Arrests	15	12	5	25	28	11	36	10	13	9			164	7	107

Total Hours													
Patrol	2602.02	2364.41	2289.30	2136.61	2144.07	2453.36	2174.13	1888.43	1793.88	2047.56			21893.77
Investigation	1957.45	1699.50	1641.43	1521.24	1582.83	1512.40	1806.00	1783.73	1680.65	1631.34			16816.57
Paperwork	382.75	331.88	350.41	328.08	350.14	285.94	404.79	345.16	384.29	347.92			3511.36
Court	221.53	157.46	103.24	216.24	155.11	135.77	147.05	150.30	165.52	170.95			1623.17
Assigned	1902.25	1828.75	2681.62	2636.83	2833.85	2451.53	2534.03	2898.38	2814.66	2868.23			25450.13
Total Actual Time	7066.00	6382.00	7066.00	6839.00	7066.00	6839.00	7066.00	7066.00	6839.00	7066.00			69295.00

Assigned Time													
Training	303.18	234.02	984.67	893.00	768.66	398.09	446.86	794.34	799.75	1211.25			6833.82
Assists	0.45	0.00	2.15	0.00	3.33	16.12	23.48	19.89	3.91	8.67			78.00
Admin	1598.62	1594.73	1694.80	1743.83	2061.86	2037.32	2063.69	2084.15	2011.00	1648.31			18538.31
Total	1902.25	1828.75	2681.62	2636.83	2833.85	2451.53	2534.03	2898.38	2814.66	2868.23			25450.13

ACTIVITY OUTSIDE JURISDICTION (Included In Totals Above)													YTD		
Calls Outside our Jurisdiction	1	2	3	3	1	3	2	6	3	3			27		
Arrests Outside our Jurisdiction	0	0	0	0	0	0	0	0	0	0			0		

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TOBYHANNA TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	242	217	241	261	290	294	359	347	279	251			2781	306	2953
<i>Complaints</i>	218	194	232	237	272	272	333	318	263	216			2555	285	2747
<i>Accidents</i>	24	23	9	24	18	22	26	29	16	35			226	21	206
Criminal Arrests	13	10	22	14	13	16	16	23	21	9			157	19	165
Traffic Arrests	34	53	55	57	38	38	71	59	33	32			470	30	489
Vehicle Code Warnings	37	84	78	109	79	84	86	53	49	42			701	36	607
Ordinance Arrests	2	0	1	4	0	0	0	1	0	2			10	1	24

Hours Breakdown													
Patrol	1063.57	1004.76	1048.35	1037.45	1038.78	937.39	730.45	715.95	705.53	802.81			9085.04
Investigation	280.32	288.25	350.51	411.99	334.70	300.68	399.58	381.20	486.77	377.53			3611.53
Paperwork	85.63	76.55	99.77	116.02	87.76	64.09	74.70	74.91	102.34	73.48			855.25
Court	69.63	35.80	12.50	55.49	51.90	36.41	47.20	27.50	45.89	42.78			425.10
Assigned	583.04	560.51	821.92	808.19	868.58	751.39	776.68	888.35	862.69	879.11			7800.46

Hours Actual vs Purchased													
Total Actual Time	2082.19	1965.87	2333.05	2429.14	2381.72	2089.96	2028.61	2087.91	2203.22	2175.71			21777.38
Hours Purchased	2165.73	1956.08	2165.73	2096.15	2165.73	2096.15	2165.73	2165.73	2096.15	2165.73			21238.92
Hours Over/Under	-83.54	9.79	167.32	332.99	215.99	-6.19	-137.12	-77.82	107.07	9.98			538.46

Hours Over/Under Balance YTD													
Cumulative Carry Over	-159.01												
Current O/U	-242.55	-232.76	-65.44	267.55	483.54	477.34	340.22	262.41	369.47	379.45			

Percentage of Hours													
% Actual	29.47%	30.80%	33.02%	35.52%	33.71%	30.56%	28.71%	29.55%	32.22%	30.79%			
% Purchased	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%	30.65%			
% Over/Under	-1.18%	0.15%	2.37%	4.87%	3.06%	-0.09%	-1.94%	-1.10%	1.57%	0.14%			

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

MOUNT POCONO BOROUGH

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	178	162	194	164	203	194	224	175	160	177			1831	182	1740
<i>Complaints</i>	157	136	173	149	180	159	196	152	134	151			1587	155	1543
<i>Accidents</i>	21	26	21	15	23	35	28	23	26	26			244	27	197
Criminal Arrests	16	10	13	7	12	10	20	21	15	9			133	8	177
Traffic Arrests	47	57	42	47	86	42	88	80	90	33			612	61	665
Vehicle Code Warnings	50	60	70	70	69	42	81	45	137	38			662	49	580
Ordinance Arrests	8	8	3	19	25	7	31	8	12	4			125	5	67

Hours Breakdown													
Patrol	343.00	263.87	165.11	78.20	99.39	151.51	347.19	176.40	198.01	162.87			1985.55
Investigation	228.65	204.32	211.20	160.78	179.17	219.06	336.14	226.08	186.88	222.99			2175.27
Paperwork	85.53	50.37	63.17	39.01	39.80	27.80	102.09	64.31	42.62	45.23			559.93
Court	69.62	51.56	38.57	79.97	27.01	31.00	34.12	50.65	30.48	33.25			446.23
Assigned	238.73	229.51	336.54	330.92	355.65	307.67	318.02	363.75	353.24	359.96			3193.99

Hours Actual vs Purchased													
Total Actual Time	965.53	799.63	814.59	688.88	701.02	737.04	1137.56	881.19	811.23	824.30			8360.97
Hours Purchased	886.78	800.94	886.78	858.29	886.78	858.29	886.78	886.78	858.29	886.78			8696.52
Hours Over/Under	78.75	-1.31	-72.19	-169.41	-185.76	-121.25	250.78	-5.59	-47.06	-62.48			-335.55

Hours Over/Under Balance YTD													
Cumulative Carry Over	188.08												
Current O/U	266.83	265.52	193.32	23.91	-161.85	-283.11	-32.33	-37.93	-84.99	-147.47			

Percentage of Hours													
% Actual	13.66%	12.53%	11.53%	10.07%	9.92%	10.78%	16.10%	12.47%	11.86%	11.67%			
% Purchased	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%	12.55%			
% Over/Under	1.11%	-0.02%	-1.02%	-2.48%	-2.63%	-1.77%	3.55%	-0.08%	-0.69%	-0.88%			

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

TUNKHANNOCK TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	131	89	102	106	126	145	134	232	154	122			1341	125	1463
<i>Complaints</i>	121	84	95	99	116	136	122	219	147	113			1252	112	1356
<i>Accidents</i>	10	5	7	7	10	9	12	13	7	9			89	13	107
Criminal Arrests	17	4	8	5	4	4	3	24	3	5			77	7	68
Traffic Arrests	7	8	0	4	7	5	6	17	5	10			69	5	121
Vehicle Code Warnings	18	24	9	8	11	11	10	43	11	13			158	7	177
Ordinance Arrests	0	0	0	0	0	0	0	0	0	0			0	0	3

Hours Breakdown													
Patrol	195.13	168.82	102.42	24.55	38.96	375.75	73.55	186.95	104.40	140.20			1410.73
Investigation	709.10	396.70	251.65	141.05	168.58	254.64	154.53	336.70	200.33	218.29			2831.57
Paperwork	45.50	29.75	36.92	16.81	32.92	44.65	27.17	68.03	106.98	61.07			469.80
Court	11.00	32.75	1.50	19.83	21.50	8.72	3.00	4.75	13.00	10.00			126.05
Assigned	207.54	199.52	292.56	287.68	309.17	267.46	276.46	316.21	307.08	312.92			2776.60

Hours Actual vs Purchased													
Total Actual Time	1168.27	827.54	685.05	489.92	571.13	951.22	534.71	912.64	731.79	742.48			7614.75
Hours Purchased	770.90	696.28	770.90	746.13	770.90	746.13	770.90	770.90	746.13	770.90			7560.08
Hours Over/Under	397.37	131.26	-85.85	-256.21	-199.77	205.09	-236.19	141.74	-14.34	-28.42			54.67

Hours Over/Under Balance YTD													
Cumulative Carry Over	20.79												
Current O/U	418.16	549.42	463.57	207.36	7.59	212.67	-23.52	118.22	103.88	75.46			

Percentage of Hours													
% Actual	16.53%	12.97%	9.70%	7.16%	8.08%	13.91%	7.57%	12.92%	10.70%	10.51%			
% Purchased	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%	10.91%			
% Over/Under	5.62%	2.06%	-1.21%	-3.75%	-2.83%	3.00%	-3.34%	2.01%	-0.21%	-0.40%			

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

BARRETT TOWNSHIP

Enforcement														2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Total Calls	77	71	68	96	81	96	113	95	91	88			876	88	882
<i>Complaints</i>	75	62	63	90	70	88	110	88	81	79			806	78	813
<i>Accidents</i>	2	9	5	6	11	8	3	7	10	9			70	10	69
Criminal Arrests	2	3	4	7	5	7	7	3	2	3			43	2	31
Traffic Arrests	12	7	6	14	19	17	16	12	5	33			141	7	93
Vehicle Code Warnings	5	16	8	25	35	9	10	6	5	24			143	5	98
Ordinance Arrests	1	0	0	0	0	0	2	0	1	1			5	0	7

Hours Breakdown													
Patrol	201.22	171.41	214.65	279.35	218.02	222.67	264.93	194.63	104.89	236.30			2108.07
Investigation	112.70	123.53	99.27	176.40	184.70	154.50	156.08	143.49	105.78	146.78			1403.23
Paperwork	14.22	19.06	16.07	21.42	24.88	34.22	34.16	11.14	9.80	26.66			211.63
Court	14.58	9.75	14.17	7.85	15.75	11.82	16.00	14.43	16.00	27.62			147.97
Assigned	155.60	149.59	219.36	215.69	231.81	200.54	207.28	237.09	230.24	234.62			2081.82

Hours Actual vs Purchased													
Total Actual Time	498.32	473.34	563.52	700.71	675.16	623.75	678.45	600.78	466.71	671.98			5952.72
Hours Purchased	578.00	522.05	578.00	559.43	578.00	559.43	578.00	578.00	559.43	578.00			5668.33
Hours Over/Under	-79.68	-48.71	-14.48	141.28	97.16	64.32	100.45	22.78	-92.72	93.98			284.39

Hours Over/Under Balance YTD													
Cumulative Carry Over	-290.24												
Current O/U	-369.92	-418.63	-433.11	-291.83	-194.66	-130.34	-29.89	-7.11	-99.83	-5.85			

Percentage of Hours													
% Actual	7.05%	7.42%	7.98%	10.25%	9.56%	9.12%	9.60%	8.50%	6.82%	9.51%			
% Purchased	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%	8.18%			
% Over/Under	-1.13%	-0.76%	-0.20%	2.07%	1.38%	0.94%	1.42%	0.32%	-1.36%	1.33%			

2025 POCONO MOUNTAIN REGIONAL POLICE DEPARTMENT

	ASSISTS													2024	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	OCT	Prior YTD
Ambulance Assists	35	24	17	15	22	24	24	28	18	27			234	24	218
Fire Assists	4	0	7	3	5	1	4	2	3	5			34	5	45
Assist to other Agencies	9	7	11	8	16	6	8	7	15	9			96	10	12
DCNR								1					1		
Fernridge PSP 1					1		1	1					1		
Honesdale PSP					1								1		
NYPD			1				1						1		
SARP				3			1 2		4				1		
Allentown PD													1		
Westwood PD													1		
Pocono Twp 1		2	2		2								2		

OCTOBER 2025

1		2	3	4	5	6
Classification of Offenses PART I OFFENSES		Offenses Reported or known to police (include unfounded and attempted)	Unfounded, i.e. False or Baseless Complaints	Number of Actual Offenses(Col. 2 minus Col. 3) Include Attempts	Total Offenses Cleared by Arrest or Exceptional means Includes Col. 6	Number of Clearances Involving only Persons under 18
01. CRIMINAL HOMICIDE		-	-	-	-	-
A. Murder and Nonnegligent Manslaughter	11			-		
B. Manslaughter by Negligence	12			-		
02. FORCIBLE RAPE Total	20	1	-	1	4	-
A. Rape by Force	21	1		1	4	
B. Assault to Rape-Attempts	22			-		
03. ROBBERY Total	30	-	-	-	-	-
A. Firearm	31			-		
B. Knife or cutting instrument	32			-		
C. Other Dangerous Weapon	33			-		
D. Strong Arm(hands, feet, etc.)	34			-		
04. ASSAULT Total	40	15	-	15	13	6
A. Firearm	41			-		
B. Knife or cutting instrument	42			-	1	
C. Other Dangerous Weapon	43			-		
D. Hands, fist, feet, etc.	44	3		3	2	
E. Other Assaults-Not aggravated	45	12		12	10	6
05. BURGLARY Total	50	2	-	2	-	-
A. Forcible Entry	51			-		
B. Unlawful Entry-No force	52	2		2		
C. Attempted forcible entry	53			-		
06. LARCENY - THEFT (except motor vehicle theft)	60	21	1	20	3	
07. MOTOR VEHICLE THEFT Total	70	1	-	1	1	-
A. Autos	71	1		1	1	
B. Trucks and Buses	72			-		
C. Other Vehcles	73			-		
09. ARSON	90			-		
TOTAL PART I OFFENSES	77	40	1	39	21	6

1 Classification of Offenses PART II OFFENSES	2 Offenses Reported or known to police (include unfounded and attempted)	3 Unfounded, i.e. False or Baseless Complaints	4 Number of Actual Offenses(Col. 2 minus Col. 3) Include Attempts	5 Total Offenses Cleared by Arrest or Exceptional means Includes Col. 6	6 Number of Clearances Involving only Persons under 18
100. Forgery and Counterfeiting			-		
110. Fraud	15	1	14		
120. Embezzlement			-		
130. Stolen Prop., Rec., Possess., Buying			-		
140. Vandalism	7		7	1	
150. Weapons, Carrying, Possess, etc.	4	1	3	1	
160. Prostitution and Commercialized Vice			-		
170. Sex Offenses (except 02 and 160)	6		6		
180. Drug Abuse Violations Total	11	-	11	5	2
Sale/mfg. 18A. Opium-Cocaine	4		4	3	
18B. Marijuana	3		3		
18C. Synthetic			-		
18D. Other			-		
Possession 18E. Opium-Cocaine			-		
18 F. Marijuana	3		3	2	2
18G. Synthetic	1		1		
18H. Other			-		
190. Gambling Total	-	-	-	-	-
19A. Book Making	-		-		
19B. Numbers. Etc.	-		-		
19C. Other	-		-		
200. Offenses Against Family & Children	10	3	7	6	
210. Driving Under the Influence	4		4	6	
220. Liquor Laws			-		
230. Drunkenness	4		4	4	
240. Disorderly Conduct	47	2	45	37	7
250. Vagrancy			-		
260. All Other Offenses (except traffic)	58	8	50	33	
TOTAL PART II OFFENSES	166	15	151	93	9

Pocono Mountain Regional Police UCR Crime Stats
October 2025

	DEPART TOTAL	TOBY	TUNK	BORO	COOL	BAR	OUT	SRO
Homicide	0	0	0	0	0	0	0	0
Rape	1	0	1	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0
Assaults	9	3	2	2	2	0	0	6
Burglary	2	0	0	1	1	0	0	0
Larceny - Thefts	21	1	2	9	8	1	0	0
Stolen Vehicles	1	0	1	0	0	0	0	0
Arson	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0
Fraud	15	4	3	0	5	3	0	0
Embezzlement	0	0	0	0	0	0	0	0
Stolen Property	0	0	0	0	0	0	0	0
Vandalism	7	1	0	0	0	6	0	0
Weapons	4	2	0	0	2	0	0	0
Prostitution	0	0	0	0	0	0	0	0
Sex Offenses	6	1	1	2	2	0	0	0
Drug Violations	9	0	2	0	7	0	0	2
Gambling	0	0	0	0	0	0	0	0
Offenses Family	7	0	1	2	2	2	0	3
DUI	4	0	0	0	4	0	0	0
Liquor Laws	0	0	0	0	0	0	0	0
Drunkenness	4	0	0	2	2	0	0	0
Disorderly Conducts	41	7	4	10	19	1		6
All Others	53	10	3	10	21	9	0	5
UCR TOTALS	184	29	20	38	75	22	0	22

Domestics	83	13	18	9	38	5	0	1
-----------	----	----	----	---	----	---	---	---

MOUNT POCONO BOROUGH
Larceny - Thefts Breakdown 2025

	TOTAL	RESIDENTIAL	COMMERCIAL
January	11	0	11
February	6	0	6
March	11	2	9
April	5	1	4
May	12	1	11
June	9	0	9
July	9	1	8
August	10	3	7
September	10	1	9
October	9	0	9
November	0		
December	0		
2025 Total	92	9	83

Perkins - 1
 Bill's Shop Rite - 4
 Walmart - 1
 Weis - 1
 ABC Landromat - 1
 Planet Fitness - 1

MONTHLY ACTIVITY REPORT
POCONO MOUNTAIN REGIONAL EMS
October 2025 Dispatch Report

	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
TOTAL RESPONSE VOLUME						
	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
MUNICIPALITY						
BARRETT TWP	46	530	39	437	17.95%	21.3%
COOLBAUGH TWP	247	2,298	270	2323	-8.52%	-1.1%
MT POCONO BORO	55	655	36	526	52.78%	24.5%
PARADISE TWP	50	436	61	459	-18.03%	-5.0%
PRICE TWP	19	251	20	227	-5.00%	10.6%
TOBYHANNA TWP	157	1,290	116	1212	35.34%	6.4%
TUNKHANNOCK TWP	35	327	26	297	34.62%	10.1%
TOTALS - INSIDE SERVICE AREA	609	5787	568	5481	7.2%	5.6%
Outside Primary SVC Area						
CHESTNUT HILL TWP	0	14	0	13		7.7%
EAST STROUDSBURG	0	7	0	8		-12.5%
HAMILTON/ROSS	0	4	0	2		100.0%
POCONO TWP	18	238	20	164	-10%	45.1%
LEMAN	0	0	0	0		
JACKSON TWP	1	21	3	17	-67%	23.5%
PIKE COUNTY	7	29	3	24	133%	20.8%
POLK TWP	1	4	0	3		33.3%
MIDDLE SMITHFIELD TWP.	0	24	1	17	-100%	41.2%
STROUDSBURG BORO/DEL/GAP	2	29	4	18	-50%	61.1%
OUTSIDE MONROE CO	0	17	3	15	-100%	13.3%
TOTAL OUTSIDE PRIMARY AREA	29	387	34	281	-15%	37.7%
GRAND TOTAL	638	6174	602	5762	5.98%	7.15%
NON-EMERG TRANSPORTS	60	685	54	550	11%	24.5%

FOR STATION 8 LVHN 3-3

CALLS COVER BY OTHER AGENCIES

CALLS COVERED BY	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
LAKE HARMONY/CARBON	0	4	1	3	-100%	33.3%
BUSHKILL/MARSHALLS/LEMAN	5	45	2	39	150%	15.4%
LVHN / WINDGAP	7	75	4	54	75%	38.9%
ST LUKES	19	186	20	166	-5%	12.0%
SUBURBAN	5	47	6	44	-17%	6.8%
LACKAWANA/LUZERNE/GOULDS	0	6	0	2		200.0%
TAD/ SAMARITAN	7	63	11	65	-36%	-3.1%
GRAND TOTAL	43	426	44	373	-2.27%	14.21%

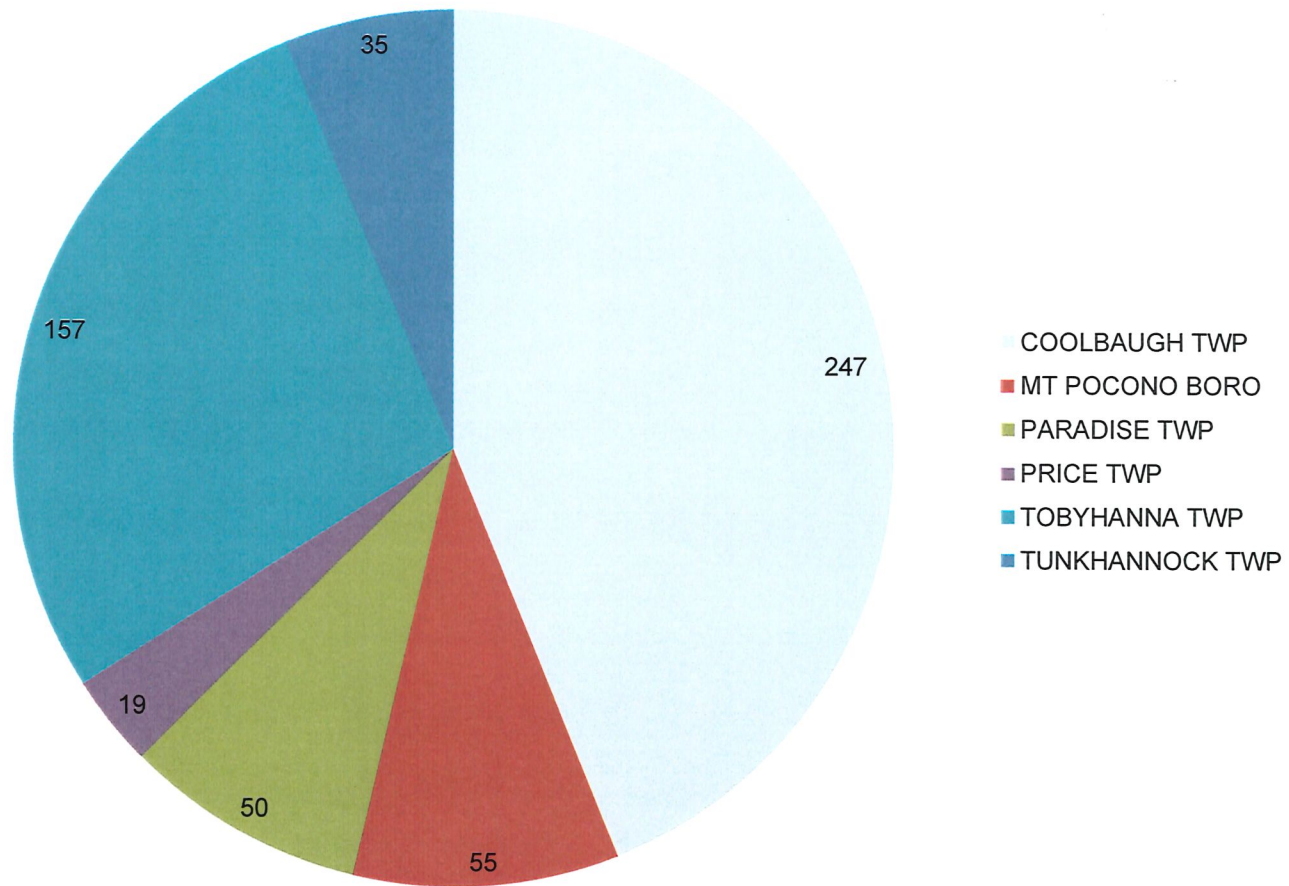
ALS ASSIST TO OTHER AGENCIES

UNITS RECEIVING ASSIST	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
BUSHKILL AMBULANCE	0	2	0	1		100.0%
ST LUKES	0	6	0	3		100.0%
GOULDSBORO	0	0	0	1		-100.0%
LAKE HARMONY/PENN/WHITE H	0	0	0	0		
MARSHALL CREEK STATION 5	3	7	0	3		133.3%
NEWFOUNDLAND/TAFTON	2	6	1	13	100%	-53.8%
PROMISE LAND /HAMLIN/HEM	0	0	0	0		
TAD/ VMSC	2	21	4	23	-50%	-8.7%
LVHN /WIND GAP BLS/SUBURBAN	1	8	0	2		300.0%
GRAND TOTAL	8	50	5	46	60.00%	8.70%

ALS ASSIST RECEIVED FROM OTHER AGENCIES

UNITS PROVIDING ASSIST	CURENT YEAR		LAST YEAR		PERCENTAGE CHANGE	
	MONTH	YR TO DATE	MONTH	YR TO DATE	MONTH	YR TO DATE
ST LUKES	1	11	2	17	-50%	-35.3%
LVHN	0	4	0	7		-42.9%
SUBURBAN ALS	2	5	0	0		
GRAND TOTAL	3	17	2	24	50.00%	-29.17%

CALL BY MUNICIPALITY JAN 2010



Fire Company: **Gouldsboro Vol Fire Co**

Month: October 2025

Total Monthly Calls: 18

Total Calls YTD: 146

Total dispatched in Coolbaugh MTD: 5

Total dispatched in Coolbaugh YTD: 34

Total Mutual Aid Calls to Other Townships: 2

Total Man Hours (Calls) Month: 40

Total Man Hours (Calls) YTD: 500.5

Training Hours Month: 114

Training Hours YTD: 1837

Total Man Hours Business Month: 891.5

Total Man Hours Business YTD: 9759

Total Hours MTD: 1045.5

Total Hours YTD: 12096.5

Monthly Call Breakdown Report

Call Type	# per Month
Automatic Alarm	3
Dwelling Fire	
Fire, other	2
Extrication	
Hazmat	
Lift Assist/EMS Assist/ Medivac Landing	
Mutual Aide	2
CO Alarm/Investigation	1
Odor Investigation - remove smoke	
Structure (Commercial) Fire	
Traffic Control Only	
Vegetation (Brush) Fire	
Vehicle Accident	3
Vehicle Fire	1
Wires Down/ Tree on Wires/ Tree Across Road	6
Special Type of incident	
Total Calls per Month	18

Average #firefighters per call: 5.5

Please submit monthly call reports via mail, email or fax:

Coolbaugh Township Municipal Building

Attn: Erin Masker

5520 Municipal Drive

Tobyhanna, PA 18466

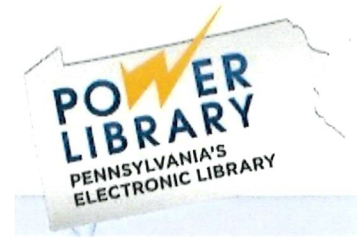
Email: emasker@coolbaughtwp.org

Fax: 570-894-8413

Monthly report due by the Wednesday before the meeting.



www.poconolibrary.org



<u>LIBRARY SERVICE</u>	<u>OCT 2025</u>	<u>2025 To Date</u>	<u>2024 YEAR END</u>
Circulations	1,444	15,800	17,940
E-Books—All Platforms	227	3,342	4,068
Gate Count	1,924	17,675	21,945
Wi-Fi Usage	1,675	15,822	21,785
Computer Use	127	1,212	1,202
Printing, Faxing, Scanning	286	3,093	3,549
Essential Documents	41	284	434
Reference & Computer Help	602	7,122	8,018
Social Interactions (10 min+)	178	2,105	2,134
Kids Programs & Outreach	15	197	103
Kids Program Attendance	248	2,176	2,143
Adult & Teen Programs & Outreach	10	98	123
Adult & Teen Attendance	82	788	942
Website Views	1,966	14,200	16,078
New Patron Cards	28	288	331

Use a library card to get a lot of FREE online help, entertainment & information!

Download and stream e-audiobooks & e-books, movies & TV using HOOPLA and LIBBY (Overdrive)

Find newspapers and historical records with PA Power Library, AP Newsroom, My Heritage, and PA Photos & Documents

Get Homework help with test prep and writing help with Brainfuse and PA Power Library, PA Online Learning, Britannica

Prepare for jobs with ASFAB test prep with PA Jobs Resources and Brainfuse Skillsurfer

Prep for college with SAT and AP tests and more with PA Power Library and Brainfuse Skillsurfer

Get popular magazines via Libby, such as People, Good Housekeeping, Time, Popular Mechanics, and hundreds more!

Fix cars and more from PA Power Library with Small Engine Repair and Auto Repair Source



4

Coolbaugh Township

5520 Municipal Drive
Tobyhanna PA 18466
Phone: 570-894-8490



Violation Totals 01/01/2025 to 10/31/2025

Permit Type	Submitted	Assigned	Pending	Active	Complete	Canceled
	0	0	0	0	1	0
Agriculture	0	0	0	1	0	0
Alarm Violation	0	0	0	4	7	1
Dangerous Structure	0	0	0	5	1	0
Driveway Culvert Pipe Violation	0	0	0	0	1	0
Impervious Coverage Violation	0	0	0	2	1	0
No Tenant Violation	0	0	0	49	74	1
Nuisance Violation	0	0	0	19	3	0
Right of Way Violation	0	0	0	0	2	0
Septic Pumping Violation	1	1	0	170	663	2
Sewage Violation	0	0	0	1	0	0
Short Term Rental Violation	0	0	0	25	18	1
Zoning Violation	0	1	0	69	36	2
Totals:	1	2	0	345	807	7

Coolbaugh Township

5520 Municipal Drive
Tobyhanna PA 18466
Phone: 570-894-8490



Permits by Type and Status 01/01/2025 to 10/31/2025

Permit Type	Submitted	Assigned	Pending	Active	Complete	Canceled	Denied
Alarm Permit	0	1	0	47	6	3	0
Driveway Permit	0	0	0	22	2	17	0
Emergency Road Opening Permit	0	0	0	0	0	1	0
Establish a Business	0	3	1	11	0	4	0
Field/Pavilion Use Request	0	1	0	23	1	2	0
Final Zoning Certificate Application	1	2	0	0	7	2	0
Land Development Permit	11	1	0	1	8	3	0
Recycling Permit	0	0	0	0	0	0	0
Road Occupancy Permit	0	0	0	13	0	1	0
Sewage Permit	1	54	4	26	9	1	5
Sewage Pumping Report Permit	0	15	0	967	24	2	0
Short Term Rental/Renewal Application	3	73	59	792	17	26	0
Sign Permit	0	2	0	2	0	2	0
Tenant Registration Permit	0	1	1	331	107	5	0
Zoning Hearing Board Application	11	0	0	0	1	2	0
Zoning Permit	1	28	29	358	222	110	0
Totals:	28	181	94	2,593	404	181	5

Coolbaugh Township

5520 Municipal Drive

Tobyhanna PA 18466

Phone: 570-894-8490



Permits Issued 01/01/2025 to 10/31/2025

Total Recycling Permits Issued: 941

Total Mulch Punches: 99

Total Recycle Punches: 687

7

November 18, 2025

Pocono Record
Legal Advertisement
511 Lenox Street
Stroudsburg, PA. 18360

Please print the following in the Legal Advertisement section of the Pocono Record on
Monday, November 24, 2025:

NOTICE
Coolbaugh Township
2026 Proposed Budget

The Coolbaugh Township, Monroe County, Proposed 2026 Budget has been completed and is open for public inspection at the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, Pennsylvania between the hours of 8:00 am and 4:30 pm Monday through Friday.

The Board of Supervisors will consider public comment and input prior to adopting the proposed 2026 Budget at its regularly scheduled meeting on Tuesday, December 16, 2025 which will begin at 6:00 pm with a work session, followed immediately by the regular meeting. The work session and regular meeting will be held at the Coolbaugh Township Municipal Building, 5520 Municipal Drive, Tobyhanna, Pennsylvania.

Coolbaugh Township Board of Supervisors

8



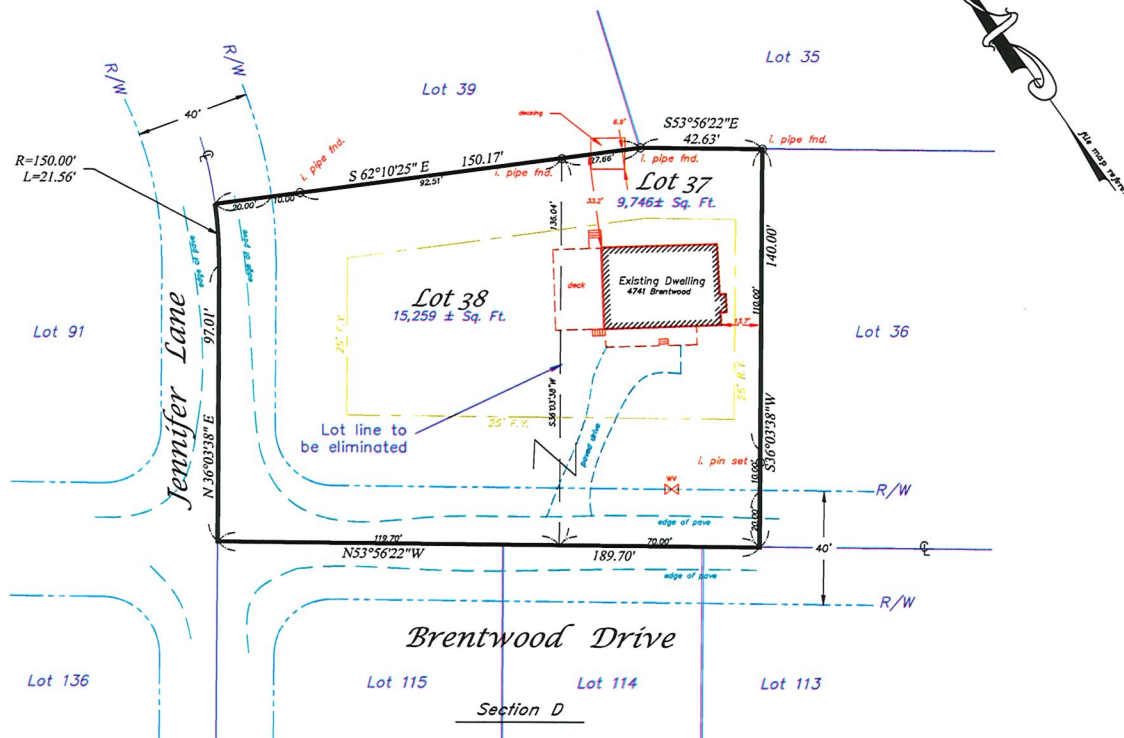
COOLBAUGH TOWNSHIP Board of Supervisors

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

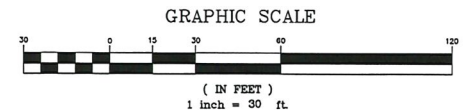
THE COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS will hold its Re-Organizational Meeting on Monday, January 5, 2026 at 6:00 P.M. at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA. The public is invited to attend the meeting. The Board of Supervisors will conduct business on the agenda and any other business that comes before it in a manner consistent with Pennsylvania law. All interested parties are invited to attend the above-referenced public meeting as set forth herein.

Coolbaugh Township Board of Supervisors

12



- 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, redefining or extinguishing any easements of 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 2624, page 467 - Lot 37
deed book 2658, page 6190 - Lot 38
 - 8) Tax Map Parcel No. 3/9A/1/374; 03635816821941 - Lot 37
3/9A/1/390; 03635816820964 - Lot 38
 - 9) Total lot area - 25,004 ± sq. ft.
 - 10) No portion of this tract is located within a zone A flood area as per community panel no. 42089C0103E.
 - 11) The new lot number will be Lot 37-A
 - 12) This plan is a revision to plat book 18, page 107
 - 14) Owner: Mariusz & Izabela Pintal
5906 Woodbine St., Apt. 1R
Ridgewood, NY 11385
 - 15) This lot is served by a central sewage system and central water supply.



At a public meeting held on _____, 2025 The Board of Supervisors of Coolbaugh Township reviewed and by a motion duly enacted, approved the joining of the land owned by Mariusz & Izabela Pintal as originally shown on the plan entitled "A Pocono Country Place, Section E", December 1972 and recorded in the Monroe County Courthouse in Plat Book 18, Page 107.

On this day 02/20, 2025, before me, the undersigned personally appeared Mariusz & Izabela Pintal, who being duly sworn according to law, deposes and says 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 the same be by their own act and plan and desires the same to be recorded as such according to law.

Mariusz Pintal Izabela Pintal
Mariusz Pintal Izabela Pintal

My commission expires 02/27/2026

MIKE ONISZCZUK
Notary Public, State of New York
No. 010N6141447
Qualified in Queens County
Commission Expires Feb. 27, 2026

Revised 11/3/2025 as per comments

Lot Joinder Plan
A Pocono Country Place, Lots 37 & 38, Section E
SITUATE IN
Coolbaugh Township, Monroe County, Pennsylvania
PREPARED FOR:

Mariusz & Izabela Pintal

PREPARED BY:

BRIAN D. COURTRIGHT, P.L.S.

BOX 333
POCONO SUMMIT, PA. 18346
PHONE: (570) 839-9986

DATE: 7/31/2025

JOB NO. 2025-35

SCALE: 1"=30'

REVISIONS

BRIAN D. COURTRIGHT, P.L.S.

PA. LIC. NO. 042013-R, N.J. LIC. NO. 34027

Erin Masker

From: Greg Haas <ghaas@kceinc.com>
Sent: Friday, November 14, 2025 10:58 AM
To: bdcsurveying@verizon.net; Erin Masker
Subject: Pinal Lot Joinder Plan - Review #2

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

Erin & Brian,

I have reviewed the plan titled, "Lot Joinder Plan, A Pocono Country Place, Lots 37 & 38, Section E", revised on November 3, 2025. All of my previous review comments have been satisfactorily addressed.

Furthermore, I have reviewed the comment letter by the Monroe County Planning Commission, dated October 2, 2025, and all applicable comments therein have been addressed.

If either of you have any questions regarding this email, please contact me at your convenience.

Regards,
Greg

Gregory S. Haas, P.E.



863 Interchange Road, P.O. Box 639

Kresgeville, PA 18333-0639

ghaas@kceinc.com | cell: 570.249.0209 | www.KCEinc.com

in f

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

Learn about career opportunities [here](#).

This E-mail and any files transmitted with it may contain privileged or confidential information and are intended for the sole use of the individual or entity to whom they are addressed. Use of the documents by any other person, without authorization, is strictly prohibited. If you are not the intended recipient or the person responsible for delivering the E-mail to the intended recipient, be advised that you have received this communication in error and that any use, dissemination, forwarding, printing, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender via reply e-mail as soon as possible. Thank you.

701 Main Street, Suite 405
Stroudsburg, PA 18360



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

MONROE COUNTY PLANNING COMMISSION

October 2nd, 2025

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



Re: Mariusz & Izabela Pintal
Minor Subdivision
Coolbaugh Township
MCPC Review #154-25

Dear Ms. Masker:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 0.5739-acre site located on the northerly side of Brentwood Drive, directly northeast of its intersection with Jennifer Lane. The site is currently comprised of two parcels: Lot 37 (0.2237-acres) and Lot 38 (0.3503-acres). The plan proposes to join the lots into a single 0.5739-acre parcel. Currently, Lot 37 contains a single-family residential unit, while Lot 38 is undeveloped. The site is located in the Medium Density Residential (R-3) zoning district where the single-family detached dwelling use is permitted.

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

1. The plan does not delineate the existing contours and soil types of the site. It should be noted that §355-28 of the SALDO requires this information to be included.
2. It appears that the deck located on Lot 37 exists within side setbacks of the R-3 zoning district (*Article V* of the Zoning Ordinance). It should be noted that the proposed subdivision would eliminate this non-conformity.
3. It appears that the plan labels the road south of the site as "Bumble Bee Way." It should be noted that this road is Brentwood Drive.
4. Because this minor subdivision proposes no further development at this time, the submitted plan has addressed all other pertinent County review factors.

Page Two
Mariusz & Izabela Pintal
Minor Subdivision
Coolbaugh Township
MCPC Review #154-25

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

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on October 14th, 2025, at 5:00 p.m. at the Monroe County Planning Commission. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Glovas", written in a cursive style.

Kevin Glovas
Community Planner

13



COOLBAUGH TOWNSHIP Board of Supervisors

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

FINANCIAL REPORT - BOARD OF SUPERVISORS

NOVEMBER 18, 2025 BOARD MEETING

AS OF OCTOBER 31, 2025

Revenue

2025 General Fund Budget = \$9,600,636

ITEM	AMOUNT	% BUDGET LINE
Real Estate Taxes (Current & Delinquent)	\$ 4,187,860	99%
Earned Income Tax	1,781,466	84%
Real Estate Transfer Tax	851,700	95%
LST	306,363	83%
Licenses & Permits	280,482	84%
Rents	33,104	93%
Zoning Fees	185,744	101%
Fines & Forfeits	18,391	59%
Building Code Fees	50,760	127%
Grant Proceeds	40,685	57%
All other sources	632,258	48%
Total Revenue	\$ 8,368,814	

Expense

2025 General Fund Budget = \$9,600,636

ITEM	AMOUNT	% BUDGET LINE
Pocono Mountain Regional Police Dept.	\$ 2,698,353	83%
Salaries	1,182,149	73%
Capital Purchases	556,093	114%
Employee Benefits	726,646	71%
Fire	339,770	92%
Interfund Transfers	510,906	63%
Contracted Services	321,808	95%
Road Materials	164,759	95%
Pocono Mountain EMS	100,000	100%
Insurance	223,957	99%
Vehicle Repair & Maintenance	110,631	116%
Fuel	69,729	69%
Legal Fees	70,939	61%
Utilities	70,708	88%
Engineering	111,023	102%
Control Center	41,571	100%
All other sources	350,136	54%
Total Expense	\$ 7,649,178	



COOLBAUGH TOWNSHIP

Board of Supervisors

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

FINANCIAL REPORT SEWER - BOARD OF SUPERVISORS
NOVEMBER 18, 2025 BOARD MEETING
AS OF OCTOBER 31, 2025

Revenue

2025 Sewer Fund Budget = \$973,811.00

ITEM	AMOUNT	% BUDGET LINE
Interfund Transfers	\$ 510,906	63%
Interest	495	99%
User fees	135,518	85%
Total Revenue	\$ 646,919	

Expense

2025 Sewer Fund Budget = \$973,811.00

ITEM	AMOUNT	% BUDGET LINE
All other Sources	\$ 44,852	102%
Capital Purchases	93,499	29%
Legal Fees	3,016	30%
Utilities	49,593	115%
Contracted Services	49,721	114%
Engineering	180,021	56%
Maintenance & Repair	55,522	123%
Outstanding Loans	61,640	83%
Total Expense	\$ 590,064	

14

**COOLBAUGH TOWNSHIP
CASH DISBURSEMENTS REPORT
NOVEMBER 18 ,2025**

DATE	CK #	DESCRIPTION	AMOUNT
11/10/2025		Payroll	\$ 54,000.00
11/18/2025		General Fund	\$ 71,962.86
11/18/2025		Total General Fund	\$ 125,962.86
11/18/2025		Escrow Fund	\$ 1,512.00
11/18/2025		Total Escrow Fund	\$ 1,512.00
11/18/2025		Sewer Fund	\$ 26,246.53
11/18/2025		Total Sewer Fund	\$ 26,246.53
11/18/2025		State Liquid Fuels	\$ 506,642.62
11/18/2025		Total State Liquid Fuels	\$ 506,642.62
11/18/2025		TOTAL DISBURSEMENTS	\$ 660,364.01

0

CASH TRIAL BALANCE AS OF NOVEMBER 18 ,2025

General Fund Checking	\$ 9,206,614.71
American Rescue Plan	1,684,916.73
Payroll Checking	557.15
Rainy Day Fund Savings	1,004,664.89
Total General Fund	\$ 11,896,753.48
Fire Tax/Coolbaugh Twp VFD	465,789.18
Fire Tax- Volunteer Fire Departments	51,259.66
Fire Tax- Coolbaugh Fire Building Fund	1,029,291.20
Total Fire Fund	\$ 1,546,340.04
EMS	52,285.79
Total EMS Fund	\$ 52,285.79
Sewer Fund Checking	110.91
Sewer PennVest Checking	130.21
Total Sewer Fund	\$ 241.12
Capital Projects Fund Checking	16,890.07
Total Capital Projects Fund	\$ 16,890.07
Emerg. Services Fund Money Market	209,990.78
Emerg. Services Fund Checking	21,795.94
Total Emergency Services Fund	\$ 231,786.72
Liquid Fuels Fund Checking	33,489.80
Total Liquid Fuels Fund	\$ 33,489.80
Escrow Fund Checking	612,224.95
Escrow Fund Clarius Checking	62,756.94
Total Escrow Fund	\$ 674,981.89
TOTAL ALL FUNDS	\$ 14,452,768.91

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

Check#	Vendor	Description	Payment	Check Total
12601	226 - A POCONO COUNTRY PLACE	PO 27653 STATE GAME ACCESS	1,000.00	1,000.00
12602	1592 - ACRISURE MID-ATLANTIC PARTNERS INS. SERV	PO 27673 NOVEMBER FEE	500.00	500.00
12603	735 - AIR BRAKE & EQUIPMENT CO., INC	PO 27703 DIESEL TANK CONDITIONER	749.60	749.60
12604	44 - AIRGAS USA, LLC	PO 27661 LEASE CYL.INDERS	334.99	
		PO 27663 ARGON/OXYGEN CYL.	144.39	479.38
12605	1330 - AMAZON CAPITAL SERVICES	PO 27659 EXIT SIGN LED	149.99	
		PO 27660 LED EMERGENCY LIGHTS	66.49	
		PO 27689 SUPPLIES	44.29	260.77
12606	1483 - AUTO PARTS OF MT POCONO	PO 27650 FUEL TREATMENT	19.99	
		PO 27655 HEADLIGHT	32.28	52.27
12607	33 - BROWN & BROWN INSURANCE SERVICES	PO 27675 PACKAGE RENEWAL	11,714.73	
		PO 27676 BUSINESS AUTO	9,815.43	
		PO 27677 BUSINESS AUTO	480.13	22,010.29
12608	1521 - BUCHART HORN, INC.	PO 27672 MUNICIPAL BLDG MOISTURE INTRUSION	2,068.95	2,068.95
12609	724 - CINTAS -	PO 27679 ADMIN/DPW/	86.57	86.57
12610	1240 - CINTAS CORPORATION	PO 27656 SCRAPER/UNIFORMS	94.79	
		PO 27657 UNIFORMS	42.49	
		PO 27686 MATS/UNIFORMS	494.27	
		PO 27687 UNIFORMS	42.49	
		PO 27707 EYEWASH SERVICE AGREEMENT REQUIRED BY ST	130.00	
		PO 27708 EYEWASH STATION	130.00	934.04
12611	652 - CYPHERS TRUCK PARTS	PO 27688 PARTS	168.81	168.81
12612	52 - DALEVILLE ACE HARDWARE	PO 27647 SUPPLIES	1.59	
		PO 27648 SUPPLIES	3.18	4.77
12613	13 - DEVELOPMENTAL EDUCATION SERVICES	PO 27699 OCTOBER RECYCLING	27.00	27.00
12614	1113 - ELAN FINANCIAL SERVICES	PO 27717 EVENTSADV/MSFT/ADBOE/ROAD WARRIOR/INDEED	3,443.69	3,443.69
12615	1251 - ENVIRONMENTAL SERV. CORP.	PO 27697 Jet & Camera Sewer Line - Admin	612.50	
		PO 27698 Excavate Sewer Lateral - Admin	3,788.75	4,401.25
12616	919 - FIDELITY SECURITY LIFE INSURANCE/EY	PO 27671 NOVEMBER	253.03	253.03
12617	255 - FIVE STAR EQUIPMENT, INC.	PO 27651 SUPPLIES JOHN DEERE 2025	281.47	
		PO 27652 SUPPLIES	481.92	763.39
12618	250 - GOULDSBORO VOLUNTEER FIRE CO.	PO 27713 DONATION	5,000.00	5,000.00
12619	32 - GRAINGER	PO 27706 HEATER 1ST FLOOR	438.55	438.55
12620	1296 - GRIM,BIEHN & THATCHER	PO 27649 ORCHARD/LIBRARY/EMS/APCP/MESSER/IMPERIAL	6,930.00	6,930.00
12621	48 - H. CLARK CONNOR	PO 27711 PLANNING COMMISSION	630.00	630.00
12622	54 - H.A. BERKHEIMER, INC.	PO 27646 LST COMMISSION	541.62	
		PO 27691 OCTOBER	541.62	1,083.24
12623	1601 - KEYSTONE WINDOW TINTING	PO 27696 Security Upgrade - 1st Floor Windows	1,432.30	1,432.30
12624	616 - KIMBALL MIDWEST	PO 27709 SUPPLIES	155.75	155.75
12625	891 - LOWE'S	PO 27684 SUPPLIES MUNICIPAL BLDG	470.59	470.59
12626	1484 - NAPA AUTO PARTS	PO 27666 PARTS	91.42	91.42
12627	1523 - NUSO, LLC	PO 27678 PHONES	164.17	164.17
12628	81 - P P & L	PO 27670 83201-80003 ST LIGHTS	1,207.61	
		PO 27692 49924-86007 IND'L PARK	24.64	1,232.25
12629	219 - PA DEPT. OF LABOR & INDUSTRY -	PO 27690 BOILER	325.63	325.63
12630	1602 - PENN STRATEGIES	PO 27654 GRANT WRITING	4,000.00	4,000.00
12631	87 - PENNSYLVANIA ONE CALL SYSTEM, INC.	PO 27658 CBT	145.78	145.78
12632	1505 - PENNSYLVANIA STEEL CO INC	PO 27704 TREAD PLATE-	269.01	269.01
12633	89 - PETTY CASH	PO 27716 SUPPLIES/NOTARY TITLE TAGS/TOLL	145.97	145.97
12634	104 - S & H SUPPLY CO., INC.	PO 27702 REPAIR WWTP	921.91	921.91
12635	161 - STEPHENSON EQUIPMENT INC.	PO 27667 LEAF UNIT	341.63	
		PO 27685 BOOM ARM	3,721.20	4,062.83
12636	31 - TK ELEVATOR CORPORATION	PO 27674 ELEVATOR 11/-//30	391.10	391.10
12637	1420 - TOPP BUSINESS SOLUTIONS	PO 27682 CONTRACT 7/31-10/30/2025	283.80	283.80
12638	756 - UGI Utilities	PO 27664 411002865219 MUNICIPAL	757.82	
		PO 27665 411002865458 GARAGE	23.94	781.76
12639	929 - UNITED CONCORDIA LIFE & HE	PO 27683 DECEMBER	1,632.06	1,632.06
12640	119 - VERIZON	PO 27712 PHONES	19.31	19.31
12641	1587 - WEX BANK	PO 27479 FUEL	909.49	
		PO 27715 DPW/ZONING	764.25	1,673.74
12642	1613 - WM CORPORATE SERVICES, INC	PO 27693 6 YARD DUMPSTER	222.63	
		PO 27695 DPW/PARK	445.26	667.89
12643	1551 - WORLD FUEL SERVICES, INC	PO 27668 HEATING OIL	418.46	
		PO 27669 BIODIESEL	1,391.53	1,809.99
TOTAL				71,962.86

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

Check#	Vendor	Description	Payment	Check Total	
Summary By Account					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01.101.000	GENERAL FUND CHECKING			0.00	71,962.86
01.400.000	GENERAL GOV'T	5,800.20			
01.403.000	TAX COLLECTION	1,083.24			
01.404.000	LAW	5,922.00			
01.405.000	MUNICIPAL OFFICE	577.54			
01.408.000	ENGINEER	2,068.95			
01.409.000	BUILDING & PLANTS	11,599.01			
01.411.000	FIRE	5,000.00			
01.414.000	ZONING OFFICE	1,341.90			
01.415.000	EMERGENCY MANAGEMENT	1,000.00			
01.418.000	ZONING HEARING BOARD	263.95			
01.419.000	PLANNING COMMISSION	630.00			
01.426.000	COMPOST FACILITY	481.92			
01.430.000	DPW-HIGHWAYS ROADS STREETS	5,050.39			
01.433.000	DPW-TRAFFIC SIGNS STREET SIGN	24.64			
01.437.000	DPW-REPAIR OF TOOLS & MACHINER	6,286.18			
01.454.000	PARKS	762.42			
01.458.000	CONTRIBUTIONS	5.00			
01.486.000	INSURANCE	22,010.29			
01.487.000	EMPLOYEE BENEFITS	2,055.23			
TOTALS FOR	GENERAL FUND	71,962.86	0.00	0.00	71,962.86

Total to be paid from Fund 01 GENERAL FUND

71,962.86

71,962.86

List of Bills - (85101000) ESCROW FUND CHECKING ESCROW

Check#	Vendor	Description	Payment	Check Total
1393	1296 - GRIM,BIEHN & THATCHER	PO 27649 ORCHARD/LIBRARY/EMS/APCP/MESSER/IMPERIAL	1,512.00	1,512.00
TOTAL				1,512.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
85.101.000	ESCROW FUND CHECKING			0.00	1,512.00
85.250.343	PA AMERICAN - 234 POCONO RD - LAND DEVELOPMENT			684.00	
85.250.387	PMCC NORTH - LOT 2			36.00	
85.250.392	MAPLETREE			54.00	
85.250.458	LANDSTON EQUITIES LLC			360.00	
85.250.593	TOWNSHEND INDUSTRIAL ASSET, LLC			306.00	
85.250.598	NORTHAMPTON FARMS			72.00	
TOTALS FOR	ESCROW	0.00	0.00	1,512.00	1,512.00

Total to be paid from Fund 85 ESCROW

1,512.00
=====

1,512.00

List of Bills - (08101000) CHECKING SEWER FUND

Check#	Vendor	Description	Payment	Check Total
3508	1240 - CINTAS CORPORATION	PO 27707 EYEWASH SERVICE AGREEMENT REQUIRED BY ST	130.00	
		PO 27708 EYEWASH STATION	130.00	260.00
3509	1626 - DEIHL WELDING	PO 27701 WWTP EXPANDED METAL	2,400.00	2,400.00
3510	1251 - ENVIRONMENTAL SERV. CORP.	PO 27662 SLUDGE REMOVAL 10/31	1,144.00	
		PO 27710 SLUDGE HAULING 11/12	1,444.22	2,588.22
3511	520 - K.L. FULFORD ASSOCIATES, INC	PO 27700 NOVEMBER	5,800.00	5,800.00
3512	1625 - MARTINS ELECTRICAL SERVICE	PO 27680 EXCAVATION EQUIP	2,766.75	
		PO 27681 PUMP REPAIR	2,366.50	5,133.25
3513	1445 - UTILITY SERVICE CO. INC.	PO 27714 Annual MBR Filter TANK #1 TANK#2	9,992.64	9,992.64
3514	1613 - WM CORPORATE SERVICES, INC	PO 27694 2 YARD DUMPSTER WWTP	72.42	72.42
TOTAL				26,246.53

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
08.101.000	CHECKING			0.00	26,246.53
08.429.125	CONTRACT SERVICE PLANT	5,800.00			
08.429.300	OTHER SERVICES & CHARGES	260.00			
08.429.374	MAINT/REPAIR EQUIPMENT	17,525.89			
08.429.452	SLUDGE HAULING	2,588.22			
08.429.453	CONTRACTED SERVICE -TRASH	72.42			
TOTALS FOR	SEWER FUND	26,246.53	0.00	0.00	26,246.53

Total to be paid from Fund 08 SEWER FUND

26,246.53
=====

26,246.53

List of Bills - (35100000) CHECKING ACCOUNT LIQUID FUELS

Check#	Vendor	Description	Payment	Check Total
271	1528 - WAYCO INCORPORATED	PO 27705 2025 ROAD PAVING	506,642.62	506,642.62
TOTAL				506,642.62

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
35.100.000	CHECKING ACCOUNT			0.00	506,642.62
35.439.600	CAPITAL ROAD CONSTRUCTION	506,642.62			
TOTALS FOR	LIQUID FUELS	506,642.62	0.00	0.00	506,642.62

Total to be paid from Fund 35 LIQUID FUELS

506,642.62
=====

506,642.62