

# Warehouse/DC Watch – Release 10

## Coolbaugh Township - September 2024 – TAKE ACTION

### **UPDATE - Proposed Distribution Center/Warehouse in Coolbaugh Township:**

- **Pocono Mt. Corporate Center North (PMCCN), Lot 1** (Developer – Orchard BJK of Reading PA) – size 309,000 SF Land will be purchased from / Pocono Mountain Industries (PMI), associated with the Pocono Mountains Economic Development Corporation (PMEDC) which are State and County funded
- Location – The project site is located on the south side of Memorial Boulevard (S.R. 611) at the intersection of Laurel Drive. It is adjacent to Lexington Woods Estates and Pocono Farms. Traffic will enter and exit off of S.R. 611.
- Currently waiting on a decision from Pennsylvania DEP on the Chapter 102 and 105 permits and on a Final Land Development Plan approval from the Coolbaugh Township Board of Supervisors
- **Currently in a 30-day DEP comment period for the Chapter 105 joint permit for the sewer pipe for Lot 1. A comment period extension and DEP hearing have been requested, but the current comment period ends 9/24/24.**
- **Please use this link <https://fairshake-els.box.com/s/3tk1s0g02e6tx49mkenbqqjy4hz48cy6> to gain access to a DEP template comment letter to assist you and the documents the developer submitted to the DEP for the Chapter 105 joint permit, for your reference.**
- **The DEP technical deficiency letter for this permit is not complete. This will be upload in the linked file when received.**

### **Property Details:**

- The PMCCN property is approximately 358 acres. The Developer plans to develop this current lot (Lot 1, 36 acres) and an adjacent lot (Lot 2, 76 acres) in this large EV wetland complex with a HQ (potential EV) stream, Duck Puddle Run, running through it. The remaining land is undevelopable.
- This proposed project is in a large wetland, stream habitat area of a unique old growth Black Spruce wetland forest complex and a historic former international Summer Camp (Camp Tegawitha / Lynchwood Lake) complex of existing lake shore, streamside, woodland trails - an area that would be more appropriate for a permanently protected public access nature preserve as discussed with Coolbaugh Township Board of Supervisors, a local Land Trust and County and State officials.
- This proposed industrial/commercial development will undoubtedly cause impacts to and substantial degradation of the entirety of this significant environmentally sensitive property and unique natural wildlife habitat of glacial remnant plant/wildlife communities it contains.”



Walmart Distribution Center to the left / The triangle property is PMCCN  
Lexington Woods is bottom right / Pocono Farms is top right

### **Please Take Action**

**Please submit a comment letter to the DEP by the required date.**

**Please attend the DEP hearing once announced.**