



POCONO TOWNSHIP COMMISSIONERS
AGENDA

January 5, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA
Zoom Participation
<https://us06web.zoom.us/s/87968475299>

Meeting ID: 879 6847 5299

Passcode: 846644

Open Meeting

Pledge of Allegiance

Roll Call

Announcements – There was an executive session prior to this meeting regarding personnel and litigation.

Public Comment-NON-AGENDA ITEMS ONLY

Limited to 3 minutes per person, please state your name and if you are a Pocono Township Resident.

Presentations

- MCTI-Zoning Request (**Possible Action Item**) Power Point Presentation
-Motion to send zoning request to Planning Commission & Monroe County Planning Commission and to have solicitor prepare ordinance/resolution. (**Possible Action Item**)

Hearings

Volare Liquor License –

Motion to open the Volare Liquor License Hearing. (**Action Item**)
Motion to close the Volare Liquor License Hearing. (**Action Item**)
Motion to _____ the Volare Liquor License request. (**Action Item**)

Resolutions

- Motion to Approve Resolution 2026-01 Volare Economic Development Restaurant Liquor License. (**Possible Action Item**)

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the December 15, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through January 5, 2026 as presented, including ratification of expenditures in the amount of \$619,704.17 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: **(Action Items)**

NEW BUSINESS**Personnel****Report of the President**

- Motion to advertise for 2026 meeting dates. **(Possible Action Item)**
- Motion to accept the Active Fire Police for the year of 2026 list of the following PTVFC Members: Harry Andress, Preston Baransky, Peter Gallagher, Robert Gupko, Christopher Kinsley Jr., Christopher Kinsley Sr., Kevin Kresge Sr., Thomas Kresge, Alvin Kresge Sr., Ronald Labar, Gerald Lastowski, Paul Layman, Bruce Opachinski, Robert Rasely, Corey Sayer, Michael Sierra, Donald Simpson. **(Possible Action Item)**

Commissioner Comments

Natasha Leap – Commissioner

Ellen Gnandt – Commissioner

- Motion for the Board to reopen the 2026 budget for the purpose of considering amendments."
- Motion for the Board to advertise and conduct a public budget workshop to review proposed amendments to the 2026 budget on(date to be agreed upon) (early enough to meet the deadlines).
- Motion to schedule a workshop in January (date to be determined) to consider changes to the Manager's ordinance, Commissioner's bylaws, and develop a Professional Code of Conduct and social media policy.
- Motion to update our personnel policy for discussion and adoption at our next regular meeting.
- Motion to have regularly scheduled work sessions during the week prior to regular meeting to update board on happenings and facilitate regular meeting agenda prep. Date and time to be decided.
- Solar Field update
- Warehouse blasting update

Mike Velardi – Commissioner

Matt Long – Commissioner

- Motion to adjust public comment policy to allow 3 minutes for *both* agenda & non-agenda items **(Possible Action Item)**
- Motion to authorize Township Engineer to draft Data Center Ordinance **(Possible Action Item)**
- Motion to authorize Township Engineer, Zoning & Solicitor to draft High Volume TDU Lodging **(Possible Action Item)**
- Motion to authorize Township Solicitor to draft Police Cost Recovery Ordinance. **(Possible Action Item)**
- Amusement Tax Audits Discussion

Charles Keppler – Commissioner

- Poultry, Fowl, Chicken Workshop- (**Possible Action Item**)
- Discussion regarding Brian Winot's email of 1/5/2026
- Library- (**Possible Action Item**)
- Noise Ordinance - (**Possible Action Item**)
- Discussion on offensive posts by Appointed Members

Reports**Zoning** – SFM Consulting**Police** – Chief James Wagner (Second Meeting of Month)**Township Manager's Report** – Jerrod Belvin

- Police Wing Update
- Grant Award
- Historical Association Donation (**Possible Action Item**)
- Motion to purchase 3 Mio Vision systems as per the 2026 Capital Budget from Signal Service, not to exceed 80k (Co-Stars vendor)
- Traffic & Green-Light-Go Safety enhancements.

Public Works/Sewer Report – Patrick Briegel

- Sewer Business Update
- Co-Streams proposal consideration (**Possible Action Item**)
- Motion to promote Mike Stettler Jr. from Part time to Full Time on the DPW Team. (**Possible Action Item**)
- MCTI & Sullivan Trail Expansions
- Current Public Works Projects

Township Events Director– Jennifer Gambino**Township Engineer Report** – T&M Associates

- Sewer Business Update
- Learn Road safety enhancement project and roundabout survey work.
- Motion to award the Roundabout Bid Winner through Penn Bid. (**Possible Action Item**)
- TASA Project
- TLC walking bridge.

Township Solicitor Report – Broughal & DeVito, L.L.P.

- Sewer Business Update
- General legal update
- Learn Road Easement Process
- *Discussion:* Potential consequences/issues of using township email for non-township business and/or personal disparagement

Adjournment

Subject: Request for Township Support – Economic Development Restaurant Liquor License for Volare Restaurant

Dear Members of the Township Board,

I am writing to respectfully request the township's support for an Economic Development Restaurant (EDR) liquor license for Volare Restaurant, located at [Restaurant Address]. This special license allows a restaurant to serve alcohol in areas where standard liquor licenses are unavailable and is intended to foster economic growth and community development. Volare Restaurant is committed to being a vibrant and responsible addition to our township. Approval of this license would allow the restaurant to operate fully, attracting residents and visitors alike, while creating local jobs, generating additional tax revenue, and supporting surrounding businesses. By enhancing our dining and entertainment options, Volare Restaurant will contribute significantly to the vitality and economic health of the community. The restaurant will fully comply with all state and local regulations regarding alcohol service and will implement best practices to ensure safety and responsible consumption. Approval of this license aligns directly with the township's goals for economic development, community revitalization, and support for local entrepreneurship. I respectfully ask the Board to consider providing a resolution of support for Volare Restaurant's application for an EDR license. I am happy to provide any additional information or attend a township meeting to answer questions regarding this request. Thank you for your time, consideration, and commitment to supporting sustainable economic growth in our community.

Sincerely,


Cesar Idrovo

Volare Ristorante

2756 Route 611

Tannersville, PA

718-541-8898

RESOLUTION NO. 2026-01

A RESOLUTION OF THE TOWNSHIP OF POCONO, MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA, APPROVING THE ISSUANCE OF AN ECONOMIC DEVELOPMENT RESTAURANT LIQUOR LICENSE IN THE TOWNSHIP OF POCONO

WHEREAS, Act 121 of 2000 (the “Act”) authorizes the Pennsylvania Liquor Control Board (the “PLCB”) to approve, in certain instances, the issuance of an economic development restaurant (“EDR”) liquor license for purposes of economic development, even if the existing number of restaurant and eating place retail dispenser licenses in a county exceeds 1 license per 3,000 inhabitants if, as in the Township of Pocono (the “Township”), sales of liquor and malt or brewed beverages are legal in the municipality in which the EDR license is proposed to be issued; and

WHEREAS, the Act requires the applicant to obtain from the municipality a resolution approving the issuance of the EDR license prior to the applicant’s submission of an application to the PLCB; and

WHEREAS, the Pennsylvania Liquor Code (the “Code”) requires that, prior to adoption of a resolution by the municipality, at least one (1) hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding the applicant’s intent to apply for and obtain an EDR license within the municipality; and

WHEREAS, an application for an EDR license under the Act must contain a copy of the resolution adopted by the municipality approving the issuance of the EDR license (if one is authorized to be issued by the PLCB to the applicant).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Pocono conducted a public hearing on January 5, 2026, at the request of Volare Ristorante (“Applicant”), for the issuance of an EDR license, in the Township, for the premises located at 2756 Route 611, Suite 101, Tannersville (Pocono Township), Monroe County, Pennsylvania 18372; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Township of Pocono deliberated on this request and determined that it would not be detrimental to the health, welfare, peace and safety of the Township or its residents; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Township of Pocono has held a properly advertised public hearing on the Application pursuant to Section 102 of the Code to receive comments on the proposed issuance of the EDR license; and

BE IT FURTHER RESOLVED, that the Township of Pocono approves, by the adoption of this Resolution, the proposed issuance of the EDR license in the Township of Pocono to the Applicant as provided herein; and

BE IT FURTHER RESOLVED, that transfers, designations, issuances and assignments of licenses under the Code are subject to approval and issuance by the PLCB.

Duly adopted this 5th day of January, 2026 by the members of the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania in lawful session fully assembled.

Attest:

**TOWNSHIP OF POCONO,
MONROE COUNTY,
PENNSYLVANIA**

By: _____

Name: Jerrod D. Belvin
Township Manager

By: _____

Name: _____
President, Board of Commissioners

**Pocono Township Board of Commissioners
Regular Meeting Minutes
December 15, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on December 15, 2025 and was opened by Vice Chair Natasha Leap at 6:10 p.m. followed by the Pledge of Allegiance.

Roll Call: Ellen Gnandt, present; Natasha Leap, present; Mike Velardi, present; Rich Wielebinski, present via zoom.

In Attendance: Leo DeVito-Township Solicitor; Jon Tresslar- Engineer; Jerrod Belvin-Township Manager; James Wagner, Chief of Police; Krisann MacDougall, Assistant Secretary; Paul Morgan, SFM Consulting.

Announcements

An executive session was held prior to the meeting to discuss litigation of Pocono Township vs Gupko

Public Comment

Ralph Gundrum – Green Bay Packer Shareholder, “it may seem like a fun idea to bet on sports, but it’s not.”

Josh Napp – Gave a reminder to the current board regarding authority and responsibility at year end.

Presentations

- MCTI-Zoning Request Power Point Presentation by Dennis Berg explaining the growth and waitlist of students for the school along with the necessary need for rezoning adjacent lots from R1 to R2. This will enable future expansion and additional student-built housing to remove barriers for further additions, addressing rising demand for career & tech education, and benefit the local community.
- Brookdale Spa Waiver Requests: Ellen Gnandt recused herself due to a conflict of interest. Natasha Leap made a motion, seconded by Mike Velardi, to approve Waiver 390-38.C(3). All voting members in favor. Motion carried.
Rich Wielebinski made a motion, seconded by Mike Velardi, to approve the Open Space Funding is \$28,686.00. All voting members in favor. Motion carried.
Rich Wielebinski made a motion, seconded by Mike Velardi, to approve the waiver of 390-52.E4.G7. All voting members in favor. Motion carried.
Natasha Leap made a motion, seconded by Mike Velardi, to waive the 15% gratuity perpetuity of section 390-38.C(3). All voting members in favor. Motion carried.
- Natasha Leap made a motion, seconded by Mike Velardi, to waive section 390-38.C.(3) for LDP Monroe County Transit Authority. All in favor. Motion carried.
- Volare Restaurant Liquor License presented by Gina Loyek. Ellen Gnandt made a motion, seconded by Natasha Leap, to authorize the Township Solicitor to prepare a resolution to be presented for discussion at the second meeting in January. All in favor. Motion carried.

Hearings – (A LEGAL TRANSCRIPT WAS TAKEN BY COURT STENOGRAPHER FOR ALL HEARINGS OUTLINING ALL DISCUSSION MATTER)

Natasha Leap made a motion, seconded by Mike Velardi, to Open the hearing of the 2026 Pocono Township Budget Ordinance. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to Close the hearing of the 2026 Pocono Township Budget Ordinance. All in favor. Motion carried.

Natasha Leap made a motion to approve Ordinance 2025-25, passing the 2026 Pocono Township Budget. Roll Call Vote: Ellen Gnandt, nay; Natasha Leap, aye; Mike Velardi, aye; Richard Wielebinski, aye. Motion passed. (3-1)

Natasha Leap made a motion, seconded by Mike Velardi, to Open the hearing of the Truck Traffic Restriction Ordinance. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to Close the hearing of the Truck Traffic Restriction Ordinance. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to approve Ordinance 2025-27 adding truck traffic restrictions for the entirety of Brookdale Road and the entirety of Back Mountain Road. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to Open the hearing of the termination of the PJJWA existence Ordinance. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to close the hearing for the termination of the PJJWA existence Ordinance. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to approve Ordinance 2025-28 terminating the existence of the PJJWA. All in favor. Motion carried.

Resolutions

- Natasha Leap made a motion, seconded by Mike Velardi, to Table Resolution 2025-37 Accepting the revised Sewer Rules and Regulations. All in favor. Motion carried. Discussion took place between the board and solicitor.
- Natasha Leap made a motion, seconded by Mike Velardi, to approve Resolution 2025-43 Authorizing the submission of an Act 101, Section 904 Recycling Performance Grant Application to the PA Department of Environmental Protection, Bureau of Waste Management, amending the language contained in the resolution paragraph number three, so that it would now read the board affirms that all information submitted as part of the 904 grant application shall be accurate to the best of the townships knowledge. All in favor. Motion carried. Ellen Gnandt asked that the resolution be amended with regard to the application.
- Natasha Leap made a motion, seconded by Mike Velardi, to Approve Resolution 2025-44 Granting Conditional Final Plan Approval for Running Lane LDP 1360. All in favor. Motion carried. Ellen Gnandt questioned the changes to the plan along with many of the items outlined within the resolution to be addressed prior to recording. Jon Tresslar clarified all items. Rich Wielebinski stated that the process has been the same throughout the tenure of the board members.
- Natasha Leap made a motion, seconded by Mike Velardi, to Approve Resolution 2025-45 Granting Conditional Final Plan Approval for Brookdale Spa LDP 1425. Ellen Gnandt abstained from the vote. All voting members in favor. Motion carried.

Consent Agenda

- Natasha Leap made a motion, seconded by Mike Velardi, to approve a consent agenda of the following items: All in favor. Motion carried.
 - Old business consisting of the minutes of the December 2, 2025 regular meeting of the Board of Commissioners. **Natasha Leap clarified that she voted no to the chicken Ordinance vote.**
 - Financial transactions through December 15, 2025 as presented, including ratification of expenditures in the amount of \$1,308,839.14 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers in the amount of \$295,640.22. Discussion: Ellen Gnandt questioned the transfers of which Jerrod Belvin explained.

NEW BUSINESS

Personnel

Commissioner Comments

Richard Wielebinski – President

- Richard Wielebinski made a motion to Accept the Eligibility list of the following PTVFC members to include active firefighters, life members and active members: Amy Bullis, Gabbi Bullis, Jame Kresge, Par Learn, Laura McMann, Angelia Myers, Abby Putman, Mike Putman, Brandee Starner, Angela Tullo, Maryann Boylan, Laura Brennan, Joann Chirip, Lorrie DeHaven, Mary Frantz, Jericha Getz, Cadi Gilliland, Kim Kinyon, Jennifer Kornecki, Dorothy Kresge, Therea Kresge, Mary Nellegar, Elaine Rice, Susan Sebring, Heather Volpe, Anna Widdoss, Dee Ackerman, Preston Baransky, Paul Layman, Bruce Opachinski, John Veit, Harry Angress, Daniel Ahmad, Nick Balascasak, Mitchell Bartholomew, Al Camacho, Christian Colbert, Tommy Gallagher, Joe Gilliland, Brad Harrison, Chad Kilby, Bridgette Kresge, Kevin Kresge Jr., Logan Kresge, Ronald LaBar, Thomas Learn, Matthew Lentz, Julia Loua, Jason McCrabb, Michael McMann, Jordan Merring, Tom Moser, Thomas Olsen, Ronald Otis, Y. Jay Ramierz, Robert Rasely, Gabe Romano, Bill Sayre, Corey Sayre, Jessica Sayre, Mike Sierra, Brian Wessner, Emily Harrison, Blake Sebring, Josh Angle, Nipper Anglemeyer, Thomas Besecker, Donald Bonser, Jim Brennan, Ray Butz, Tracy DeHaven, John Fedish, Thomas Ferral, Joe Folsom, Salvatore Furino, Pete Gallagher, Edward Getz, Robert Gupko, Pete Hamill, Gerry Hazen, Steve Jacobs, Paul Johnson, Dave Kalucki, Chris Kinsley Jr. Chris Kinsley Sr. Robert Kinsley, Alvin Dresge, Alvin Kresge Jr., Daniel Kresge, Kevin Kresge Sr., Tom Kresge, Jerry Lastowski, Jim Loysen, Jack Manuel Jr., Gary Meixell, Ray Mraz, Scott Mraz, Jame O'Neal, Chris Proulx, Randy Rasely, Randal Rode, Dennis Schmoyer, Dale Sebring, Dan Sebring, Kyle Sebring, Todd Sebring, Troy Sebring, William Sebring, Mike Shay, James Shick, Jim Shock, Doug Smith, Nicholas Starner, Kyle VanFleet, Bradley Wise, Scott Woodman, Jerry Youngtken, Patrick Ross, Donald Simpson. All in favor. Motion carried.
- Richard Wielebinski made a motion, seconded by Natasha Leap, to advertise for 2026 reorganization meeting to be held at the beginning of the first meeting on January 5th. All in favor. Motion carried.

Natasha Leap – Vice President

- Commissioner Brian Winot has resigned from his position on the Board of Commissioners effective immediately.
- Natasha Leap made a motion, seconded by Richard Wielebinski, to approve the conditional final plan for the Ridge PRD. All in favor. Motion carried.
- Natasha Leap made a motion, seconded by Mike Velardi, to amend the Core5-Warner Rd- land development agreement to change the length of time until February 28, 2028, to complete improvements. All in favor. Motion carried.

Ellen Gnandt – Commissioner

- Solar Field – No new updates available
- Pocono Manor hearing is scheduled for January 27, 2026. Discussion was had between the board and township solicitor.
- Answers to Ruby Lane residents regarding property lines not accurately shown on plan. One on one meeting to be scheduled.

Mike Velardi – Commissioner

- Mike Velardi congratulated the township for removing one of the most qualified members to ever sit on the board.

Reports

Zoning Report-SFM Consulting – Paul Morgan reviewed his report he sent out to the board. Ellen Gnandt questioned the “dangerous structure” of the burned down Pocono Manor. Discussion was had and Paul Morgan stated that he would inspect.
Lew Ginsburgh asked for clarification regarding the ditch that was and no longer is on the “Tent City” property.

Police – James Wagner, Chief – went over the numbers for the month with the board with 1090 calls for service, 20 criminal arrests, eight summary arrests, 441 traffic contacts, 43 motor vehicle accidents. Chief Wagner shared his experience with meeting the President of the United States and Secret Service members.

Manager Report – Jerrod Belvin

- End of Year Grants Update- Six have been submitted. Three grants in development. A lot of grants are delayed due to the budget shortfalls between the State and Federal governments.
- Pat Michael will retire after 37 years on December 31st. The new Tax Collector will be Mary Riley and her office will be located here within the township building with hours to be announced at a later time.
- Police Wing Update- Architectural drawings were received. Still waiting on the MEP drawings and hopefully going out to bid within the first two months of the year.
- PennDOT Update – No new updates
- Preemption Measurement Update – All Certifications are completed.
- UST Reports & Certification – Jerrod Belvin is a Class A operator and have completed training. Mitch Bartholomew is our class C operator for Public Works and he has completed his training as well.
- Cybersecurity Risk Profile has been updated with our insurance carrier.
- Risk Management Profile has been updated with our insurance carrier.
- Ellen Gnandt questioned the status of the County end of the complex and moving forward.

Public Works – Patrick Briegel

- Sewer Business Update – working forward on the sewer study with the excess funds that we authorized two months ago.
- Current Public Works Projects – playing catchup for the end of year along with taking care of the snow.
- Mike Velardi made a motion, seconded by Ellen Gnandt, to adopt FMCSA Cargo Securement Rules as an SOP for Public Works & Park departments. All in favor. Motion carried.

Township Engineer Report- Jon Tresslar

- Learn Road safety enhancement project and roundabout survey work. 9 bids were received through PennBid. Northeast site contractors were low bidder. Jon Tressler went through the numbers of each bidder. The Solicitor stated that Ellen Gnandt has some questions that he had answered earlier. A motion was on the floor for discussion purposes with the Solicitor being given time to review the contract with a caveat that he does not typically get involved in this type of engineering. Ellen Gnandt made a motion, seconded by Natasha Leap, to table the bid award. Rollcall: Ellen Gnandt, aye; Natasha Leap, aye; Mike Velardi, nay; Richard Wielebinski, aye. Motion carried.
- TASA Project
- TLC walking bridge is ready to submit for GP11 and finalizing plans for demolition of the existing structure. .

Township Solicitor Report-Leo V. DeVito.

- General legal update – waiting on decisions.
- Leo DeVito gave an overview of the Dual brand hotel spanning three townships and property taxes. Natasha Leap made a motion, seconded by Ellen Gnandt, to enter into an Intermunicipal Parcel Designation Agreement with Hamilton Township regarding the taxes. All in favor. Motion carried.
- Leo DeVito thanked Richard Wielebinski for his contribution and consideration to Pocono Township over the past 12 years.

Adjournment – Natasha Leap made a motion, seconded by Mike Velardi, to adjourn the meeting 8:35 p.m. All in favor. Motion carried.



CONFLICT OF INTEREST DISCLOSURE

I, Ellen D Grandt, hereby disclose that I have a conflict of

interest with regard to Brookdale SPA

I am unable to vote on: discuss; or participate in any Township action with respect to

Brookdale SPA

Because of my relationship with the matter, as follows; _____

THEY ARE A CLIENT OF MINE

Ellen D Grandt

Signature/Name:

12/15/2025

Date

Received this 15 day of December 2025

Karen MacDowell, Asst. Secretary
Township Secretary/ Asst. Secretary

112 Township Drive – Tannersville, PA 18372
Tel. 570-629-1922 * Fax 570-629-7325

PUBLIC NOTICE

POCONO TOWNSHIP

2026 PUBLIC MEETING SCHEDULE

BOARD OF COMMISSIONERS MEETINGS

The Pocono Township Board of Commissioners will meet the 1st and 3rd Monday of each month at 6 p.m., except holidays (when the meeting shall be moved to Tuesday), and unless otherwise advertised, at the Pocono Township Municipal Building, 205 Old Mill Road, Tannersville, PA. The Board of Commissioners will discuss public sewer business during their first regularly scheduled meeting each month.

Meeting dates: January 5 Reorganization and regular meeting and January 20; February 2 and 17; March 2 and 16; April 6 and 20; May 4 and 18; June 1 and 15; July 6 and 20; August 3 and 17; September 8 and 21; October 5 and 19; November 2 and 16; December 7 and 21.

PLANNING COMMISSION MEETINGS

The Pocono Township Planning Commission will meet the 2nd Monday of each month at 6 p.m. for general business, except holidays (when meetings shall be moved to Tuesday). The Planning Commission shall conduct a Work Session on the 4th Monday of each month to review amendments to the Township's Zoning Ordinance and SALDO, unless otherwise advertised below due to a holiday.

Meeting dates: January 12 and 26; February 9 and 23; March 9 and 23; April 13 and 27; May 11 and 26; June 8 and 22; July 13 and 27; August 10 and 24; September 14 and 28; October 13 and 26; November 9 and 23; December 14 and 28.

If you require special accommodations to attend a public meeting, please contact the Township at 570-629-1922 to discuss how Pocono Township may best accommodate your needs.

POCONO TOWNSHIP

Monday January 5, 2026

SUMMARY

Ratify

General Fund	\$	21,260.78
Payroll	\$	164,738.63
Sewer Operating	\$	4,261.29
Sewer Construction	\$	205.63
Capital Reserve	\$	2,726.85

Bill List

TOTAL General Fund	\$	196,905.52
TOTAL Sewer OPERATING Fund	\$	174,343.96
TOTAL Sewer CONSTRUCTION Fund	\$	27,295.17
TOTAL Capital Reserve Fund	\$	27,966.34
TOTAL EXPENDITURES	<hr/>	\$ 619,704.17

Fire Tax Disbursement	\$	4,268.72
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POCONO TOWNSHIP CHECK LISTING
Monday January 5, 2026

General Fund				Date	TYPE	Vendor	Memo	Amount
Payroll				12/09/2025	TRANSFER	ADP	PAYROLL 12/8/25 - 12/21/25	\$ 164,738.63
General Expenditures								
	Date	Check	Vendor			Memo		Amount
	12/12/2025	3435	Nationwide - 457			Voluntary 457		5,068.50
	12/12/2025	3436	Lowe's			Supplies		871.35
	12/12/2025	3437	Pocono Township			Interim A Fire Tax Frn GF to Fire		2.25
	12/12/2025	3438	Blue Ridge Communications			Phone		323.67
	12/15/2025	3439	PPL Electric Utilities			Park, Twp and Traffic lights		6,533.65
	12/16/2025	3440	State Workers' Insurance Fund			2026 Renewal		7,810.00
	12/18/2025	3442	PPL Electric Utilities			TLC Lighting		596.41
	12/24/2025	3444	Blue Ridge Communications			Kenny's Way Internet		54.95
						TOTAL General Fund Bills	\$ 21,260.78	
Sewer Operating Fund								
	Date	Check	Vendor			Memo		Amount
	12/12/2025	1538	Verizon			Sewer SCADA System		36.41
	12/12/2025	1539	BLUE RIDGE COMMUNICATIONS			Phone		132.64
	12/15/2025	1540	PPL Electric Utilities			PS Lighting		3,166.03
	12/16/2025	1541	BLUE RIDGE COMMUNICATIONS			PS 5 Phone		66.32
	12/24/2025	1543	MET-ED			Pump Station 4 Electric		607.22
	12/24/2025	1544	BLUE RIDGE COMMUNICATIONS			PS 3 Phone		132.64
	12/30/2025	1552	Verizon Wireless			Sewer Modems		120.03
						TOTAL Sewer Operating Fund	\$ 4,261.29	
Sewer Construction Fund								
	Date	Check	Vendor			Memo		Amount
	12/12/2025	1037	Lowe's			Old Mill Rd Sewer/Water Hookup		205.63
						TOTAL Sewer Construction Fund	\$ 205.63	

Capital Reserve Fund	Date	Check	Vendor	Memo	Amount
	12/12/2025	1152	Lowe's	Kenny's Way Supplies	\$ 2,726.85
TOTAL General Fund				TOTAL Capital Reserve Fund	\$ 2,726.85
TOTAL Sewer Operating					
TOTAL Sewer Construction					
Total Capital Reserve					
TOTAL					

TOTAL General Fund
TOTAL Sewer Operating
TOTAL Sewer Construction
Total Capital Reserve
TOTAL

	\$		\$	21,260.78	
	\$		\$	4,261.29	Authorized by:
	\$		\$	205.63	
	\$		\$	2,726.85	Transferred by:
	\$		\$	28,434.55	

POCONO TOWNSHIP CHECK LISTING

Monday January 5, 2026

General Fund

Date	Check	Vendor	Memo	Amount
12/24/2025	3445	ADP, INC	Time & Attendance, HR	1,693.01
12/24/2025	3446	All It's Cracked Up To Be LLC	Event Clothing	935.80
12/24/2025	3447	American Heritage Life Insurance Company	Supplemental Ins	572.76
12/24/2025	3448	Autoagent Data Solutions LLC	Pocono TWP Police - ID Tech VP3350	199.00
12/24/2025	3449	Best Auto Service & Tire Center	Police vehicle service	1,568.68
12/24/2025	3450	Brand, Andrew	12/8/25 Uniform Reimb	87.48
12/24/2025	3451	Briegel, Patrick	12/10/25 Boot Reimb	170.00
12/24/2025	3452	Broughal & DeVito, L.L.P.	Legal	10,431.00
12/24/2025	3453	Cefali & Associates PC	Oct & Nov 2025 Treasury Services	1,268.75
12/24/2025	3454	Corona Butcher	Pat Michael Lunch	194.00
12/24/2025	3455	DES-CPR, Inc.	Nov 2025 TWP Recycling	50.00
12/24/2025	3456	E.M. Kutz, Inc.	Vehicle 6 Service	317.83
12/24/2025	3457	Gotta Go Potties, Inc.	Park rental	985.00
12/24/2025	3458	HUNTER KEYSTONE PETERBILT, L.P.	Truck supplies	888.75
12/24/2025	3459	J. P. Mascaro & Sons	MVP Waste/Recycling Dec 2025	626.00
12/24/2025	3460	J. P. Mascaro & Sons	TWP Drive Waste Removal Dec 2025	430.10
12/30/2025	3492	TRAISR, LLC	Nov 2025 SaaS	733.33
12/30/2025	3493	UNIFIRST Corporation	TWP Mats	49.16
12/30/2025	3494	US BANK - Lockbox CM9722	Dec 2025 EE Pension Contribution	8,226.30
12/30/2025	3495	Waste Management of Pennsylvania, Inc.	Old Mill Rd Dumpster Service	187.58
12/30/2025	3496	Wittel, Jason	Single Axle Dump Truck Lettering/Numbers	290.00
12/30/2025	3497	Steele's Hardware, Inc.	Supplies	49.56
12/30/2025	3498	Steele's Hardware, Inc.	Supplies	570.41
12/30/2025	3499	Steele's Hardware, Inc.	Supplies	249.68
12/30/2025	3500	Lawson Products	43 Series Fittings	527.20
12/30/2025	3501	TransUnion Risk & Alternative Data Soluti	Dec 2025 Online Investigative Services	1,775.00
TOTAL GENERAL FUND				\$196,905.52

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
12/24/2025	1545	Aspen Pest Control, LLC	Pump Stations 1 thru 5 Pest Control	543.00
12/24/2025	1546	BROADHEAD CREEK REGIONAL AUTHORITY	Prevoznik Inv 15587	2,688.00
12/24/2025	1547	BROADHEAD CREEK REGIONAL AUTHORITY	Manko/Gold/Katcher/Fox Inv 12408-00009-128014	11,297.20
12/24/2025	1548	Henry's Generator Service	Pump Station 4 Repairs	1,474.71
12/24/2025	1549	J.P. Mascaro & Sons	Sewer Station 5 Waste Removal Dec 2025	293.85
12/24/2025	1550	LRM, Inc	Calibrate/Adjust Equipment	1,002.50
12/24/2025	1551	Suburban Propane	Propane 800gal	1,234.00
12/30/2025	1553	PS 2, 3, 5 Water	PS 2, 3, 5 Water	310.17
12/30/2025	1554	Jan 2026 Q&M	Jan 2026 Q&M	129,161.75
12/30/2025	1555	PS 5 Bioxide 2,005 gal 11/19/25	PS 5 Bioxide 2,005 gal 11/19/25	11,247.56
12/30/2025	1556	Supplies	Supplies	49.90
12/30/2025	1557	Steele's Hardware, Inc.	Supplies	7.65
12/30/2025	1558	T&M ASSOCIATES	Engineering	14,667.00
12/30/2025	1559	TRAISR, LLC	Nov 2025 SaaS	366.67
TOTAL Sewer Operating Fund				\$174,343.96

**Sewer Construction
Fund**

	Date	Check	Vendor	Memo	Amount
	12/24/2025 1038		Locust Ridge Quarry	Anti-Skid AS2 95 84 ln for Sewer/Water Hookup	1,365.72
	12/30/2025 1039		T&M Associates	Engineering	25,929.45
				TOTAL Sewer Construction Fund	\$27,295.17

Capital Reserve Fund

	Date	Check	Vendor	Memo	Amount
	12/24/2025 1153		Garrett Electronics Inc.	Police Metal Detector	7,414.32
	12/24/2025 1154		T&M Associates	Engineering	2,677.02
	12/30/2025 1155		OUNT POCONO FENCE	nternal Track Gate/Razor Wire	17,875.00
				TOTAL Capital Reserve Fund	\$27,966.34

**Fire Tax
Disbursement**

	Date	Check	Payee	Memo	Amount
	12/30/2025 1069		Pocono Township Volunteer Fire Co	PMT 19&20 INT A	4,268.72
				TOTAL Fire Tax	\$4,268.72
General Fund		\$	196,905.52		
Sewer Operating		\$	174,343.96	Authorized by:	
Sewer Construction Fund		\$	27,295.17		
Capital Reserve		\$	27,966.34		
Fire Tax Disbursement		\$	4,268.72		
TOTAL		\$	430,779.71	Transferred by:	

PUBLIC NOTICE
POCONO TOWNSHIP
2026 PUBLIC MEETING SCHEDULE

BOARD OF COMMISSIONERS MEETINGS

The Pocono Township Board of Commissioners will meet the 1st and 3rd Monday of each month at 6 p.m., except holidays (when the meeting shall be moved to Tuesday), and unless otherwise advertised, at the Pocono Township Municipal Building, 205 Old Mill Road, Tannersville, PA. The Board of Commissioners will discuss public sewer business during their first regularly scheduled meeting each month.

Meeting dates: January 5 Reorganization and regular meeting and January 20; February 2 and 17; March 2 and 16; April 6 and 20; May 4 and 18; June 1 and 15; July 6 and 20; August 3 and 17; September 8 and 21; October 5 and 19; November 2 and 16; December 7 and 21.

PLANNING COMMISSION MEETINGS

The Pocono Township Planning Commission will meet the 2nd Monday of each month at 6 p.m. for general business, except holidays (when meetings shall be moved to Tuesday). The Planning Commission shall conduct a Work Session on the 4th Monday of each month to review amendments to the Township's Zoning Ordinance and SALDO, unless otherwise advertised below due to a holiday.

Meeting dates: January 12 and 26; February 9 and 23; March 9 and 23; April 13 and 27; May 11 and 26; June 8 and 22; July 13 and 27; August 10 and 24; September 14 and 28; October 13 and 26; November 9 and 23; December 14 and 28.

If you require special accommodations to attend a public meeting, please contact the Township at 570-629-1922 to discuss how Pocono Township may best accommodate your needs.



Pocono Township Volunteer Fire Company

114 Municipal Ln. Tannersville, PA 18372
570-629-0930

December 17, 2025

To the Pocono Township Board of Commissioners.

Please accept this list of qualified individuals to be appointed "Pennsylvania Special Fire Police for Pocono Township, representing the Pocono Township Volunteer Fire Company for 2026. Each individual has been verified to possess the training required by our Fire Company, which exceeds all State requirements. Upon your approval, and swearing an oath, they will be appointed.

Andress	Harry
Baransky	Preston
Gallagher	Peter
Gupko	Robert
Kinsley Jr	Christopher
Kinsley Sr	Christopher
Kresge Sr	Kevin
Kresge	Thomas
Kresge Sr	Alvin
Labar	Ronald
Lastowski	Gerald
Layman	Paul
Opachinski	Bruce
Rasely	Robert
Sayer	Corey
Sierra	Michael
Simpson	Donald

Thank you for your continued support.


Jordan Merring
Chief PTVFC



Outlook

[Draft] Recusal Of Commissioner

From bwinot@nesitecontractors.com <bwinot@nesitecontractors.com>

Draft saved Mon 1/5/2026 8:23 AM

To E Gnandt <egnandt@poconopa.gov>; Natasha Leap <nleap@poconopa.gov>; Mike Velardi <mvelardi@poconopa.gov>; Matthew Long <mlong@poconopa.gov>; Charles Keppler <ckeppeler@poconopa.gov>

Cc Jerrod Belvin <JBelvin@poconopa.gov>; Leo DeVito <leodevito@broughal-devito.com>; 'Brett Riegel' <brett@armlawyers.com>; 'William Cramer' <WBCramer@csmjlawyer.com>

Board of Commissioners:

I am writing to formally request that Commissioner Charles Keppler recuse himself from participation in any subdivision, land development, or Township project in which I, personally, or any business entity in which I am an employee, director, member, shareholder, or principal am involved. This request is based on several facts:

1. Presently, Mr. Keppler and I are parties to a lawsuit in Monroe County Court of Common Pleas, in which I have alleged that he engaged in defamatory conduct, after warning, and in fact accused me of criminal conduct. How quickly this lawsuit will be resolved is unknown and, as we are litigants opposing one another, actual bias *must* be presumed.
2. In addition to those comments referenced above, Mr. Keppler has repeatedly demonstrated bias against Northeast Site Contractors, Trapasso & Winot, The Ridge Project, in remarks made in public meetings and on social media. Most troubling is that some of his most aggressive rhetoric came AFTER he was elected Commissioner.

Given these circumstances, it is clear that Commissioner Keppler has both an actual conflict of interest and an apparent one which render him incapable of performing his duties in any matter where I have an interest. Permitting his involvement in discussions, votes, or actions by the Board that affect any entity in which I hold an interest would be unfair and inappropriate and would require a legal challenge in the event that his participation or vote secured an outcome unfavorable to my interest.

It is my sincere hope that with the passage of time and the resolution of the pending Court matter, we would be able to revisit Mr. Keppler's recusal, but under the present circumstances, this appears to be the only viable option for myself, the entities and projects I am involved with and the Township itself.

Sincerely,





December 2025

Dear Friends,

The coming of a new year is a time to reflect on how much the Monroe County Historical Association has grown. It is also the perfect time to look forward with excitement and anticipation as we renew our commitment to preserving our region's rich cultures and history. For this reason, on behalf of the Board of Directors, I am sending you this request for a year-end charitable contribution.

As we look to the future, YOUR Historical Association remains committed to preserving our past while expanding our facility and making our collections available to everyone. I feel even more hopeful about the possibilities the future will bring for our Monroe County community.

After three long years of construction on the new Heritage Center addition to the Stroud Mansion Museum and Library, I am delighted to announce that the Monroe County Historical Association will reopen next Spring. Our target date is April 1, 2026.

The Monroe County Historical Association paused public-facing operations in January 2025 to prepare for the move back into the Stroud Mansion. It took several weeks to move the museum, library, and office contents. It has taken even longer to unpack boxes, assemble furniture, clean the entire site, and prepare new exhibits. The staff and volunteers have been working tirelessly to get ready for next Spring's grand reopening. However, all of this "behind-the-scenes" effort has required that the building remain closed, and there has been very little incoming revenue. The lack of museum and walking tours, library research fees, gift shop sales, and decreased events has been challenging.

But I look forward to the new year. Our Annual Meeting in February will welcome an engaging presentation on Benjamin Franklin and the return of the Silent Auction. Speakers for the popular Third Thursday Lecture Series are on the calendar, the "Stars and Stitches Forever" Quilt Challenge will open, and we already have group tours scheduled for next summer. There is excitement in the air, and we can't wait to welcome you back!

As 2025 draws to a close, we can all be inspired by the progress and resilience of the Monroe County Historical Association and the hope we all have for a new year. Please be a caretaker of Monroe County's rich history and remarkable future by donating today. Thank you in advance for your steadfast support and for considering a meaningful contribution to our End of Year Appeal.

Sincerely,

Amy Leiser
Executive Director

Take a look at the reverse to see the staff and volunteers in action!



YOUR GOALS. OUR MISSION.

January 5, 2026

Patrick Briegel, Director of Public Works
Pocono Township
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: COSTREAM SERVICE PROPOSALS
REVIEW OF SCOPE OF WORK
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
T&M PROJECT NO. POCSG2601**

Dear Mr. Briegel:

We are in receipt of two service proposals to convert the Township's SCADA system to the online CoStream system. The proposals are for Phase 1 (\$18,740.00), being Pump Station 5, and the second the remainder of the system including for Phase 2 (\$61,140.00) Pump Stations 1-4, Valve Stations 1 & 2, and three metering stations.

We note that this cost is for the initial programming, hardware installation, and the first year of service. There is a yearly service charge for the monitoring system with a total cost of \$ 14,400 per year.

By way of background, CoStream is currently implementing their system at the Mountaintop Area Joint Sanitary Authority system which includes multiple pump stations and a 4.16 million gallon per day wastewater treatment plant. They are a Client of T&M Associates. The original system programmer/integration consultant (Keystone Engineering Group) and the software and hardware for the Mountaintop system are the same. Mountaintop has expressed their pleasure with both the quality of the integration and the flexibility of the system to function to meet their needs.

We have taken the opportunity to review the proposal and based on the writing proposal and discussions this the service provider, we feel this new system, as compared to the current system, will provide an enhanced control system, superior alarms, easier future integration of improvements, and lower long term maintenance costs.

We recommend the Township moves forward with this system.

We further note that this work is considered a professional service contract and could be considered maintenance work.



Mr. Patrick Briegel
CoStream Service Contract
January 5, 2026
Page 2

If you should have any questions regarding the above comments, please feel free to contact our office.

Sincerely,

Michael E. Gable, P.E.
Sanitary Sewer Engineer

cc: Jerrod Belvin – Township Manager
Leo DeVito, Esq. – Township Solicitor

G:\Projects\POCS\G2501\Correspondence\CoStreams Letter.docx



570-520-4600
sales@costream.tech
134 W Front Street
Berwick, PA 18603
<https://costream.tech>

Prepared For:

Pocono Township
Patrick Briegel
pbriegel@poconopa.gov
(570) 629-1922
112 Township Drive
Tannersville, PA 18372

Quote ID: CoS-25-290

Quote Name: Wastewater System Project - Phase 2

Quote Revision: Rev 0

Quote Revision Date: 09/17/2025

Quoted By: Christine Orlando

Valid Until: 12/31/2025



Project Summary

Overview

Description

Implementation of CoStream application and services at the following:

Pump Station 1
Pump Station 2
Pump Station 3
Pump Station 4
Valve Site 1
Valve Site 2
Sanofi Meter Site
Great Wolf Lodge Meter Site

Objectives

- Provide Enhanced Visualization Capabilities
- Provide Enhanced Alarm and Event Notifications
- Provide Remote Control Operation Capabilities
- Provide Remote Monitoring Capabilities
- Deploy Automated Reporting Functionality including Data Collection and Monitoring
- Implement Event Logging and Asset Management Systems

Project Plan

CoStream to develop and deploy new Pocono Township tenant on CoStream application.

CoStream to provide onboarding and training for Pocono Township staff.

Pump Stations 1, 2, 3, and 4:

- Implement SCADA appliance at Pump Stations 1, 2, 3, and 4
- CoStream to develop and deploy Pump Stations 1, 2, 3, and 4 on CoStream application



- CoStream to provide visualization and alarming capabilities
- CoStream to implement remote monitoring capabilities through the CoStream application

Valve Sites 1 and 2:

- Implement SCADA appliance at Valve Sites 1 and 2
- CoStream to develop and deploy Valve Sites 1 and 2 on CoStream application
- CoStream to provide visualization and alarming capabilities
- CoStream to implement remote operation capabilities through the CoStream application
- CoStream to implement remote monitoring capabilities through the CoStream application
- Valve Sites 1 and 2 are quoted assuming the SCADA appliance will fit within existing panel.

Sanofi Meter and Great Wolf Lodge Meter Sites:

- Implement Auxiliary Communications Package at Sanofi Meter and Great Wolf Lodge Meter Sites
- CoStream to develop and deploy Sanofi Meter and Great Wolf Lodge Meter Sites on CoStream application
- CoStream to provide visualization and alarming capabilities
- CoStream to implement remote monitoring capabilities through the CoStream application



Professional Services

Product Name & Description	Quantity	Unit Price	Total
Site Launch - Monitoring Site: Pump Station 1 Professional Services Related to Site Specific Deployment	1.00	\$5,000.00	\$5,000.00
Site Launch - Monitoring Site: Pump Station 2 Professional Services Related to Site Specific Deployment	1.00	\$5,000.00	\$5,000.00
Site Launch - Monitoring Site: Pump Station 3 Professional Services Related to Site Specific Deployment	1.00	\$5,000.00	\$5,000.00
Site Launch - Monitoring Site: Pump Station 4 Professional Services Related to Site Specific Deployment	1.00	\$5,000.00	\$5,000.00



Professional Services			
Site Launch - Operational Control Site: Valve Station 1 Professional Services Related to Site Specific Deployment	1.00	\$5,000.00	\$5,000.00
Site Launch - Operational Control Site: Valve Station 2 Professional Services Related to Site Specific Deployment	1.00	\$5,000.00	\$5,000.00
Site Launch - Monitoring Site: Sanofi Meter Professional Services Related to Site Specific Deployment	1.00	\$1,500.00	\$1,500.00
Site Launch - Monitoring Site: Great Wolf Lodge Meter Professional Services Related to Site Specific Deployment	1.00	\$1,500.00	\$1,500.00
Professional Services Total: \$33,000.00			



Installation Services

Product Name & Description	Quantity	Unit Price	Total
SCADA Appliance Installation Site: Pump Station 1 Installation Services Related to SCADA Appliance	1.00	\$1,000.00	\$1,000.00
SCADA Appliance Installation Installation Services Related to SCADA Appliance	1.00	\$1,000.00	\$1,000.00
SCADA Appliance Installation Site: Pump Station 3 Installation Services Related to SCADA Appliance	1.00	\$1,000.00	\$1,000.00
SCADA Appliance Installation Site: Pump Station 4 Installation Services Related to SCADA Appliance	1.00	\$1,000.00	\$1,000.00
SCADA Appliance Installation Site: Valve Station 1 Installation Services Related to SCADA Appliance	1.00	\$1,000.00	\$1,000.00



SCADA Appliance Installation			
Site: Valve Station 2	1.00	\$1,000.00	\$1,000.00
Installation Services Related to SCADA Appliance			
Installation Services Total: \$6,000.00			
Infrastructure			
Product Name & Description	Quantity	Unit Price	Total
SCADA Appliance Site: Pump Station 1 CoStream Managed SCADA Appliance	1.00	\$1,690.00	\$1,690.00
SCADA Appliance Site: Pump Station 2 CoStream Managed SCADA Appliance	1.00	\$1,690.00	\$1,690.00
SCADA Appliance Site: Pump Station 3 CoStream Managed SCADA Appliance	1.00	\$1,690.00	\$1,690.00



SCADA Appliance Site: Pump Station 4 CoStream Managed SCADA Appliance	1.00	\$1,690.00	\$1,690.00
SCADA Appliance Site: Valve Station 1 CoStream Managed SCADA Appliance	1.00	\$1,690.00	\$1,690.00
SCADA Appliance Site: Valve Station 2 CoStream Managed SCADA Appliance	1.00	\$1,690.00	\$1,690.00
Infrastructure Total: \$10,140.00			

Managed Services

Product Name & Description	Quantity	Unit Price	Total
Monitoring Site: Pump Station 1	1.00	\$1,200.00	\$1,200.00
Monitoring Site: Pump Station 2	1.00	\$1,200.00	\$1,200.00



Monitoring Site: Pump Station 3	1.00	\$1,200.00	\$1,200.00
Monitoring Site: Pump Station 4	1.00	\$1,200.00	\$1,200.00
Operational Control Site: Valve Station 1	1.00	\$2,400.00	\$2,400.00
Operational Control Site: Valve Station 2	1.00	\$2,400.00	\$2,400.00
Monitoring Site: Sanofi Meter	1.00	\$1,200.00	\$1,200.00
Monitoring Site: Great Wolf Lodge	1.00	\$1,200.00	\$1,200.00
Managed Services Total: \$12,000.00			

Grand Total: \$61,140.00



Schedule

01/30/2026	Due Upon Project Approval, Prior to Start	\$24,570.00
02/27/2026	Due Upon Completion of Hardware Provisioning, Prior to Installation	\$17,199.00
04/17/2026	Due Upon Project Completion	\$7,371.00

Features of Managed Service Options:

Monitoring Only:

- Cloud Ecosystem
- Asset Management
- Enhanced Notifications
- Additional Hardware at Existing Sites Included
- Analysis and Reporting Tools
- Visualization for Desktop and Mobile
- Managed Appliances
- Business Hours Remote Support
- Basic Improvements to OT
- Network/ISP Management
- Periodic Check-In Meetings
- Enhanced/Intelligent Alarms

Remote Operations:

- Cloud Ecosystem
- Asset Management
- Enhanced Notifications
- Additional Hardware at Existing Sites Included
- Analysis and Reporting Tools
- Visualization for Desktop and Mobile
- Managed Appliances
- Business Hours Remote Support
- Basic Improvements to OT
- Network/ISP Management
- Periodic Check-In Meetings
- Enhanced/Intelligent Alarms
- Multi-Factor Authentication
- Change Tracking and Auditing
- Resiliency Planning & Implementation
- Cybersecurity Consulting and Training
- Remote Control Capabilities



Terms and Conditions

- Project quoted as Tax-Exempt. Any applicable taxes related to this project will be billed to the client in addition.
- No prevailing wage rates are included in this proposal.
- This proposal does not include any spare materials.
- Unless stated otherwise, this proposal assumes that fully documented program backups are available for all PLCs and/or HMIs

Client Representative Signature

Name:	
Title:	Date:
Signature:	



570-520-4600
sales@costream.tech
134 W Front Street
Berwick, PA 18603
<https://costream.tech>

Prepared For:

Pocono Township
Patrick Briegel
pbriegel@poconopa.gov
(570) 629-1922
112 Township Drive
Tannersville, PA 18372

Quote ID: CoS-25-286

Quote Name: Wastewater System Pilot - Phase 1

Quote Revision: Rev 0

Quote Revision Date: 09/17/2025

Quoted By: Christine Orlando

Valid Until: 12/31/2025



Project Summary

Overview

Description

Implementation of CoStream application and services at Pump Station #5.

Objectives

- Provide Enhanced Visualization Capabilities
- Provide Enhanced Alarm and Event Notifications
- Provide Remote Control Operation Capabilities
- Provide Remote Monitoring Capabilities
- Deploy Automated Reporting Functionality including Data Collection and Monitoring
- Implement Event Logging and Asset Management Systems

Project Plan

CoStream to develop and deploy new Pocono Township tenant on CoStream application.

CoStream to provide onboarding and training for Pocono Township staff.

Pump Station 5:

- Implement SCADA appliance at Pump Station 5 Site
- CoStream to develop and deploy Pump Station 5 Site on CoStream application
- CoStream to provide visualization and alarming capabilities
- CoStream to implement remote operation capabilities through the CoStream application
- CoStream to implement remote monitoring capabilities through the CoStream application



Professional Services

Product Name & Description	Quantity	Unit Price	Total
Tenant Launch One-Time Fee for Professional Services Associated with New CoStream Tenant	1.00	\$5,000.00	\$5,000.00
<hr/>			
Site Launch - Operational Control Site: Pump Station 5 Professional Services Related to Site Specific Deployment with Operational Control Capabilities	1.00	\$8,000.00	\$8,000.00
<hr/>			
Professional Services Total: \$13,000.00			

Installation Services

Product Name & Description	Quantity	Unit Price	Total
SCADA Appliance Installation Site: Pump Station 5 Installation Services Related to SCADA Appliance	1.00	\$1,000.00	\$1,000.00
<hr/>			
Installation Services Total: \$1,000.00			



Managed Services

Product Name & Description	Quantity	Unit Price	Total
Operational Control Site: Pump Station 5 Annual Managed Services for Pump or Lift Station with Operational Control Capabilities	1.00	\$2,400.00	\$2,400.00

Managed Services Total: \$2,400.00

Infrastructure

Product Name & Description	Quantity	Unit Price	Total
SCADA Appliance Site: Pump Station 5 CoStream Managed SCADA Appliance	1.00	\$1,690.00	\$1,690.00
Antenna Kit Site: Pump Station 5 Antenna Kit - Externally Mounted Cellular Antenna - 50' Antenna Cable(s) - Antenna Cable Surge Arrestor(s) - Antenna Pole Not Included	1.00	\$650.00	\$650.00

Infrastructure Total: \$2,340.00

Grand Total: \$18,740.00



Schedule

01/30/2026	Due Upon Project Approval, Prior to Start	\$8,170.00
02/27/2026	Due Upon Completion of Hardware Provisioning, Prior to Installation	\$5,719.00
04/17/2026	Due Upon Project Completion	\$2,451.00

Features of Managed Service Options:

Monitoring Only:

- Cloud Ecosystem
- Asset Management
- Enhanced Notifications
- Additional Hardware at Existing Sites Included
- Analysis and Reporting Tools
- Visualization for Desktop and Mobile
- Managed Appliances
- Business Hours Remote Support
- Basic Improvements to OT
- Network/ISP Management
- Periodic Check-In Meetings
- Enhanced/Intelligent Alarms

Remote Operations:

- Cloud Ecosystem
- Asset Management
- Enhanced Notifications
- Additional Hardware at Existing Sites Included
- Analysis and Reporting Tools
- Visualization for Desktop and Mobile
- Managed Appliances
- Business Hours Remote Support
- Basic Improvements to OT
- Network/ISP Management
- Periodic Check-In Meetings
- Enhanced/Intelligent Alarms
- Multi-Factor Authentication
- Change Tracking and Auditing
- Resiliency Planning & Implementation
- Cybersecurity Consulting and Training
- Remote Control Capabilities



Terms and Conditions

- Project quoted as Tax-Exempt. Any applicable taxes related to this project will be billed to the client in addition.
- No prevailing wage rates are included in this proposal.
- This proposal does not include any spare materials.
- Unless stated otherwise, this proposal assumes that fully documented program backups are available for all PLCs and/or HMIs

Client Representative Signature

Name:	
Title:	Date:
Signature:	



YOUR GOALS. OUR MISSION.

December 10, 2025

Pocono Township Board of Commissioners
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: PROJECT AWARD RECOMMENDATION
LEARN ROAD ROUNDABOUT PROJECT
POCONO TOWNSHIP, MONROE COUNTY, PA
PROJECT NO. POCO-00152**

Dear Commissioners:

T&M Associates has reviewed the bids received by Pocono Township via PennBid on Wednesday, December 10, 2025, for the Learn Road Roundabout Project. The following bids were received from nine (9) bidders.

1.	Northeast Site Contractors	\$ 393,277.25
2.	Ankiewicz Enterprises, Inc.	\$ 403,301.00
3.	Charlie Nansteel Tree & Excavation, LLC	\$ 406,889.34
4.	Kobalt Construction, Inc.	\$ 448,903.50
5.	H&K Group, Inc.	\$ 455,732.51
6.	Kriger Construction	\$ 515,363.00
7.	Gaver Industries, Inc. dba Barker & Barker	\$ 526,212.50
8.	Papillon & Moyer Excavating and Paving	\$ 568,389.52
9.	Multiscape, Inc.	\$ 596,394.00

Upon review of the bid tabulation and submitted documents it was determined that Northeast Site Contractors has met the minimum acceptable criteria for bid submission, as required by the Advertisement for Bids and all bids were checked for completeness, mathematical errors, and for accuracy.

A Bid Bond issued by a Surety licensed to conduct business in the Commonwealth of Pennsylvania in the amount of 10% of the total bid was submitted.



Pocono Township Board of Commissioners
Project Award Recommendation – Learn Road Roundabout Project
December 10, 2025
Page 2

Based on the review of all bids and bid prices, we recommend that the Learn Road Roundabout Project be awarded to Northeast Site Contractors.

Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Tresslar".

Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/meh

Enclosure

cc: Jerrod Belvin, Manager – Pocono Township
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

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Pocono Township Rate Schedule Municipal Rates for 2026

Billing Title	2026 Billing Rate/Hour
Administrative Support Staff	\$70
Intern	\$78
Junior Field Staff	\$108
Junior Technical Staff	\$118
Field Staff	\$121
Technical Staff	\$133
Junior Professional Staff	\$137
Senior Technical + Field Staff	\$138
Professional Staff	\$140
Supervising Technical Staff	\$142
Senior Professional Staff	\$145
Manager	\$148
Regional Client Manager	\$152

POCONO TOWNSHIP PLAN STATUS
01/05/2026

Twp. Ref No.	T&M Proj. No.	LVI Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration (1 y.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1368		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/11/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/11/23					
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Dev't	Preliminary	7/2/2025	Approval Rec. 6/9/25	Cond. Preliminary Approval 7/7/25					
PRD TENTATIVE PLAN APPROVAL													
1388	POCO-R0690	2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rwy 11/17/23			Tentative Plan Approved 1/16/24				
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Dev't	Prelim/Final	3/1/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017	4/3/2018				
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Dev't	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017	6/5/2018				
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022							
1313	POCO-R0740	1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Rev. Prelim/ Final	1/11/2025	Recommended for Approval 12/6/25	Approved 12/15/25	12/18/2025	Conditional Approval 4/11/25	Approved 6/15/2018		
1360			Land Dev'l of Consolidation	Prelim/Final	9/16/2025	Recommended for Approval 6/9/25	Approved 6/15/25	Approved 12/15/25	12/15/2026	Conditional Approval 12/18/17	Approved 6/15/2026		
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021	Approved 9/15/2026	3/15/2026	6/15/2026	
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Land Dev't	Prelim/Final		Approval Rec.						
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Dev't	Prelim/Final	3/9/2026	Approved 10/14/25	Approved 11/3/25	11/3/2026	5/3/2026	8/3/2026		
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Final Plan) (11/10/25)	Land Dev't	Final	10/30/2025	Approval Rec. 11/10/25	Approved 11/17/25	11/17/2026	5/17/2026	8/17/2026		
1372A	POCO-R0621	-	Camp Lindemere Dining Hall LD (6/9/25)	Land Dev't	Prelim/Final	8/12/2025	Recommended for Approval 6/23/25	Approved 7/7/25	7/7/2026	17/7/2026	4/7/2026		
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	2/19/2025	Recommended for Approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	4/6/2025	Recommended for Approval 4/14/25	Approved 4/21/25	4/21/2026	10/21/2025	1/21/2026		
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	2/4/2025	Recommended for Approval 2/10/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	2/19/2025	Recommended for Approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		

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1383	2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval	Conditional Approval	Conditional Approval	12/6/2022				
1388	POCO-R0690	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025	N/A	Conditional Approval	Conditional Approval	12/15/2026	6/15/2026	9/15/2026		
1392	N/A	2130169R 3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval	Conditional Approval	Conditional Approval	4/18/2023				
1398		2230176R Gross Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval	Conditional Approval	Conditional Approval	11/6/23	11/5/2026	5/3/2026	8/3/2026	Extension Received 11/3/25
1401	POCO-R0630	2330223R 611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Dev't	Final	6/12/2025	Conditional Approval	Conditional Approval	Conditional Approval	6/16/25	6/16/2026	12/16/2025	3/16/2026	
1412	POCO-R0620	2330209R GWL Employee Housing (4/10/23)	Land Dev't	Final	8/1/2023	Conditional Approval	Conditional Approval	Conditional Approval	8/21/23	8/21/2024	2/21/2024	5/21/2024	Project not moving forward per owner
1415	POCO-R0629	2230198R Erie Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/1/2025	Conditional Approval	Conditional Approval	Conditional Approval	5/6/24	5/6/2026	1/16/2025	2/6/2026	Extension Rec'd 6/16/25
1423	POCO-R0614	- Brookdale Apartments (5/13/24)	Land Dev't	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25	Approved 2/18/25	4/8/24	4/8/2026	8/18/2025	11/18/2025	
1425	POCO-R0680	- Brookdale Spa (11/10/25)	Land Dev't	Final	12/4/2025	Approved 12/8/25	Approved 12/15/25	Approved 12/15/25		12/15/2026	6/15/2026	9/15/2026	
1430	POCO-R0820	- Sanofi Building 57 Addition (7/8/24)	Land Dev't	Prelim/Final	8/7/2024	Conditional Approval	Conditional Approval	Conditional Approval	8/12/24	8/16/2025	3/16/2025	6/16/2025	
1434	POCO-R0950	- Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 9/16/24	Approved 9/16/24		9/16/2025	3/16/2025	6/16/2025	
1437	POCO-R0990	- MCTA Transit Facility Expansion (12/9/24)	Land Dev't	Prelim/Final	6/5/2025	Conditional Approval	Conditional Approval	Conditional Approval	6/9/25	7/7/2025	12/16/2025	6/16/2025	
1438	POCO-R1040	- Trap Hotel Event Center (11/13/25)	Land Dev't	Prelim/Final	7/28/2025	Approved 6/2/25	Approved 6/2/25	Approved 6/2/25		6/2/2026	1/2/2025	3/2/2026	
1447	POCO-R1240	- 122 & 144 Pawedia Hill (7/14/25)	Minor Sub./ Consolid.	Final	8/13/2025	Approval 7/14/25	Approval 7/14/25	Approval 7/14/25		8/18/2026	2/18/2026	5/18/2026	
1449	POCO-R1290	- Trapasso Route 611 Hotel - Rev. Final Plan (9/10/25)	Land Dev't	Final	11/10/2025	Approval Rec. 11/10/25	Approved 11/17/25	Approved 11/17/25		5/17/2026	8/17/2026		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910	- MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	FC Approval	Approved 10/21/24	Approved 10/21/24					
	POCO-R0940	- Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	FC Approval	Approved 10/21/24	Approved 10/21/24					
	POCO-R1000	- Swiftwater Im/Trap Ent. Pool Equip. End.	Waiver		11/12/2024	FC Approval	Approved 11/12/24	Approved 11/12/24					

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LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	POC Denial 12/9/24	Denied 12/6/24					
RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Dev't	Prelim/Final	2/16/2022	Conditional Approval	Conditional Approval	3/14/22			9/2022	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Dev't	Revised Final	6/7/2024	Conditional Approval	Conditional Approval	7/13/24			9/26/2024	
1364		1930090R	Sanofi B-78 Seed Lab 6/10/19)	Commercial Land Dev't	Prelim/Final	10/15/2019	Recommended for BOC Approved	BOC Approved	10/21/2019			9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Dev't	Prelim/Final	6/19/2020	Recommended for BOC Approved	BOC Approved	6/22/2020			7/20/2020	
1372	POCO-R0621	2030104R	Camp Lindemere	Land Dev't	Prelim/Final	9/28/2021	Conditional Approval	Conditional Approval	10/18/21			5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Dev't	Prelim	12/13/2021	Conditional Approval	Conditional Approval	Rec 12/13/21			6/29/23	
1375	POCO-R0624	2030115R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Dev't	Prelim/Final	4/20/2022	Conditional Approval	Conditional Approval	4/25/22			1/22/2021	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Dev't	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval	8/2/21			12/21/2022	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended	BOC Approved	8/16/21			10/20/21	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval	Conditional Approval	4/1/2022			2/6/24	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (1/1/22/21)	Commercial Land Dev't	Prelim/Final	8/16/2022	Conditional Approval	Conditional Approval	1/23/23			8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Dev't	Prelim	12/13/2021	Conditional Approval	Conditional Approval	Rec 12/13/21			3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville, Inc.) (8/8/21)	Land Dev't	Prelim/Final	12/21/2022	Conditional Approval	Conditional Approval	1/9/23			10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Dev't	Final	3/24/2022	Conditional Approval	Conditional Approval	3/28/2022			8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval	Conditional Approval	5/23/2022			6/6/22	
1399	N/A	2230184R	Coover Minor Subdiv/Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval	Conditional Approval	10/11/22			12/2022	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Dev't	Prelim/Final	4/8/2024	Conditional Approval	Conditional Approval	10/10/23			2/12/25	

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1401	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/14/2023	Conditional Approval	Conditional Approval	3/20/23			1/13/23	
1404	N/A	2230191R	Sanofi Pasteur B871 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval	Conditional Approval	2/6/23			1/23/23	
1413	N/A	2330216R	BAD Properties/Fellins (5/6/23)	Minor Sub	Final	6/6/2023	Conditional Approval	Conditional Approval	6/19/23			6/12/23	
1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval	Conditional Approval	10/16/23			10/10/23	
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval	Conditional Approval	3/11/24			3/8/24	
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval	4/1/24				
1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment) Simpson Minor Subdivision (519-520 Post Hill Road) (7/8/24)	Lot Line Adjust.	Final	3/26/2024	Conditional Approval	Conditional Approval	4/23/24			4/8/24	
1426	POCO-R0750	-	Wehr Lot Joinder	Lot Joinder	Final	1/14/2025	Recommended for approval 2/10/25	Approved 2/10/25				3/1/25	
1427	POCO-R0760	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/19/2024	N/A	Approved 9/3/24				10/28/25	
1428	POCO-R0770	-	Fountain Court Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Iroquois Ridge/Back Minor Subdivision (Sullivan Trail) 7/8	Minor Sub	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1431	POCO-R0810	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/5/2024	Conditional Approval	Approved 9/16/24				11/7/2024	
1432	POCO-R0880	-	Terrony - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval	Approved 10/7/24				9/23/2024	
1433	POCO-R0920	-	Defazio Lot Joinder	Lot Comb.	Final	1/12/2024	N/A	Approved 10/21/24				10/15/24	
1435	POCO-R0960	-	Mendez Lot Consolidation - 287 Laurel Lake Road (2/3/25)	Lot Comb.	Final	3/19/2025	N/A	Approved 4/7/25				1/21/2025	
1440	POCO-R1100	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	6/12/2025	Conditional Approval	Approved 6/2/25				5/12/25	
1442	POCO-R1120	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	6/25/2025	N/A	Approved 7/7/25				7/12/2025	
1443	POCO-R1160	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	6/12/2025	Conditional Approval	Approved 6/2/25				8/5/2025	

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									6 Mo. to Expiration	3 Mo. to Expiration			
DENIED													
1222	N/A	1130355E	Kopelson Lot 3 Land Devt (08/13/19)	Commercial Land Dev't	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 06/21/21					Appealed
	N/A	2030121R	Zitro & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Rejected 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Rejected 10/17/22					
WITHDRAWN													
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Devt	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Withdrawn as condition of new development
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Devt	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025							Application Withdrawn 6/13/25
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230195R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/4/2023							Application Withdrawn
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	8/15/2024							Application Withdrawn 4/30/25
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025							Application Withdrawn 10/1/25

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Sketch Plans													
		1730040R	KenBAR Investment Group (Inactive)	Commercial Land Devt						6/5/2020			
1380		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt						8/5/2021			
1402		2230188R	Iroquois Ridge	Major Sub, Land Devt						6/22/2022			
1403		2230189R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt						7/19/2022			
1380		2330219R	Lands of Yury Bogutskiy 28/12 Rt 0611	Land Devt						5/3/2023			
1417	POCO-R1270	2330228R	Harmony Domes 310 Hallet Road	Land Devt						9/3/2025			Sketch Plan #2 rec'd 8/19/25
1422	POCO-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt						1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378	POCO-R0970	-	Incline Village Expansion	Land Devt						11/8/2024			
1436	POCO-R1010	-	437-439 Scotrun Avenue	Land Devt						1/1/2024			
1448	POCO-R1280	-	Pocohanne Point Apartments	Land Devt						8/28/2025			
1452	POCO-R1350	-	TL Really Corp. Learn Road	Land Devt						10/28/2025			
Final Plans Under Consideration													
1451	POCO-R1340	-	3172 Rte. 715 - Shanti Dayal (11/10/25)	Land Devt	Final	2/8/2026	1/12/2026	2/2/2026	12/3/2025	12/8/2025			
Preliminary Plans Under Consideration													
1453	POCO-R1360	-	Mt. Villa Resort (406 Cherry Lane Rd.) (11/10/25)	Land Devt	Preliminary	2/8/2026	1/12/2026	2/2/2026	12/9/2025	12/8/2025			
1446	POCO-R1250	-	Members First Federal CU (10/14/25)	Land Devt	Prelim/Final	2/28/2026	2/9/2026	2/17/2026	10/31/2025	12/8/2025			Extension to 2/28 rec'd 11/26
1445	POCO-R1180	-	Mtn. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Devt	Prelim/Final	3/30/2026	3/9/2026	3/16/2026	12/18/2025	12/8/2025			Extension to 3/30 rec'd 12/8

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1414	POCO-R0612	2930220R	135 Warner Rd. (Schillers Towing) (2/12/24)	Land Devt	Prelim	3/9/2026	2/9/2026	3/2/2026	2/23/2024	12/8/2025			6 month extension reqd 8/5/25
1387	POCO-R1030	2130161R	Alaska Pete's - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/30/2026	12/14/2026	12/21/2026	4/27/2023	12/8/2025			Extension reqd 10/14/25
Land Development Waiver Applications Under Consideration													

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Pending BOC Decision														
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	2/28/2026	N/A	2/16/2026	3/11/2025			N/A	Extension to 2/28 rec'd 11/12	
1450	POCO-R1320	-	Carl E. Slutter Easement Relocation (Hillbilly Ac.) (10/6/25)	Rev. to Aprvd Plan	Final	4/4/2026	N/A	3/16/2026	12/16/2025			N/A	90 Day Ext. rec'd 12/9	
Special Exceptions, Conditional Use														
Pending Item List for Planning Commission														
Pending Item List for Board of Commissioners														