



POCONO TOWNSHIP COMMISSIONERS
AGENDA

October 19, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/87465772125?pwd=BoayiQ7UObogkEQz6eE4Y3fo6apY95.1>

Meeting ID: 874 6577 2125

Passcode: 166067

Open Meeting

Pledge of Allegiance

Roll Call

Announcements –

Public Comment-

Public Comment Policy has changed.

At the beginning of each meeting, any member of the public may speak for up to three (3) minutes on any Township business.

During consideration of action items on the agenda, Pocono Township residents, elected officials, and defined stakeholders, may provide additional comment, limited to one (1) minute per item."

Presentations

- LDP 1369 Cranberry Creek project Resolution extension request – Anthony Maula

Hearings – Speed Limit Ordinance Cherry Lane Church Road

- Motion to open the hearing for Ordinance 2026-11 **(Action Item)**
- Motion to Close the hearing for Ordinance 2026-11 **(Action Item)**
- Motion to _____ Ordinance 2026-11 establishing a maximum speed limit of Thirty-Five (35) miles per hour for Motor Vehicles on Cherry Lane Church Road & repealing all ordinances & parts of ordinances inconsistent therewith. **(Action Item)**

Resolutions

- Motion to approve Resolution 2026-30 amending the Fee Schedule to include the reduced cost for the TDU Licensing renewal down to \$1,500/yr. **(Possible Action Item)**

- Motion to approve Resolution 2026-31 granting an extension of ____mo./yr. of time to LDP 1368 Cranberry Creek apartments in order to satisfy outstanding items for recording. **(Possible Action Item)**
- Motion to approve Resolution 2026-32 granting an extension of ____mo./yr. of time to satisfy outstanding conditions of plan approval for LDP 1398 Grossi Major Subdivision **(Possible Action Item)**
- Motion to approve Resolution 2026-33 granting an extension of ____mo./yr. of time to satisfy outstanding conditions of plan approval for LDP 1360 & 1313 Running Lane **(Possible Action Item)**
- Motion to approve Resolution 2026-34 amending Resolution 2026-10 to revise the name of the developer/owner and the identification of the subject parcel for LDP 1445 Mountain Edge Village **(Possible Action Item)**
- Motion to approve Resolution 2026-35 Granting conditional final approval of LDP 1449 Rte. 611 Hotel/Retail project revised final LDP. **(Possible Action Item)**
- Motion to approve Resolution 2026-36 Authorizing an application to the PA Dept. of Transportation Multimodal Transportation Fund for the Stadden Road Bridge Replacement Project. **(Possible Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items: **(Possible Action Item)**
 - Old business consisting of the minutes of the October 5, 2026 regular meeting of the Board of Commissioners.
 - Financial transactions through October 19, 2026 as presented, including ratification of expenditures in the amount of \$827,888.04 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: **(Action Items)**

NEW BUSINESS

- Discussion and possible motion to direct the Township Solicitor to develop an Ordinance with regard to prohibiting hunting within township owned parks and properties. **(Possible Action Item)**
- Motion to extend for 12 months the Time period for review regarding the PRD – The Ridge - Phase 1 **(Possible Action Item)**
- Motion to approve a cross walk to be painted from the Township Municipal parking lot to the Learn Nature Preserve trailhead across Old Mill Road. **(Possible Action Item)**
- Motion to schedule and approve to advertise for a 2027 Budget Work Session on (Date)_____2026 at (Time)____p.m. **(Possible Action Item)**
- Motion to approve the date and hours for Trick or Treat within Pocono Township for Saturday, October 31st from 6 p.m. until 8 p.m. **(Possible Action Item)**
- Motion to authorize the solicitor to advertise for the Manager's Ordinance Hearing. **(Possible Action Item)**
- Motion to approve the Commissioner Bylaws for the Township. **(Possible Action Item)**

Personnel

Report of the President

Ellen Gnandt

Commissioner Comments

Matt Long – Vice-Chair

Natasha Leap – Commissioner

Dan McCreary – Commissioner

Charles Keppler – Commissioner

Reports

Township Manager's Report –

Public Works/Sewer Report – Patrick Briegel

Police – Chief James Wagner

Zoning – SFM Consulting – Paul Morgan

Township Engineer Report – T&M Associates

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

Adjournment

LAW OFFICES
BROUGHAL & DeVITO, L.L.P.

38 WEST MARKET STREET
BETHLEHEM, PENNSYLVANIA 18018-5703

JAMES L. BROUGHAL
LEO V. DeVITO, JR.
JOHN S. HARRISON
JAMES F. PRESTON*
LISA A. PEREIRA*
ERIKA A. FARKAS
ANTHONY GIOVANNINI, JR.

*ALSO MEMBER NEW JERSEY BAR

TELEPHONE
(610) 865-3664
FAX
(610) 865-0969
E-MAIL
lawyers@broughal-devito.com
WEBSITE
www.broughal-devito.com

September 28, 2026

VIA ELECTRONIC MAIL

Pocono Mountains Media Group
511 Lenox Street
Stroudsburg, PA 18360

**RE: Pocono Township- Advertisement of Legal Notice
Speed Limit Ordinance**

Dear Sir or Madam:

With respect to the above matter, enclosed please find a Legal Notice to be advertised one (1) time in your periodical on **Friday, October 2, 2026**.

Please send proof of publication and the invoice to:

Patrick Briegel, Interim Township Manager
205 Old Mill Road
Tannersville, PA 18372

Also, enclosed is a certified copy of the proposed Ordinance for your records only (**not to be advertised**). Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,



Lisa A. Pereira

Enclosures

USA TODAY CO.



PO Box 630531 Cincinnati, OH 45263-0531

AFFIDAVIT OF PUBLICATION

Pocono Township Board of Commissioners
Pocono Township Board
of Commissioners
205 Old Mill Road, # 2
Tannersville PA 18372

STATE OF PENNSYLVANIA, COUNTY OF MONROE

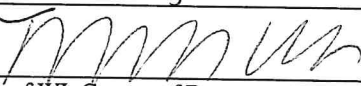
The Pocono Record, a newspaper printed and published in the city of Stroudsburg, and of general circulation in the County of Monroe, State of Pennsylvania, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

10/02/2026

and that the fees charged are legal.
Sworn to and subscribed before on 10/02/2026



Legal Clerk



Notary, State of WI, County of Brown

8-25-30

My commission expires

Publication Cost: \$63.63

Tax Amount: \$0.00

Payment Cost: \$63.63

Order No: 12664864

Customer No: 682477

PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will consider for adoption at a Public Meeting to be held at 6:00 p.m. on the 19th day of October, 2026, at the Pocono Township Municipal Building, 205 Old Mill Rd, Tannersville, Pennsylvania 18372 (the "Municipal Building"), an Ordinance amending the Pocono Township Code of Ordinances, Part II General Legislation; Chapter 425 Vehicles and Traffic; Article I Speed Limits; §425-1 Speed Limits, Establishing a Maximum Speed Limit Of Thirty-Five (35) Miles Per Hour For Motor Vehicles On Cherry Lane Church Road; and, Posting Two (2) Speed Limit Signs On Cherry Lane Church Road and repealing all ordinances and parts of ordinances inconsistent therewith. Copies of the proposed Ordinance are available for review at the Municipal Building, during normal business hours.

Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

LEGAL NOTICE

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Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-_____

**AN ORDINANCE OF THE TOWNSHIP OF POCONO,
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA AMENDING ITS
CODE OF ORDINANCES; PART II GENERAL LEGISLATION; CHAPTER 425
VEHICLES AND TRAFFIC; ARTICLE I SPEED LIMITS; §425-1 SPEED LIMITS,
ESTABLISHING A MAXIMUM SPEED LIMIT OF THIRTY-FIVE (35) MILES PER
HOUR FOR MOTOR VEHICLES ON CHERRY LANE CHURCH ROAD; AND,
POSTING TWO (2) SPEED LIMIT SIGNS ON CHERRY LANE CHURCH ROAD AND
REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES INCONSISTENT
HEREWITH.**

WHEREAS, The Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania (the "BOC") is concerned that vehicles are traveling at unsafe speeds on Cherry Lane Church Road located within the Township of Pocono, Monroe County, Pennsylvania (the "Township"); and

WHEREAS, Cherry Lane Church Road does not have an ordained speed limit, in addition to the fact that it is unsigned, making the de facto legal speed limit Fifty-Five (55 mph) miles per hour; and,

WHEREAS, the BOC has asked the Township Engineer, T&M Associates, Inc. to conduct an engineering and traffic study (the "Traffic Study") to determine the most appropriate safe, legal speed limit for Cherry Lane Church Road; and,

WHEREAS, the Pennsylvania Vehicle Code, Title 75 §6109(a)(10) gives municipalities the authority to establish speed limits on township roads as authorized in Subchapter F of Chapter 33 of said title; and,

WHEREAS, the Traffic Study report was issued on September 8, 2026, recommending a speed limit for Cherry Lane Church Road of Thirty-Five (35 mph) miles per hour for its entire length as well as the posting of Two (2) speed limit signs along Cherry Lane Church Road in accordance with PennDOT Publication § 212.108(e) *Posting of Speed Limits*; and,

WHEREAS, the BOC deems it to be in the best interests, and for the general welfare of the citizens of Pocono Township and all motorists, to establish a maximum speed limit of Thirty-Five (35 mph) miles per hour on Cherry Lane Church Road as well as posting speed limit signage.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania and it is hereby **ENACTED AND ORDAINED** by virtue of the power vested in the Board of Commissioners by the "First Class Township Code, as amended" and the Pennsylvania Motor Vehicle Code, as follows:

SECTION 1. Pocono Township Code of Ordinances; Part II *General Legislation*; Chapter 425 *Vehicles and Traffic*; Article I *Speed Limits*; §425-1 *Maximum Speed Limits* is amended to add the following:

“J. Cherry Lane Church Road shall have a maximum speed limit of 35 miles per hour for its entire length.”

SECTION 2. Two (2) speed limit signs shall be post along Cherry Lane Church Road in accordance with PennDOT Publication § 212.108(e) *Posting of Speed Limits* as follows:

1. Placing a speed limit sign (R2-1) within 200 feet of turning onto Cherry Lane Church Road from Cherry Lane Road, Fish Hill Road, and SR 715 (§ 212.108(e)).

2. Placing a speed limit sign (R2-1) no further apart than ½ mile along Cherry Lane Church Road for its entire length in both directions (§ 212.108(e)(1)(ii)).

SECTION 3. SEVERABILITY.

The provisions of this Ordinance are severable, and in the event that any provisions is held invalid, void, illegal, or unconstitutional by any Court, it is the intent of the Board of Commissioners that such determination by the Court shall not affect or render void the remaining provisions of this Ordinance

SECTION 4. REPEALER.

If any Township Ordinance that is inconsistent or in direct conflict with this Ordinance is hereby repealed, but only to the extent of the inconsistency or conflict.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect five (5) days after the date of its enactment.

ENACTED AND ORDAINED by the Board of Commissioners this ____ day of _____, 2026.

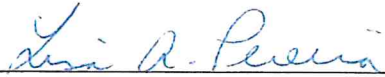
ATTEST:

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

PATRICK BRIEGEL
Interim Co-Township Manager

ELLEN GNANDT
President, Board of Commissioners

I hereby certify that the within is a true and correct copy of the proposed Ordinance in this matter.



Lisa A. Pereira, Esquire
Solicitor
Pocono Township, Monroe County

LEGAL NOTICE

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Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

POCO000182

September 8, 2026

CHERRY LANE CHURCH ROAD

POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

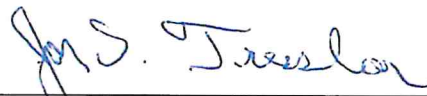
ENGINEERING AND TRAFFIC STUDY

Prepared for:
Pocono Township



74 West Broad Street, Suite 300
Bethlehem, PA 18018
Phone: (610) 625-2999
Fax: (610) 625-2969

Prepared by:



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

The Board of Commissioners of Pocono Township, Monroe County, Pennsylvania is concerned that vehicles are traveling on Cherry Lane Church Road at unsafe speeds. Currently, Cherry Lane Church Road is unsigned, making the de facto legal speed limit 55 miles per hour (mph). Accordingly, the Board has asked T&M Associates, Inc. to conduct an engineering and traffic study to determine the most appropriate safe legal speed limit for Cherry Lane Church Rd. The Pennsylvania Vehicle Code Title 75, Section 6109(a)(10) gives municipalities the authority to establish speed limits on Township Roads as authorized in Subchapter F of Chapter 33 of said Title.



PennDOT Publication 212.108(b) sets forth the requirements for engineering and traffic studies. Requirements include analysis of accident patterns, measurement of safe sight distances, and a determination of safe running speeds.

There is one (1) traffic advisory sign posted on the entire road length:

- W2-2 Side Road Warning (Eastbound)

SAFE RUNNING SPEED

Per PennDOT Publication 212.108(b), the initial step taken in this study was to determine the safe running speed from one end of Cherry Lane Church Road to the other, in both directions. This was done in lieu of determining the 85th percentile of the actual travel speed of motorists. The subsection goes on to say that the speed limit should be established within 5 miles per hour (mph) of the safe running speed determined from the data collection. The speed limit may be reduced up to 10 mph below the safe running speed if one or more of the following three conditions are satisfied:

- (1) A major portion of the highway has insufficient stopping sight distance if traveling at the 85th percentile speed or the safe running speed.
- (2) The available corner sight distance on side roads is less than the necessary stopping sight-distance values for through vehicles.
- (3) The majority of crashes are related to excessive speed, and the crash rate during a minimum 12-month period is greater than the applicable rate in the most recent high-crash rate or high-crash severity rate table included in the appendix of Official Traffic Control Devices (Department Publication 212). Crashes related to excessive speed include those crashes with causation factors of driving too fast for conditions, turning without clearance, or failing to yield the right-of-way.

Section (16)(iii) in the Appendix of PennDOT Publication 212 was used to outline the steps to collect safe running speed data. In accordance with this criterion, test runs for Cherry Lane Church Road were conducted on July 13, 2026, to determine a safe running speed. Weather conditions were dry and clear. There were no instances inherent to road conditions that caused an impediment to traffic movement.

Travel times were measured using a stopwatch. The entire length of road was driven at a safe running speed considering road geometry, sight distance, road conditions, and intersections and driveways. The tabulated results are presented in the following table.

Safe Running Speed Analysis Pocono Township – Cherry Lane Church Rd.					
Road	Direction	Section	Length (Miles)	Time (Seconds)	Speed (MPH)
Cherry La. Church Rd.	West - East	SR 715 to Cherry Lane Rd.	1.1	118	33.6
Cherry La. Church Rd.	West - East	SR 715 to Cherry Lane Rd.	1.1	117	33.9
Cherry La. Church Rd.	West - East	SR 715 to Cherry Lane Rd.	1.1	119	33.3

Average Speed = 33.6 mph

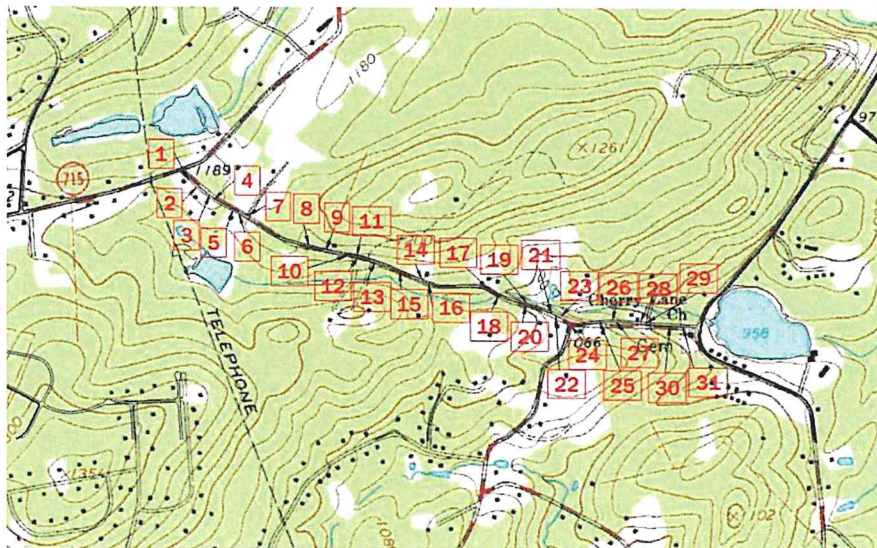
Safe Running Speed Analysis Pocono Township – Cherry Lane Church Rd.					
Road	Direction	Section	Length (Miles)	Time (Seconds)	Speed (MPH)
Cherry La. Church Rd.	East - West	Cherry Lane Rd. to SR 715	1.1	113	35
Cherry La. Church Rd.	East - West	Cherry Lane Rd. to SR 715	1.1	124	31.9
Cherry La. Church Rd.	East - West	Cherry Lane Rd. to SR 715	1.1	110	36

Average Speed = 34.3 mph

As the data shows, Cherry Lane Church Road has a safe running speed of 35 miles per hour in both directions. The safe running speed should be further analyzed against accident reports and safe stopping sight distance at potential traffic conflicts with intersecting roads, before making a final determination on a safe legal speed limit.

SIGHT DISTANCE

Analysis was performed using topographical information and road geometry from the Pennsylvania Spatial Data Access website. To determine a recommended regulatory speed limit, the existing road was analyzed for safe stopping sight distances and safe corner sight distances for the intersecting roads and driveways connecting with Cherry Lane Church Road, as depicted on the table and map below. Also, refer to Figure 1 at the end of this report.



**Corner Sight Distance Analysis
Pocono Township – Cherry Lane Church Rd.**

Road	Intersecting Drive	Available Sight Distance Left	Suggested Speed (MPH)	Available Sight Distance Right	Suggested Speed (MPH)
Cherry La. Church Rd. - 1	Driveway	140	20	1100	80
Cherry La. Church Rd. - 2	Driveway	240	30	1000	80
Cherry La. Church Rd. - 3	Driveway	805	70	390	45
Cherry La. Church Rd. - 4	Driveway	735	70	460	50
Cherry La. Church Rd. - 5	Driveway	590	60	550	55
Cherry La. Church Rd. - 6	Driveway	670	65	470	50
Cherry La. Church Rd. - 7	Driveway	340	40	620	60
Cherry La. Church Rd. - 8	Driveway	410	45	390	45
Cherry La. Church Rd. - 9	Driveway	760	70	590	60
Cherry La. Church Rd. - 10	Driveway	800	70	540	55
Cherry La. Church Rd. - 11	Driveway	840	75	830	75
Cherry La. Church Rd. - 12	Driveway	835	75	420	45
Cherry La. Church Rd. - 13	Driveway	205	30	650	65
Cherry La. Church Rd. - 14	Driveway	490	50	365	45
Cherry La. Church Rd. - 15	Driveway	145	20	735	70
Cherry La. Church Rd. - 16	Driveway	700	65	600	60
Cherry La. Church Rd. - 17	Driveway	150	20	565	55
Cherry La. Church Rd. - 18	Driveway	220	30	630	60
Cherry La. Church Rd. - 19	Driveway	435	50	320	40
Cherry La. Church Rd. - 20	Driveway	520	55	325	40
Cherry La. Church Rd. - 21	Driveway	790	70	280	35
Cherry La. Church Rd. - 22	Driveway	840	75	235	30
Cherry La. Church Rd. - 23	Aster Drive	170	25	900	75
Cherry La. Church Rd. - 24	Fish Hill Road	260	35	395	45
Cherry La. Church Rd. - 25	Driveway	320	40	320	40
Cherry La. Church Rd. - 26	Driveway	900	75	450	50
Cherry La. Church Rd. - 27	Driveway	365	45	860	75
Cherry La. Church Rd. - 28	Driveway	610	60	620	60
Cherry La. Church Rd. - 29	Green Meadow Lane	550	55	680	65
Cherry La. Church Rd. - 30	Driveway	610	60	300	35
Cherry La. Church Rd. - 31	Driveway	760	70	160	25

The table above illustrates, using AASHTO Exhibit 3.1 "Stopping Sight Distance" criteria, the available corner sight distance on the one (1) intersecting road and 30 driveways analyzed warrants speed limits between 20 and 80 miles per hour. Three locations warrant 20 mph to safely accommodate both left and right turns, and one location warrants 25 mph to safely accommodate left turns. Limiting Legal speed limits to those speeds suggested by safe sight distances should not be the only considerations. Safe sight distances should be analyzed along with the other applicable criterial to make a final determination of a legal speed limit. If there are instances where safe sight distance suggests a safe speed less than the posted legal speed limit, the Township should consider posting those locations with advisory, black on yellow warning signs.

ACCIDENT ANALYSIS

Accident data was obtained from PennDOT Crash Data Analysis and Retrieval Tool (CDART) for Cherry Lane Church Road for the last five years (2020 to 2025).

This data revealed that there are five (5) reported accidents for this period: four (4) accidents were collisions with fixed objects, and one (1) accident was a collision at an angle. Out of these five (5) accidents, two (2) persons sustained possible injuries. None of the accidents on Cherry Lane Church Road for the past five years have resulted in fatalities. However, the number of accidents suggests motorist were traveling at unsafe speeds for the road conditions.

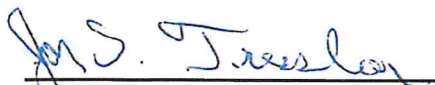
CONCLUSIONS AND RECOMMENDATIONS

The engineering and traffic study indicates that the safe running speed for Cherry Lane Church Road was 35 miles per hour. This also takes into consideration limited sight distances at certain driveways including the restaurant and church as well as Fish Hill Road. The speed limit should be posted in accordance with PennDOT Publication Section 212.108(e) *Posting of Speed Limits*. The basic requirements include:

- (1) Placing a speed limit sign (R2-1) within 200 feet of turning onto Cherry Lane Church Road from Cherry Lane Road, Fish Hill Road, and SR 715 (Section 108(e)).
- (2) Placing a speed limit signs (R2-1) no further apart than ½ mile along Cherry Lane Church Road for its entire length in both directions ((Section 108(e)(1)(ii)).

Our recommendation is to post the speed limit as suggested and observe the traffic situation over a period of time. If it is determined to be required, additional warnings can be implemented such as an additional W2-2 Side Road sign on the west bound approach to Fish Hill Road and horizontal alignment warning signs such as W1-2L Left Curve, W1-2R Right Curve, W1-4L Left Reverse Curve, and W1-4R Right Reverse Curve as deemed appropriate.

Respectfully submitted,


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


Amy R. Montgomery, P.E.

Pennsylvania Crash Information Tool

Date Range: 01/01/2020 to 12/31/2025 *

CRASH SEVERITY LEVEL BY YEAR

	2020	2022	ALL YEARS
POSSIBLE INJURY	CRASHES 1	CRASHES 1	CRASHES 2
PROPERTY DMG ONLY	1	2	3
TOTAL	2	3	5

CRASH DESCRIPTION TYPES BY YEAR

	2020	2022	ALL YEARS
ANGLE	CRASHES 0	CRASHES 1	CRASHES 1
HIT FIXED OBJECT	2	2	4
TOTAL	2	3	5

PERSON INJURY SUMMARY BY YEAR

	2020	2022	ALL YEARS
FATALITIES	PERSONS 0	PERSONS 0	PERSONS 0
SUSPECTED SERIOUS INJURIES	0	0	0
SUSPECTED MINOR INJURIES	0	0	0
POSSIBLE INJURIES	1	1	2
UNKNOWN SEVERITY	0	0	0
UNKNOWN IF INJURED	0	0	0

* **PLEASE NOTE: Years which do not appear in the report contain zero crashes for this request.**

* Complete records of reportable crashes are available in PCIT for the following years: 2006 - 2025

* Crash information for 2026 is incomplete at the time of this printing. As such, data for 2026 is not included in this report.

IMPORTANT: The information contained in this document is drawn from raw data and should not be interpreted as representing an engineering judgement or determination made by the Department of Transportation as to the type and severity of accidents noted herein.



Pennsylvania Crash Information Tool

PCIT - PUBLIC REQUEST / PRESS INQUIRY REPORT (01-07)

Print Date: 09/03/2026

NOTES:

1 Injury Severity Disclaimer

Please note that beginning January 1, 2016, PennDOT adopted the Federal standard for collecting injury severity data. The field descriptions and definitions changed from the state standard that had been in use for decades. This resulted in a substantial shift in severity levels. Therefore, comparison of the "Suspected Serious Injury", "Suspected Minor Injury" and "Possible Injury" categories will not be consistent for crashes taking place before versus after the adoption of the new standard.

REPORT PARAMETERS:

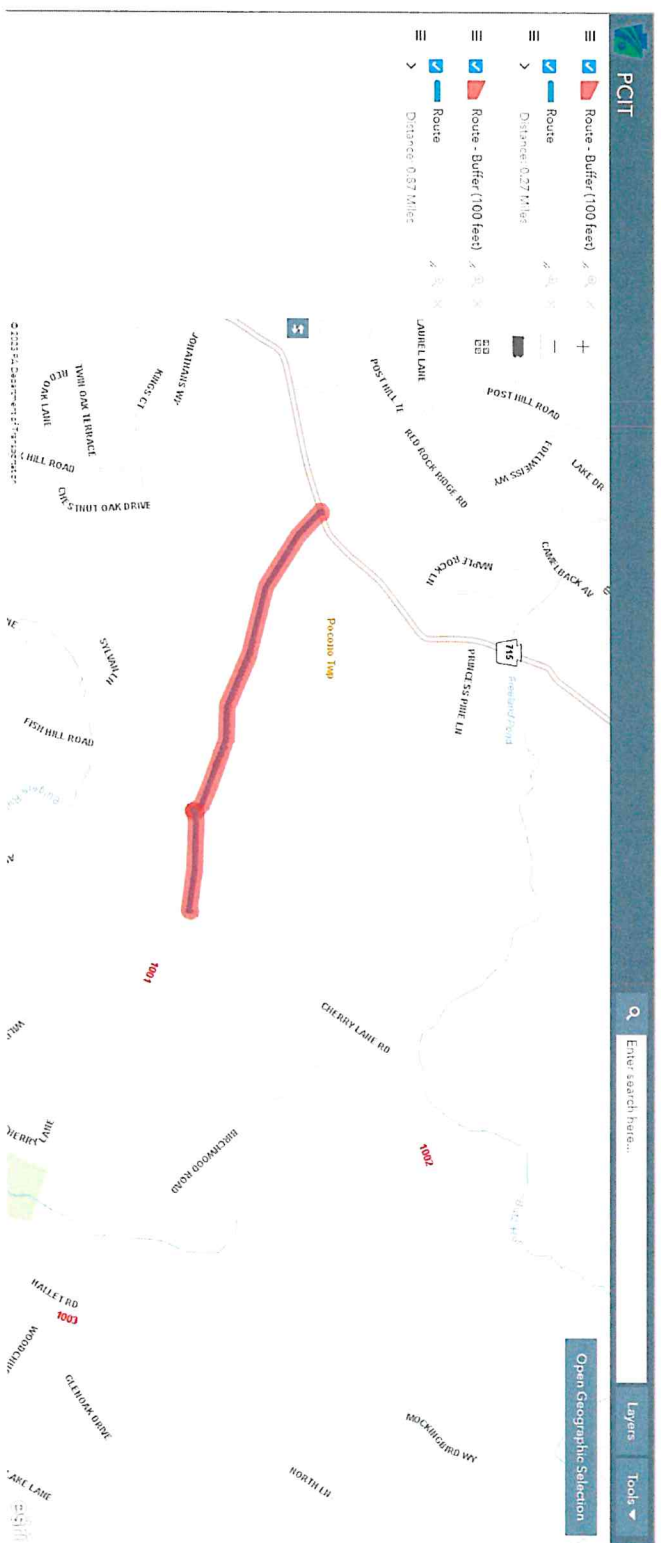
Date Range : 01/01/2020 to 12/31/2025

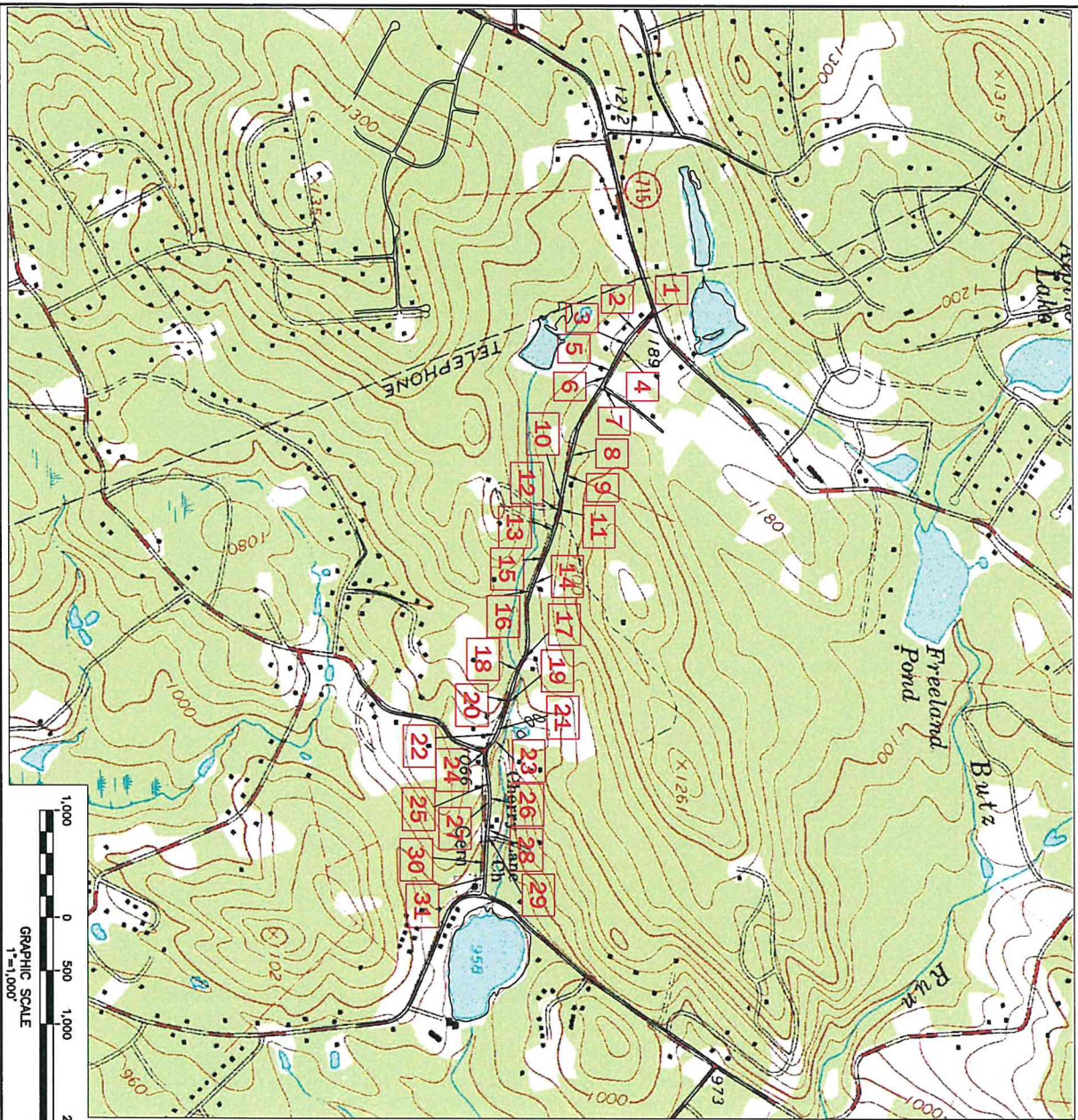
Selected Shapes : Route,Route - Buffer (100 feet),Route,Route - Buffer (100 feet)

Filter Characteristics:

Filter Characteristics Criteria:

This report counts the number of crashes.





- NOTE**
1. USGS TOPO MAP SHOWN HEREIN FOR
 FOR MOUNT POCONO, PA QUADRANGLE.

NO.	DATE	REVISIONS	BY	CHECKED
CHERRY LANE CHURCH ROAD TRAFFIC STUDY FIGURE 1 - LOCATION MAP WITH INTERSECTING DRAINWAYS POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA POCONO TOWNSHIP 112 TOWNSHIP DRIVE TANNERSVILLE, PA 18372				
DATE: 08-08-2024		SHEET: 1 of 1		
DESIGNED BY: [Name]		CHECKED BY: [Name]		
DRAWN BY: [Name]		SCALE: 1"=1,000'		
PROJECT NO.: POC0000162		DATE: 08-08-2024		

**TOWNSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2026 -30

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
POCONO, MONROE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP FEE
SCHEDULE WITH RESPECT TO THE ANNUAL LICENSING FEE FOR TRANSIENT
DWELLING UNITS**

WHEREAS, the Township of Pocono, Monroe County, Pennsylvania (the “Township”), has adopted regulations governing the use and licensing of Transient Dwelling Units within the Township; and

WHEREAS, the Board of Commissioners of the Township has previously established fees applicable to the licensing and renewal of Transient Dwelling Units, including by Resolution No. 2025-29; and

WHEREAS, the Board of Commissioners has determined that it is appropriate to amend the Township’s fee schedule with respect to the annual licensing fee applicable to Transient Dwelling Units; and

WHEREAS, at its public meeting held on October 5, 2026, the Board of Commissioners approved a motion to reduce the annual Transient Dwelling Unit licensing fee to One Thousand Five Hundred Dollars (\$1,500.00) per year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

SECTION 1. All “WHEREAS” clauses are hereby incorporated by reference.

SECTION 2. Amendment of TDU Licensing Fee. The Township Fee Schedule is hereby amended to establish the annual licensing fee for each Transient Dwelling Unit (“TDU”) at One Thousand Five Hundred Dollars (\$1,500.00) per year.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the _____ day of _____, 2026.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Patrick Briegel
Title: Interim Township Co-Manager

By: _____
Print Name: Ellen Gndt
Title: President





Outlook

LDP 1369-Cranberry Creek

From Jerrod Belvin <jbelvin@empirepromgmt.com>

Date Thu 10/1/2026 9:19 AM

To Krisann MacDougall <kmacdougall@poconopa.gov>

Good Morning Krisann,

We would like to formally request a one-year extension for the Cranberry Creek project Land Development Plan: 1369. Please let us know which Board of Commissioners meeting would be appropriate for us to attend to present our request. I would assume the October 19th meeting would be suitable, and that date would work well for us.

Hope that you are doing great, and I look forward to hearing from you.

Warmest Regards,

Jerrod D. Belvin

CEO | Empire Development & Grange Valley Affiliated Companies

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026 - 31

**A RESOLUTION GRANTING CONDITIONAL APPROVAL
OF CRANBERRY CREEK APARTMENTS PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN**

WHEREAS, the Applicant, Amire, LLC, submitted a plan application titled “Cranberry Creek Apartments Preliminary/Final Land Development Plans” (the “Plan”). The Applicant proposes to construct an apartment complex with 150 apartment units, and a 126-seat restaurant. The property is located in the C Commercial Zoning District and is known as Monroe County Tax ID No. 12.9.1.36; and

WHEREAS, on November 03, 2025, the Pocono Township Board of Commissioners enacted Resolution No. 2025-38 which granted conditional preliminary/final plan approval of the Plan; and

WHEREAS, Resolution No. 2025-38 required that the applicant meet all conditions of the preliminary/final plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and if such conditions were not met, the Conditional Preliminary/Final Plan approval would be considered void; and

WHEREAS, the applicant was unable to satisfy the conditions of plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and is requesting that the Board of Commissioners grant an extension of time to comply with the requirements of Resolution No. 2025-38.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the applicant, Amire, LLC, shall have a period of _____ (____) months from the date of this Resolution to satisfy the conditions plan approval and record the Plan as set forth in Resolution No. 2025-38. In the event the conditions are not met during this time period, the Conditional Preliminary/Final Plan approval shall be null and void.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the _____ day of _____, 2026.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Patrick Briegel
Title: Interim Township Co-Manager

By: _____
Print Name: Ellen Gnandt
Title: President





HanoverEngineering

3355 Route 611 • Suite 1 • Bartonsville, PA 18321-7822
Phone: 570.688.9550 • Fax: 570.688.9768 • HanoverEng.com

September 29, 2026

Via Email: pbriegel@poconopa.gov and
kmacdougall@poconopa.gov

Board of Commissioners
Pocono Township
112 Township Drive
Tannersville, PA 18372

RE: Grossi Major Subdivision
Preliminary Major Subdivision Plan
Pocono Township, Monroe County
Hanover Project PA-1183

Dear Board Members:

On behalf of our clients, John Grossi, Nicholas Palermo and Pocono Max Properties, Inc., we would like to request a time extension to address the conditions of approval for the above referenced project. Additional time is required to address outside agency comments for PennDOT and DEP permit applications.

We would like to request a time extension for an additional 365 days. If additional time is required, we will request a further extension at that time.

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

HANOVER ENGINEERING

Salvatore J. Caiazzo, PE
Project Engineer

sjc:ebr

S:\Projects\Private_PA\01100-01199\PA-1183 Grossi Major Subdivision\Docs\2026-09-29 Pocono Twp-Time Extension.docx

Enclosure(s)

cc: John Grossi (via email: igros8@aol.com)
Nicholas Palermo (via email: vindem_2002@yahoo.com)

**TOWNSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2026 -32

**A RESOLUTION GRANTING AN EXTENSION OF TIME TO SATISFY
CONDITIONS OF THE PLAN APPROVAL OF THE GROSSI MAJOR
SUBDIVISION PLAN**

WHEREAS, the applicants, John Grossi, Nicholas Palermo and Pocono Max Properties, Inc., submitted a major subdivision plan application titled “Grossi Preliminary/Final Major Subdivision Plan” (the “Plan”).

WHEREAS, on November 6, 2023, the Pocono Township Board of Commissioners enacted Resolution No. 2023-30 which granted conditional preliminary/final plan approval of the Plan; and

WHEREAS, Resolution No. 2023-30 required that the applicant meet all conditions of the preliminary/final plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and if such conditions were not met, the Conditional Preliminary/Final Plan approval would be considered void; and

WHEREAS, the applicant was unable to satisfy the conditions of plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and is requesting that the Board of Commissioners grant an extension of time to comply with the requirements of Resolution No. 2023-30; and

WHEREAS, by Resolution No. 2024-28, the Board of Commissioners granted the applicant an extension of twelve (12) months to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2023-30; and

WHEREAS, by Resolution No. 2025-39, the Board of Commissioners granted the applicant an extension of twelve (12) months to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2023-30.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the applicants, John Grossi, Nicholas Palermo and Pocono Max Properties, Inc. shall have a period of _____ (____) months from the date of this Resolution to satisfy the conditions plan approval and record the Plan as set forth in Resolution No. 2023-30. In the event the conditions are not met during this time period, the Conditional Preliminary/Final Plan approval shall be null and void.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the _____ day of _____, 2026.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Patrick Briegel
Title: Interim Township Co-Manager

By: _____
Print Name: Ellen Gndt
Title: President





Bue-Morris Associates, Inc.
CIVIL ENGINEERS AND PLANNERS

275 South Sterling Road • P.O. Box 201 • Newfoundland, PA 18445-0201 • T: (570) 676-5473 • F: (570) 676-5473 • www.buemorris.com

October 5, 2026

Pocono Township Board of Commissioners
P.O. Box 197
Tannersville, PA 18372

REFERENCE: Running Lane Proposed Hotel Land Development Plan

Gentlemen:

I am writing to you at this time to waive the specific requirement set forth in the Pocono Township Subdivision and Land Development Ordinance requiring a decision by you within ninety (90) days from the date of the plan submission receipt date.

Please do not take our plan off the agenda. We agree to waive the requirement that the Board of Supervisors render a decision on our plan within the time specified in the Ordinance.

REASON FOR EXTENSION:

We are awaiting the formal Agreements for the Land Development Plan and have met all the other requirements. The Township Engineer has stated in the letter dated 3-34-26 that all engineering related comments have been satisfied.

ADDITIONAL TIME REQUESTED:

We would like to extend time limit for 9 months until the June 5 of 2027. Please inform me to the next deadline date for the project.

Thank you for your kind cooperation.

Very Truly Yours,

Sarah J. Bue-Morris, P.E.

cc: Silvio Vitiello, Applicant
Melissa Prugar, P.E., Boucher & James, Inc.
Patrick Briegel, Pocono Township
Krisann MacDogall, Pocono Township
Lisa Pereira, Township Solicitor
Chuck Niclaus, Islett & Associates

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026 - 33

**A RESOLUTION GRANTING AN EXTENSION OF TIME TO COMPLETE
THE CONDITIONS OF APPROVAL
OF THE RUNNING LANE, LLC PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN**

WHEREAS, the applicant, Running Lane, LLC, submitted a preliminary/final land development plan (the "Plan"). The applicant proposes a land development on property located along State Route 0611, approximately 0.7 miles south of the intersection with Lower Swiftwater Road (SR 0314). The existing property (Tract 1) is located within the C Commercial Zoning District and consists of the Pocono Brewing Company with associated parking, stormwater management and on-lot water and sewer services. The existing property is split by SR 0611 and has a total gross area of 5.47 acres, with 0.507 acres located on the eastern side of SR 0611. The proposed land development will occur on Tract 1 and will consist of a 4-story, 90 room hotel with a pool; and

WHEREAS, on April 6, 2020, the Pocono Township Board of Commissioners enacted Resolution No. 2020-08 which granted conditional preliminary/final plan approval of the Plan; and

WHEREAS, Resolution No. 2020-08 required that the applicant meet all conditions of the plan approval and record the Plan within twelve (12) months of the Conditional Plan approval, and if such conditions were not met, the Conditional Plan approval would be considered void; and

WHEREAS, the applicant was unable to satisfy the conditions of plan approval and record the Plan within twelve (12) months of the Conditional Plan approval, and is requesting that the Board of Commissioners grant an extension of time to comply with the requirements of Resolution No. 2020-08; and

WHEREAS, by Resolution No. 2022-05, the Board of Commissioners granted the applicant an extension of twelve (12) months to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2020-08; and

WHEREAS, by Resolution No. 2023-05, the Board of Commissioners granted the applicant an extension of three (3) months to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2020-08; and

WHEREAS, by Resolution No. 2023-09, the Board of Commissioners granted the applicant an extension of nine (9) months to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2020-08; and

WHEREAS, by Resolution No. 2024-05, the Board of Commissioners granted the applicant an extension of twelve (12) months to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2020-08; and

WHEREAS, by Resolution No. 2025-44, the Board of Commissioners granted the applicant an extension of twelve (12) months to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2020-08.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the applicant, Running Lane, LLC, shall have a period of _____ (____) months from the date of this Resolution to satisfy the conditions plan approval and record the Plan as set forth in Resolution No. 2020-08. In the event the conditions are not met during this time period, the Conditional Preliminary/Final Plan approval shall be null and void.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the _____ day of _____, 2026.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Patrick Briegel
Title: Interim Township Co-Manager

By: _____
Print Name: Ellen Gndt
Title: President



Revised plans for Mountain Edge Village

From Deanna Schmoyer <dls@d-engineering.com>

Date Fri 9/18/2026 11:13 AM

To Lisapereira@broughal-devito.com <Lisapereira@broughal-devito.com>; amontgomery@tandmassociates.com <amontgomery@tandmassociates.com>; Krisann MacDougall <kmacdougall@poconopa.gov>

Cc raintreemgt@gmail.com <raintreemgt@gmail.com>

 1 attachment (8 MB)

final plan set - 2026.9-REDUCED FILE.pdf;

Attached are the revised Land Development plans for final approval.... I added a new revision date on the cover sheet. The only changes are the removal of the additional tax id/deed book number and changing the owner/applicant to the Mountain Edge Village Community Association.

If this is okay, I can finalize the plans and print them for signatures.

Thanks.

Also – all future correspondence should come to this new email address. My other email was compromised.

Deanna Schmoyer, P.E.
D&D Engineering & General Construction
(570)236-7058

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026-34

**A RESOLUTION AMENDING RESOLUTION NO. 2026-10
TO REVISE THE NAME OF THE DEVELOPER/OWNER AND THE
IDENTIFICATION OF THE SUBJECT PARCEL**

WHEREAS, the Board of Commissioners of Pocono Township previously adopted Resolution No. 2026-10 (the "Prior Resolution") approving a plan application titled "Land Development Plan for Mountain Edge Village Community Townhouse Units 57A-H"; and

WHEREAS, the Board of Commissioners desires to amend the Prior Resolution to confirm the developer/owner as Mountain Edge Village Property Owner's Association and to properly identify the subject property as Parcel No. 12.10B.2.1; and

WHEREAS, except as expressly amended by this Resolution, all other provisions of the Prior Resolution shall remain unchanged and in full force and effect.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, as follows:

SECTION 1. Amendment of Developer/Owner

The Prior Resolution is hereby amended so that all references therein to "Percudani House III, LP" as the developer and/or owner, as applicable, shall be deleted and replaced with: "Mountain Edge Village Property Owner's Association."

SECTION 2. Amendment of Parcel Number

The Prior Resolution is further amended so that the parcel number identifying the property that is the subject of the Prior Resolution shall be deleted and replaced with Parcel No. 12.10B.2.1.

SECTION 3. Ratification

Except as expressly amended by this Resolution, all provisions, findings, approvals, conditions, and requirements contained in the Prior Resolution are hereby ratified and confirmed and shall remain in full force and effect.

SECTION 4. Conflicting Provisions

To the extent that any provision of the Prior Resolution is inconsistent with this Resolution, the provisions of this Resolution shall control.

SECTION 5. Effective Date

This Resolution shall become effective immediately upon its adoption.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the _____ day of _____, 2026.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Patrick Briegel
Title: Interim Township Co-Manager

By: _____
Print Name: Ellen Gndt
Title: President





HanoverEngineering

3355 Route 611 • Suite 1 • Bartonsville, PA 18321-7822
Phone: 570.688.9550 • Fax: 570.688.9768 • HanoverEng.com

October 8, 2026

Via Email: pbriegel@poconopa.gov and
kmacdougall@poconopa.gov

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

RE: Trap Enterprises, LLC
Trap Enterprises Rt 611 Project – Revised Land
Development Plan
Pocono Township, Monroe County
Hanover Project PA-1277
Pocono Township LDP #1449

Dear Board Members:

On behalf of our client, Trap Enterprises, LLC., we would like to request a time extension to the Conditional Final approval for the above-mentioned project to address the outstanding conditions as described in Township of Pocono, Monroe County, Pennsylvania Resolution No. 2025-41, dated November 17, 2025 for the plan entitled “Trap Enterprises Rt 611 Project – Revised Land Development Plan” and as referenced in Resolution No. 2025-41 as “Trapasso Hotel.” Additional time is required to obtain outside agency approvals associated with the project.

We would like to request a time extension of the Conditional Final Approval for an additional 365 days from the current expiration date of November 17, 2026 to obtain the outstanding outside agency permits and approvals.

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

HANOVER ENGINEERING

Salvatore J. Caiazzo, PE
Project Engineer

sjc:ebr

S:\Projects\Private_PA\01200-01299\PA-1277 Lot 1 Hotel and Retail LDP\Docs\2026-10-08 Pocono Twp-Time ExtReq.docx

cc: Vincent Trapasso (via email: vint@desakirestaurant.com)
Amy Montgomery, PE, T&M Assoc., (via e-mail AMontgomery@tandmassociates.com)
Lisa Pereira, Esq., (via e-mail lisapereira@broughal-devito.com)
Brian Winot (via e-mail bwinot@nesitecontractors.com)
William Cramer, Esq., (via e-mail wbcramer@csmlslawyer.com)

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026-35

**A RESOLUTION GRANTING CONDITIONAL FINAL APPROVAL OF THE
ROUTE 0611 HOTEL PROJECT
REVISED FINAL LAND DEVELOPMENT PLAN**

WHEREAS, Trap Enterprises, LLC, predecessor-in-interest to Trapasso and Winot Enterprises, LLC, the applicant, obtained conditional approval of a preliminary/final land development plan application for a plan titled "Trapasso Hotel" (the "Plan"), as evidenced by Resolution No. 2022-10; and

WHEREAS, the Plan was revised to include a 2-story retail building having a total area of 7,200 s.f. and a 110-room hotel (the "Revised Plan"); and

WHEREAS, on November 17, 2025, the Pocono Township Board of Commissioners enacted Resolution No. 2025-41 which granted conditional preliminary/final plan approval of the Plan; and

WHEREAS, Resolution No. 2025-41 required that the applicant meet all conditions of the preliminary/final plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and if such conditions were not met, the Conditional Preliminary/Final Plan approval would be considered void; and

WHEREAS, the applicant was unable to satisfy the conditions of plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and is requesting that the Board of Commissioners grant an extension of time to comply with the requirements of Resolution No. 2025-41.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the applicant, Trapasso and Winot Enterprises, LLC, shall have a period of _____ (____) months from the date of this Resolution to satisfy the conditions plan approval and record the Plan as set forth in Resolution No. 2025-41. In the event the conditions are not met during this time period, the Conditional Preliminary/Final Plan approval shall be null and void.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the _____ day of _____, 2026.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Patrick Briegel
Title: Interim Township Co-Manager

By: _____
Print Name: Ellen Gnandt
Title: President



RESOLUTION NO. 2026-36

POCONO TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF POCONO TOWNSHIP AUTHORIZING AN APPLICATION TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION MULTIMODAL TRANSPORTATION FUND FOR THE STADDEN ROAD BRIDGE REPLACEMENT PROJECT

WHEREAS, Pocono Township, Monroe County, Pennsylvania, owns and maintains the Stadden Road Bridge over Pocono Creek in the Tannersville area of the Township; and

WHEREAS, Stadden Road provides an important local transportation connection between the State Route 611 corridor in Pocono Township and the State Route 715 corridor toward neighboring Jackson Township; and

WHEREAS, the existing Stadden Road Bridge was constructed in 1935 and has documented structural, hydraulic, geometric, and safety deficiencies, including recurring scour, undermining, flooding, deterioration, and a narrow roadway configuration; and

WHEREAS, the bridge has been identified as having a **Priority Code 1 High-Priority Maintenance Item**, and replacement of the existing structure is necessary to provide a safer, more reliable, and more resilient transportation connection; and

WHEREAS, Pocono Township proposes to complete the **Stadden Road Bridge Replacement Project**, including demolition of the existing bridge and abutments; construction of a new bridge structure, abutments, footings, and wingwalls; streambank stabilization and channel protection; roadway approach improvements; guiderail; utility relocation; pavement markings and signage; erosion and sedimentation controls; traffic control; right-of-way and/or easement acquisition; engineering; inspection; and related project-development and closeout activities; and

WHEREAS, the replacement bridge is anticipated to provide two standard 12-foot travel lanes with 2-foot shoulders and will be designed in accordance with applicable PennDOT and AASHTO criteria; and

WHEREAS, the current Preliminary Engineer's Opinion of Probable Costs establishes a total estimated project cost of **Two Million Nine Hundred Twenty-One Thousand Three Hundred Ninety Dollars (\$2,921,390)**; and

WHEREAS, Pocono Township desires to request **Two Million Two Hundred Thousand Dollars (\$2,200,000)** from the Pennsylvania Department of Transportation Multimodal Transportation Fund to assist with the project; and

WHEREAS, Pocono Township proposes to provide **Seven Hundred Twenty-One Thousand Three Hundred Ninety Dollars (\$721,390)** in eligible local funds toward the project, representing approximately **32.79 percent of the requested PennDOT MTF award**; and

WHEREAS, the Board of Commissioners finds that the Stadden Road Bridge Replacement Project will advance public safety, transportation reliability, emergency access, local and regional mobility, and continued access to residences, businesses, employment, public services, and the Route 611 commercial corridor.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, as follows:

Section 1. Application Authorized.

The Board of Commissioners hereby authorizes Pocono Township to submit an application to the Pennsylvania Department of Transportation under the Multimodal Transportation Fund for the **Stadden Road Bridge Replacement Project** in the amount of **\$2,200,000**.

Section 2. Local Funding Commitment.

The Board hereby commits up to **\$721,390 in eligible Pocono Township funds** toward the project, subject to final project costs, grant award conditions, and applicable PennDOT requirements.

Section 3. Project Cost.

The total estimated project cost is presently **\$2,921,390**, based upon the Preliminary Engineer's Opinion of Probable Costs dated July 28, 2026. The Township acknowledges that it will be responsible for any project costs exceeding awarded grant funds and other committed project funding.

Section 4. Authorized Official.

The Board hereby authorizes Patrick Briegel, Acting Township Manager, and Ellen Gnandt, President, Board of Commissioners, to execute and submit the PennDOT Multimodal Transportation Fund application and to execute such certifications, assurances, funding commitments, agreements, reimbursement documents, amendments, and other instruments as may be necessary to obtain and administer the grant.

Section 5. Compliance.

Pocono Township agrees to comply with all applicable PennDOT Multimodal Transportation Fund requirements, including applicable procurement, consultant selection, bidding, contracting, environmental, right-of-way, inspection, reimbursement, recordkeeping, reporting, and project-delivery requirements.

Section 6. Funding Availability.

The Board acknowledges that the Township's local contribution must be derived from sources eligible under the PennDOT Multimodal Transportation Fund program and authorizes Township officials to identify and document the eligible municipal funding source or sources necessary to satisfy the local match requirement.

Section 7. Further Actions.

The appropriate officers, employees, engineers, solicitors, consultants, and representatives of Pocono Township are authorized to take such additional actions and prepare such documents as may be necessary or appropriate to carry out the purposes of this Resolution.

Section 8. Effective Date.

This Resolution shall become effective immediately upon adoption.

DULY ADOPTED

Adopted this _____ day of _____, 2026, by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania.

ATTEST:

Patrick Briegel,
Acting Township Manager

**POCONO TOWNSHIP
BOARD OF COMMISSIONERS**

By:

Ellen Gndt, President

Certification:

I, **Patrick Briegel, Acting Township Manager** of Pocono Township, Monroe County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Pocono Township Board of Commissioners at a public meeting held on _____, 2026, at which a quorum was present and voting, and that said Resolution remains in full force and effect.

Patrick Briegel,
Acting Township Manager

Date: _____

**Pocono Township Board of Commissioners
Regular Meeting Minutes
October 5, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on October 5, 2026 and was opened by Chair Ellen Gndt at 6:00 p.m. followed by the Pledge of Allegiance.

Roll Call: Ellen Gndt, present; Natasha Leap, present; Dan McCreary, present; Matt Long, present, Charles Keppler, present.

In Attendance: Leo DeVito-Township Solicitor; Jon Tresslar- Engineer; Patrick Briegel-Public Works Director; James Wagner, Chief of Police; Erica Tomas-Administrative Assistant, Paul Morgan, SFM Consulting.

Announcements

6:03 There was an executive session held prior to this meeting to discuss personnel and possible litigation matters.

Public Comment

None

Presentations

- 6:04 Presentation by Brad Harrison, Emergency Management Coordinator on the EOP with discussion among the board.
- 6:14 Matt Long made a motion, seconded by Dan McCreary, to approve the Emergency Operations Plan (EOP) for Pocono Township. All in favor. Motion carried.
- 6:15 Chris Brown, Esquire – Ertle Wawa – LOC discussion. 6:24 Dan McCreary made a motion, seconded by Matt Long, to grant a 60-day extension as a final extension to the wawa project to meet the conditions for recording. Discussion was had among the board and public. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, nay. Motion carried.

Resolutions

- 6:27 Ellen Gndt made a motion, seconded by Matt Long, to ratify Resolution 2026-29 for the Police LSA Grant. All in favor. Motion carried.

Consent Agenda

- 6:28 Ellen Gndt made a motion, seconded by Charles Keppler, to approve a consent agenda of the following items: Old business consisting of the minutes of the September 21, 2026 regular meeting of the Board of Commissioners. Financial transactions through October 5, 2026 as presented, including ratification of expenditures in the amount of \$869,263.65 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

NEW BUSINESS

- 6:28:22 Ellen Gndt made a motion, seconded by Matt Long, to approve to advertise for bids on the Police Wing of the Township Municipal Building. All in favor. Motion carried.
- 6:31 Ellen Gndt made a motion, seconded by Charles Keppler, to award the bid for Bartonsville Ave. & Stadden Road Sewer Extension Project to the lowest responsible bidder. Joao, and Bradley Construction Company for \$1,595,002.00 as recommended by T&M. Discussion took place among the public, engineer, and board. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Matt Long, aye; Dan McCreary, nay; Charles Keppler, aye. Motion carried.
- 6:36 Leo DeVito addressed the board to inform them of the particulars regarding the TDU yearly Licensing Fee and a possible Credit regarding the 2026 fee. Ellen Gndt made a motion, seconded by Dan McCreary, to reduce the TDU yearly licensing fee to \$1,500/yr. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, nay. Motion carried.

- 6:43 Ellen Gndt made a motion, seconded by Dan McCreary, to discuss and possibly credit the 2026 licenses in the amount of \$1000/per license for the 2027 period. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, nay. Motion carried.
- 6:45 Charles Keppler made a motion, seconded by Ellen Gndt, to approve the purchase of a 12x24 A frame shed based on the lowest quote from Kramer Shed's in the amount of \$9,200.00. Discussion took place among the board and public. All in favor. Motion carried.
- 6:48 Matt long made a motion, seconded by Ellen Gndt, for discussion, to approve an extension of time on the Grossi Major Subdivision to complete the conditions of approval. Discussion took place among the board, zoning, and engineer. 6:50 Matt Long made a motion, seconded by Ellen Gndt, to postpone the matter until a representative can be present to answer the board's questions. All in favor. Motion carried.
- 6:56 Ellen Gndt made a motion, seconded by Dan McCreary, to approve the renewal of the Signal Service, Inc Traffic Signal Maintenance Contract for two years at a cost of \$4,675/yr. All in favor. Motion carried.
- 7:00 Ellen Gndt made a motion, seconded by Dan McCreary, to extend the review period for 6 months on LDP 1458 Strand Lot Line Adjustment as the township is the applicant. All in favor. Motion carried.
- 7:02 Charles Keppler made a motion, seconded by Ellen Gndt to amend the agenda to include a motion to sign a letter of support for the Iron Horse Society non-profit for Steam town. All in favor. Motion carried.
- 7:03 Charles Keppler made a motion, seconded by Dan McCreary, to approve the endorsement of the letter of support for the Iron Horse Society for Steam town Fundraiser. Discussion was had among the public and board. All in favor. Motion carried

Commissioner Comments

Dan McCreary – Commissioner – 7:06 Thanked Chief Wagner for the ride along and tour of the police department.

Charles Keppler – Commissioner – 7:07 Announced that the Bookmobile is coming to TLC Park starting October 8th from 2:30 to 3:00 on an ongoing basis every other Thursday.

Reports

Manager Report

Public Works – Patrick Briegel – 7:08 The Parks will close on November 2nd for the season. With regard to the website, the office staff is working to update important information. Roads have been being restriped throughout the township over the past week. TLC Park Pedestrian bridge was set and work is being finalized with paving scheduled for tomorrow. DPW have also been paving roads throughout the township and at Mountain View Park. Scheduling of workshops for the budget should be forthcoming.

Police – James Wagner, Chief – 7:12 September police report will be presented at the next BOC meeting.

Zoning Report-SFM Consulting – 7:13 - Paul Morgan – 24 permits issued, 10 for zoning, 11 building, 8 certificate of occupancies, one driveway, one TDU and one Well. An enforcement action went out regarding the fireworks that were previously discussed at the prior meeting. Two prior violations have been closed. The zoning hearing board granted the variance waivers for 1320 Golden Slipper Road regarding LVHN's Sign for Route 80 and also along 611. The 131 Maloney Lane, cell tower extension off of Cherry Lane has been continued to the 27th of October at 5 p.m. Discussion took place among the board and zoning officer regarding the fireworks matter and Pocono Manor dangerous structure matter. 7:25 Don Snyder, resident of Pocono Manor, stated that the asbestos was removed around 2000 in all buildings. He also expressed his concern as to the BOC getting involved in the matters within the Pocono Manor community. 7:31 Moses Leda Bihu enquired about hunting on township property to which he was informed that it is not allowed.

Township Engineer Report- Jon Tresslar – 7:36 – touched on the TLC Park bridge construction and contractors along with how intricate a job it was and how well it turned out. Pat Briegel thanked Jon for making himself available throughout the process to ensure the project's success.

Documents were recently received from the owner of Archer Lane regarding a solution for the stormwater runoff. Details are still missing and a comment letter has been sent.

Township Solicitor Report-Leo V. DeVito. – 7:37 - The decision and indemnification/ hold harmless agreement for the Richards Well Waiver are ready for signature. Once signed they will be recorded.

Adjournment –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting at 7:38 p.m. and return to executive session for further discussion on personnel and litigation matters. All in favor. Motion carried.

DRAFT

POCONO TOWNSHIP

Monday October 19, 2026

SUMMARY

Ratify

General Fund	\$	327.21
Payroll	\$	168,856.66
Sewer Operating	\$	134.10

Bill List

TOTAL General Fund	\$	201,809.98
TOTAL Sewer OPERATING Fund	\$	221,403.87
TOTAL Sewer CONSTRUCTION Fund	\$	38,018.77
TOTAL Capital Reserve Fund	\$	197,337.45
TOTAL EXPENDITURES	\$	827,888.04

Fire Tax Disbursement	\$	-
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Budget Adjustments

General Fund	\$	198,944.37
Total Budget Adjustments	\$	198,944.37

*FULL LIST UPON REQUEST AT TOWNSHIP OFFICE

POCONO TOWNSHIP PLAN STATUS
10/19/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE S-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. <u>Preliminary</u> Approval 2/28/22	Cond. <u>Preliminary</u> Approval 3/7/22					
1388		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Dev't	Preliminary	7/2/2025	Approval Rec. 6/9/25	Cond. <u>Preliminary</u> Approval 7/7/25					
PRD TENTATIVE PLAN APPROVAL													
1388	POCO-R0690	2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 3/8/27		12/8/2026		6 Mo. Ext. granted 9/8/26
1313		1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Rev.Prelim/ Final	11/11/2025	Recommended for Approval 12/8/25	Approved 12/15/25	12/15/2026	6/15/2026	9/15/2026		9 Mo. Ext. requested 10/5/26
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Dev't/Lot Consolidation	Prelim/Final	9/16/2025	Recommended for Approval 6/9/25	Approved 9/15/25	6/15/2027	12/15/2026	3/15/2027		9 Mo. Ext. granted 9/8/26
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Dev't	Prelim/Final	3/9/2026	Approval Rec. 10/14/25	Approved 11/3/25	11/3/2026	5/3/2026	8/3/2026		1 Yr. Ext. requested 10/5/26
1388	POCO-R0690	2130154R	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025	N/A	12/15/2025	12/15/2026	6/15/2026	9/15/2026		
1388	POCO-R0690	2130154R	Phase 3 - The Ridge PRD (5/4/26)	PRD	Final	6/11/2026	N/A	6/13/2026	6/13/2027	12/13/2026	3/13/2027		
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				
1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	Approval Extended to 11/3/2027	5/3/2027	8/3/2027		365 Day Extension granted 10/5/26
4442	POCO-R0629	2330299R	GWL Employee Housing (4/10/23)	Land Dev't	Final	8/4/2023	Conditional Approval 7/10/23	Conditional Approval 8/24/23	8/24/2024	9/24/2024	5/24/2024		Project not moving forward per owner
1415	POCO-R0629	2230198R	Erle Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/1/2025	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 12/15/26				60 Day Extension Rec'd 10/5/26
1445	POCO-R1180	-	Mtn. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Dev't	Prelim/Final	2/10/2026	Approval Rec. 1/12/26	Approved 2/17/26	2/17/2027	8/17/2026	11/17/2026		
1446	POCO-R1250	-	Members First Federal CU (10/14/25)	Land Dev't	Prelim/Final	4/9/2026	Approval 4/13/26	Approved 4/22/26	4/22/2027	10/22/2026	1/22/2027		
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	11/17/2026	5/17/2026	8/17/2026		365 Day Extension requested 10/8/26

POCONO TOWNSHIP PLAN STATUS
10/19/2026

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1456	POCO-R1430	-	116 Matterhorn Rd. (Lockley) (7/6/26)	Lot Comb.	Final	7/13/2026	N/A	9/8/2026	9/8/2027	3/8/2027	6/8/2027		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000	-	Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					
RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2/22	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Devt	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/26/2024	
1299			Sanofi Quality Control Buildings									2/19/2026	
1314			Sanofi Flu Building									2/19/2026	
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Devt	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017				2/19/2026	
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Devt	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017				2/19/2026	
1364		1930090R	Sanofi B-76 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Devt	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	

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1372	POCO-R0621	2030104R	Camp Lindemere	Land Dev't	Prelim/Final	9/28/2021	Conditional Approval 7/28/21	Conditional Approval 10/18/21				5/16/2024	
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				2/19/2026	
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				2/19/2026	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/2023	
1375	POCO-R0624	2030115R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Dev't	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/16/2023	
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				3/4/2026	Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	4/8/2025	Recommended for approval 4/14/25	Approved 4/21/25				3/4/2026	Phase B
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				3/4/2026	Phase C
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				3/4/2026	Phase D
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	
1383		2130157R	Sanoff Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21				2/19/2026	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/2024	
1390		2130168R	Sanoff Pasteur B83 Cold Storage (11/22/21)	Commercial Land Dev't	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/2023	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville Inn) (8/8/22)	Land Dev't	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/2023	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Dev't	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				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 10/10/23	Conditional Approval 10/18/23				2/12/2025	
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Dev't	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25				5/1/2026	
1404		2230191R	Sanoff Pasteur B87 Line 10 Building (7/25/22)	Land Dev't	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/2023	
1410	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/2023	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/2023	

POCONO TOWNSHIP PLAN STATUS
10/19/2026

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1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/18/23				10/31/2023	
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	
1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/28/2024	Conditional Approval 4/8/2024	Conditional Approval 4/23/24				7/2/2024	
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Devt	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25				8/6/2026	
1425	POCO-R0680	-	Brookdale Spa (11/10/25)	Land Devt	Final	12/4/2025	Recommended for approval 12/8/25	Approved 12/15/25				4/15/2026	
1426	POCO-R0750	-	Simpson Minor Subdivision (519-520 Post Hill Road) (7/8/24)	Minor Sub	Final	1/14/2025	Recommended for approval 2/10/25	Approved 2/18/25				3/31/2025	
1427	POCO-R0760	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24				10/28/2025	
1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Devt	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24				2/19/2026	
1431	POCO-R0810	-	Iroquois Ridge/Back Minor Subdivision (Sullivan Trail) (7/8/24)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24				11/7/2024	
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				11/21/2024	
1433	POCO-R0920	-	Terrery - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/2024	
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				12/17/2025	
1435	POCO-R0960	-	Persoleo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/5/2025	Conditional Approval 6/9/25	Conditional Approval 7/7/25				3/18/2026	
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt	Prelim/Final	7/28/2025	Conditional Approval 5/12/25	Approved 6/2/25				3/4/2026	
1440	POCO-R1100	-	Defazio Lot Joinder - 5120 Laurel Loop (2/3/25)	Lot Comb.	Final	3/19/2025	N/A	Approved 4/7/25				4/9/2025	
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laurel Lake Road (2/3/25)	Lot Comb.	Final	3/18/2025	N/A	Approved 4/7/25				7/22/2025	
1443	POCO-R1160	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	6/25/2025	N/A	Approved 7/7/25				7/22/2025	
1444	POCO-R1150	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	6/12/2025	Conditional Approval 5/12/25	Approved 6/2/25				8/5/2025	
1447	POCO-R1240	-	122 & 144 Paweda Hill (7/14/25)	Minor Sub./ Consolid.	Final	8/13/2025	Approval 7/14/25	Approved 8/18/25				9/9/2025	
1450	POCO-R1320	-	Carl E. Sluiter Easement Relocation (Hillbilly Ac.) (10/6/25)	Rev. to Aprvd Plan	Final	12/16/2025	N/A	Approved 2/2/26				5/18/2026	

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10/19/2026

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1454	POCO-R1410	-	596 Hearthstone Circle (Morro) (3/16/26)	Lof Comb.	Final	4/1/2026	N/A	Approved 4/22/26				5/6/2026	

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DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	unknown date	Recommended Denial 5/24/21	BOC Denied 06/21/21					Appealed
	N/A	2030121R	Zitro & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Denied 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 Denied 10/17/22					
1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	2/23/2024	Recommended Denial 2/9/26	BOC Denied 3/2/26					
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) (2/26/21)	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	9/28/2022							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	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							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					Denial Rec. 9/10/25		Application Withdrawn 10/1/25
1451	POCO-R1340	-	3172 Rte. 715 - Shanti Dayal (11/10/25)	Land Devt	Final	12/3/2025							Application Withdrawn 1/7/26
1453	POCO-R1360	-	ML Villa Resort (406 Cherry Lane Rd.) (11/10/25)	Land Devt	Preliminary	12/8/2025							Application Withdrawn 1/12/26
1457	POCO-R1450	-	BAD Properties Minor Subdiv. (Abeel Circle) (8/10/26)	Minor Sub. Land Devt.	Final	11/8/2026							Application Withdrawn 9/29/26

POCONO TOWNSHIP PLAN STATUS
10/19/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
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 Yuriy Bogutskiy 2812 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					11/25/2024			
1448	POCO-R1280	-	Pocohanne Point Apartments	Land Devt					8/28/2025			
1452	POCO-R1350	-	TL Realty Corp. Learn Road	Land Devt					10/28/2025			
1455	POCO-R1420	-	520 Post Hill Rd. Major Subdivision	Major Sub, Land Devt					6/4/2026			
Final Plans Under Consideration												
Preliminary Plans Under Consideration												
1387	POCO-R1030	2130161R	Alaska Pete's - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/30/2027	12/13/2026	12/20/2026	4/27/2023	8/10/2026		Extension rec'd 9/24/26

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Land Development Waiver Applications Under Consideration												

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10/19/2026

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Pending BOC Decision												
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	11/16/2026	N/A	11/16/2026	3/11/2025		N/A	Extension to 11/16/26 rec'd 5/6/26
1453-A	POCO-R1360	-	Mountain Villa Resort (406 Cherry Lane Road) (4/6/26)	Lot Line Adjust.	Final	1/1/2027	N/A	12/21/2026	4/15/2026		N/A	90 Day Ext. Rec'd 9/10/26
1458	POCS-00035	-	Strand Lot Line Adjustment (Bartonsville Ave.) (7/20/26)	Lot Line Adjust.	Final	10/18/2026	N/A	10/5/2026	N/A		N/A	6 Mo. Ext. received 10/5/26
1459	POCO-R1470	-	1308 Sullivan Trail (Van Fleet) (10/5/26)	Lot Comb.	Final	1/3/2027	N/A	12/21/2026	10/8/2026		N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												