**Pocono Township Board of Commissioners**
**Regular Meeting Minutes**
**October 19, 2026 | 6:00 p.m.**

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

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

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

**Announcements** 6:00:44 – An Executive Session was held prior to the meeting to discuss Personnel and Litigation matters.

**Public Comment**
6:01:21 – Joe Folsom – Resident – questioned the status of the Route 715 & 611 realignment project and when it will get completed.
6:03:33 – Moses Oladugbewo – asked if issues he brought before the board a few weeks prior have been looked into.

**Presentations**
- 6:04:29 – Sal Caiazzo with Hanover Engineering - LDP 1369 Cranberry Creek project Resolution extension request. Sal gave an overview of the project and why they are looking for an extension. The board members each commented on their thoughts regarding extending the project. 6:21 – Dan McCreary made a motion, seconded by Matt Long, to approve Resolution 2026-31 granting an extension of 12mo. of time to LDP 1368 Cranberry Creek apartments in order to satisfy outstanding items for recording. Roll call: Ellen Gnandt, aye; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, nay. Motion carried.

**Hearings**
6:22 - Speed Limit Ordinance Cherry Lane Church Road – All comments on this matter have been recorded by the Court Stenographer – Donna Kenderdine.

- 6:22:02 - Ellen Gnandt made a motion, seconded by Natasha Leap, to open the hearing for Ordinance 2026-11. All in favor. Motion carried.
- 6:24 – Matt Long made a motion, seconded by Ellen Gnandt, to Close the hearing for Ordinance 2026-11. All in favor. Motion carried.
- 6:24:35 Charles Keppler made a motion, seconded by Ellen Gnandt, to approve 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. All in favor. Motion carried.

**Resolutions**
- 6:25:40 – Natasha Leap made a motion, seconded by Ellen Gnandt, to approve Resolution 2026-30 amending the Fee Schedule to include the reduced cost for the TDU Licensing renewal down to $1,500/yr. 6:25:56 – Leo DeVito briefly outlined the amendment to the TDU licensing renewal fee. A lengthy discussion was had among the board. Roll call: Ellen Gnandt, aye; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, nay. Motion carried.
- 6:34:10 – Sal Caiazzo explained the situation to the board, with further discussion among the board, solicitor, and engineers. 6:47 – Ellen Gnandt made a motion, seconded by Natasha Leap, to grant a six-month extension, with communication every three months from the engineer on the project showing the progress for Resolution 2026-32 to satisfy outstanding conditions of plan approval for LDP 1398 Grossi Major Subdivision. Roll call: Ellen Gnandt, aye; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, nay. Motion carried. v
- 6:51 Matt Long made a motion, seconded by Ellen Gnandt, to postpone indefinitely Resolution 2026-33 granting an extension of ___mo./yr. of time to satisfy outstanding conditions of plan

approval for LDP 1360 & 1313 Running Lane. 6:51:24 Jim Pellegrini asked what postponing indefinitely means. Matt Long stated that it would appear on a future agenda for consideration. 6:51:48 All in favor. Motion carried.

- 6:52 – Ellen asked for explanation of the request. The solicitor and Engineer clarified the request. 6:54 - Matt Long made a motion, Seconded by Dan McCreary 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. All in favor. Motion carried.
- 6:55 – Ellen Gnandt made a motion, seconded by Dan McCreary, to postpone Resolution 2026-35 Granting conditional final approval of LDP 1449 Rte. 611 Hotel/Retail project revised final LDP. Until the November 2nd Board of Commissioners meeting. All in favor. Motion carried.
- 6:55:37 – Matt Long made a motion, seconded by Natasha Leap, to approve Resolution 2026-36 Authorizing an application to the PA Dept. of Transportation Multimodal Transportation Fund for the Stadden Road Bridge Replacement Project. 6:55:42 Ellen Gnandt asked for clarification on abstaining from the vote due to living on Stadden Rd. 6:56 Dan McCreary questioned the township's contribution amount. Further discussion took place among the board and Pat Briegel. 6:57 Monica Garrity questioned if the bridge would be closed. Josh Knapp commented on the status of the current road conditions. All in favor. Motion carried.

**Consent Agenda**

- 7:00:21 – Ellen Gnandt made a motion, seconded by Matt Long, to approve a consent agenda of the following items: 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. All in favor. Motion carried.

**NEW BUSINESS**

- 7:01:39 – Charles Keppler made a motion, seconded by Ellen Gnandt to open an informal discussion about directing the Township Solicitor to develop an Ordinance with regard to prohibiting hunting within township owned parks and properties. All in favor. Motion carried. 7:02 Open discussion took place among the board, chief of police & solicitor. 7:20:16 Leo DeVito, Solicitor stated that for clarity moving forward until an ordinance can be put together, if you are a non-hunter and you want to hike during the state hunting seasons, that you are prudent to wear Orange, both on head and chest. And if you are a hunter, you are prudent not to be within 150 yards of an occupied trail. At present the township follows the PA Game Commission rules. 7:23 Charles Keppler made a motion, seconded by Dan McCreary, to authorize the solicitor to draft an amendment to our parks ordinance that prohibits hunting and trapping in our TLC and Mountain View Parks and within a distance from the trails, pursuant to the PA Game Commission's recommendations or mandates regarding Learn Road Park. Discussion continued among the board and public. Roll call: Ellen Gnandt, nay; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, aye. Motion carried.
- 7:31 – Charles Keppler made a motion, seconded by Ellen Gnandt, to postpone the extension motion until the first meeting in November regarding a 12 months extension on the Time period for review regarding the PRD – The Ridge - Phase 1. All in favor. Motion carried.
- 7:31:47 – Charles Keppler made a motion, seconded by Ellen Gnandt for discussion, to approve a cross walk to be painted from the Township Municipal parking lot to the Learn Nature Preserve trailhead across Old Mill Road. Discussion: Natasha Leap asked the Township Engineer if we are legally allowed to add a cross walk without sidewalks. Further discussion took place among the board. 7:38:47 Charles Keppler made a motion, seconded by Ellen Gnandt, to postpone this matter until the next BOC meeting. All in favor. Motion carried.
- 7:43:26 – Ellen Gnandt made a motion, seconded by Charles Keppler, to schedule and approve to advertise for a 2027 Budget Work Session on (Date)11/4 & 11/18 2026 at (Time) 5 p.m. All in favor. Motion carried.
- 7:44 – Ellen Gnandt made a motion, seconded by Natasha Leap, 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. Discussion took place regarding making it permanent. Ellen Gnandt amended her motion, seconded by Charles Keppler, to set the date of October 31st from 6 p.m. until 8 p.m. and have the solicitor draw up a Resolution to make it permanent going forward. All in favor. Motion carried.

- 7:46:15 – Ellen Gnandt made a motion, seconded by Charles Keppler, to authorize the solicitor to advertise for the Manager's Ordinance Hearing. All in favor. Motion carried.
- 7:49:43 – Ellen Gnandt made a motion, seconded by Matt Long, to approve the Commissioner Bylaws for the Township with amendments to section 5B, 4D, & 7B. All in favor. Motion carried.

**Personnel**

**Report of the President**

**Ellen Gnandt**
7:54 – Please advise of status regarding the Trailer on route 715 has more dumping outside and Cobble Creek Chop shop. Zoning updated the board regarding these matters.

**Commissioner Comments**

**Matt Long** – Vice-Chair
7:56 – Thanked the police department again regarding the recent tragedy they are tirelessly investigating. Jim Wagner thanked the board members who reached out with concern.

**Natasha Leap** – Commissioner
7:58 – Suggested that going forward the reports section of the agenda once again list topics for discussion as it was in the past.

**Dan McCreary** –
8:03:58 – Dan expressed his support for Natasha's suggestion.

**Charles Keppler** –
8:05 – Enquired regarding a reporter commenting about a smell on Warner Road. Pat Briegel stated that Core5 had just hydroseeded that area. The conservation district stated that topsoil was spread and may have contributed to the smell.
8:08 Gina Loyak thanked Natasha Leap for bringing the Pocono Manor situation up and voiced her thoughts on agenda items and appropriate topics of discussion.

**Reports**

**Manager Report & Public Works – Patrick Briegel -**
8:10 – Pat Briegel gave a shout out to Erica, the events team, DPW staff and Park staff for the great turnout during the Spooky Walk. Line striping has been completed. The new AED's have been installed at both parks. Paving projects are wrapped up for the year. Last week valve station one pinch valves were replaced as part of routine maintenance along with a transducer. 80 expansion meeting at Northampton Community College 10/20/26.

**Police – James Wagner, Chief –**
8:14:33 - Summarization of September's stats: 1242 calls for service, 28 criminal arrests made, 17 non-criminal, non-traffic criminal arrests summary offenses, 38 traffic accidents were investigated and 618 traffic contacts for the month.

**Zoning Report-SFM Consulting –** Paul Morgan
8:15:26 – 26 permits have been issued for this period. 4 Notices of Violation have been issued, 2 NOV's have been closed. The continuance of ZHB hearing for 131 Maloney Lane is scheduled for October 27th at 5 p.m.

**Township Engineer Report- Amy Montgomery –**
8:18 – Currently working with the solicitor's office regarding open space ordinance revisions to be distributed later this week for discussion at Monday's workshop.

**Township Solicitor Report-Leo V. DeVito**. –

8:18:44 – Currently working with PMI and Attorney Matergia to set up a meeting with some commissioners about the status of their property.

**Adjournment –**Ellen Gnandt made a motion, seconded by Matt Long, to adjourn the meeting at 8:20 p.m. and return to executive session for further discussion on personnel and litigation matters. All in favor. Motion carried.