



POCONO TOWNSHIP COMMISSIONERS
AGENDA

October 5, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/85810956463?pwd=nldEHg3fWhoaYkZhIndQxHOIMbiam6.1>

Meeting ID: 858 1095 6463

Passcode: 680086

Open Meeting

Pledge of Allegiance

Roll Call

Announcements – There was an executive session held prior to this meeting to discuss possible litigation matters.

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

- Kimmel Architecture – Police Wing Layout Update – **(Possible Action Item)**
- Presentation by Brad Harrison, Emergency Management Coordinator on the EOP
- Motion to approve the Emergency Operations Plan (EOP) for Pocono Township **(Possible Action Item)**
- Chris Brown, Esquire – Ertle Wawa – LOC discussion. **(Possible Action Item)**

Hearings

Resolutions

- Motion to ratify Resolution 2026-29 for the Police LSA Grant. **(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 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. Discussion: **(Action Items)**

NEW BUSINESS

- Motion to approve to advertise for bids on the Police Wing of the Township Municipal Building. **(Possible Action Item)**
- Motion to award the bid for Bartonsville Ave. & Stadden Road Sewer Extension Project to the lowest responsible bidder as recommended by T&M. **(Possible Action Item)**
- Motion to reduce the TDU yearly licensing fee to \$1,500/yr **(Possible Action Item)**
- Motion to discuss and possibly credit the 2026 licenses in the amount of \$1000/per license for the 2027 period. **(Possible Action Item)**
- Motion 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. **(Possible Action Item)**
- Motion to approve an extension of time on the Grossi Major Subdivision to complete the conditions of approval. **(Possible Action Item)**
- Motion to approve the renewal of the Signal Service, Inc Traffic Signal Maintenance Contract for two years at a cost of \$4,675/yr. **(Possible Action Item)**
- Motion to extend the review period for 6 months on LDP 1458 Strand Lot Line Adjustment as the township is the applicant. **(Possible Action Item)**

Personnel

Report of the President

Ellen Gnandt

Matt Long – Vice-Chairman

Commissioner Comments

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

**Pocono Township Board of Commissioners
Regular Meeting Minutes
September 21, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on September 21, 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.

Public Comment

6:01 Joe Folsom – Pocono Township Fire Department Carnival is coming back on October 8 thru the 11th and then again the 16th thru the 18th. The kitchen will be open and there will be rides.

6:02 Ellen Gndt announced that she would like to open the agenda to make a motion to amend the agenda to include a motion to sign a support letter to DCED regarding a Police LSA grant. Ellen Gndt made a motion, seconded by Natasha Leap, to amend the agenda. All in favor. Motion carried.

6:02 Cindy Gregor – Commented on the upcoming zoning hearing regarding the cell tower extension.

6:04 Paul Morgan, Zoning officer, addressed the concerns.

6:06 Dawn Eilber – Expressed her concern regarding Fireworks issues from the superfund site for over 4 hours. Paul Morgan, zoning officer stated that they were not issued a permit and the matter will be looked into.

Presentations

- 6:11 Swearing-in Ceremony for Officer Michael Sabastenelli

Resolutions

- 6:16 Ellen Gndt made a motion, seconded by Natasha Leap, to adopt Resolution 2026-28 for the Township to Apply to PennVest for financing the construction of various sewer projects within the Township. Discussion was had among the board, township engineer and public works director. All in favor. Motion carried.

Consent Agenda

- Ellen Gndt made a motion, seconded by Matt Long, to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the September 8, 2026 regular meeting of the Board of Commissioners.
 - Financial transactions through September 21, 2026 as presented, including ratification of expenditures in the amount of \$630,154.23 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

NEW BUSINESS

- Matt Long made a motion, seconded by Natasha Leap, to waive the Pavillion Fee's for Clear Run Intermediate School (non-profit) All in favor. Motion carried.
- Charles Keppler made a motion, seconded by Dan McCreary, to direct the solicitor to advertise a hearing to adopt an Ordinance setting Cherry Lane Church Road speed limit as 35 mph per the Township Engineer's study. All in favor. Motion carried.
- 6:23 Natasha Leap made a motion, seconded by Dan McCreary, to approve Release No.1 for Camp Lindenmere Sports Arts Center LLC Dining Hall Expansion and release/return the LOC to Dime Bank. All in favor. Motion carried.
- 6:24 Natasha Leap made a motion, seconded by Charles Keppler, to accept the Quote from Cooper HVAC to replace of two heat pumps for the township municipal offices at a price of \$20,700 that were budgeted. (Lowest quote out of three) All in favor. Motion carried.
- 6:25 Charles Keppler made a motion, seconded by Ellen Gndt, to approve two (2) donated AED devices from the Aliver Foundation, with secured, climate-controlled enclosures at MVP &

TLC parks, to be installed at the township's expense and authorization to sign the agreement with the 911 center and Aliver. Discussion was had among the board and Acting Manager along with the public. All in favor. Motion carried.

- 6:29 Natasha Leap made a motion, seconded by Matt Long, to apply (via Letter of Responsibility) to PennVest for financing to complete various sewer projects within the Township currently estimated at \$6,232,893.38. Discussion took place among the board. All in favor. Motion carried.
- 6:30 Natasha Leap made a motion, seconded by Ellen Gndt, to approve the budgeted purchase of a new Rogers 21-ton tag trailer from a Costars vendor in the amount of \$37,500. Discussion took place among the board and Public Works Director. All in favor. Motion carried.
- 6:31 Ellen Gndt made a motion, seconded by Natasha Leap, to sign and issue a support letter to DCED regarding the Police LSA Grant. All in favor. Motion carried.

Commissioner Comments

Ellen Gndt – President

Matt Long – Vice-Chairman – 6:33 Asked if the Budget draft is ready to share. Pat Briegel stated that they will have a draft to the BOC by the end of September. He also asked for an update on the TLC bridge delivery. Jon Tresslar stated it is on track.

Commissioner Comments

Natasha Leap – Commissioner – 6:35 Announced that the kitchen will be cash only at the Fire Company carnival.

Charles Keppler – Commissioner – 6:34 Thanked Great Wolf Lodge for their support regarding the Fire Company.

Reports

Manager Report – 6:36 Line striping will be coming up soon weather permitting. Updated speed limit signs have been installed to address the police department's ongoing speed control on Beehler & Laurel Lake Road. Bids that were received regarding the sewer extension for Stadden & Bartonville Ave. will be presented to the board at the next meeting. The DPW staff are doing a great job on the paving projects that are being done. Police wing is moving forward with the architect.

Police – James Wagner, Chief – 6:41 The Police report was sent to the board earlier in the day. August had 1515 calls for service, 34 criminal arrests were made, 16 summary arrests, 49 traffic accidents were investigated and the officers made 768 traffic contacts.

Zoning Report-SFM Consulting – 6:44 – Zoning issued 30 permits, 18 were for building, three of which were commercial, the rest were residential. 11 zoning permits, one driveway .

Township Solicitor Report-Leo V. DeVito. – 6:45 – Atty DeVito gave a briefing of the upcoming waiver hearing this Thursday and reviewed the sign waiver hearing that is being held on Tuesday for LVHN on Golden Slipper Road. 6:50 – Natasha Leap asked if it was discussed prior in order to have the Solicitor attend the other ZHB hearings. Ellen Gndt would like the Solicitor to attend. The Solicitor suggested that we consider amending our ordinance to include a mailed notification to property owners within the area of the subject property. Paul Morgan made some concessions on the notification process going forward. Further discussion was had on this matter between the board and Solicitor.

Township Engineer Report – Jon Tresslar – 6:49 –

7:00 Jim Wagner gave a shout out to Erica for making a great call to postpone the car show and reschedule it for October 4th at nine a.m.

Adjournment –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting at 7:01 p.m. All in favor. Motion carried.

POCONO TOWNSHIP
Monday October 5, 2026
SUMMARY

Ratify

General Fund	\$	8,243.18
Payroll	\$	175,474.46
Sewer Operating	\$	1,126.56

Bill List

TOTAL General Fund	\$	511,662.11
TOTAL Sewer OPERATING Fund	\$	28,278.60
TOTAL Sewer CONSTRUCTION Fund	\$	2,503.74
TOTAL Capital Reserve Fund	\$	141,975.00
TOTAL EXPENDITURES	\$	869,263.65

Budget Appropriations

General Fund	\$	4,000.00
<u>Total Budget Appropriations</u>	\$	4,000.00

*FULL LIST UPON REQUEST AT TOWNSHIP OFFICE

Kramer Sheds
256 Stadden Rd
Tannersville Pa 18372
www.kramersheds.com
570-629-7099
info@kramersheds.com

Estimate

Number E234

Date 8/25/2026

Bill To
Pocono Twp

Ship To
Pocono Twp

MVP shed
Quote #1

Description	Tax1	Amount
12x24 A-frame 1 Car in T-111		\$7,995.00
24' ridge vent		\$240.00
9x7 garage door		\$0.00
extra 9x7 garage door		\$1,000.00
36" Side Door		\$0.00
credit for windows		(\$100.00)
Diamond Plate		
Windows in Garage Door		\$350.00
2-4x9 ramps		\$450.00
delivery		\$145.00
disc		(\$880.00)

Amount Paid \$0.00
Amount Due \$9,200.00

Discount \$0.00
Shipping Cost \$0.00
Sub Total \$9,200.00
Sales Tax 6.00% on \$0.00 \$0.00

Total \$9,200.00



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. Caiazza, 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: jgros8@aol.com)
Nicholas Palermo (via email: vindem_2002@yahoo.com)

Board of Supervisors

May 21, 2021

Kidder Township

Pocono Max Properties, Inc. (via email: richarde10308@gmail.com)

SIGNAL SERVICE, INC.

1020 ANDREW DRIVE
WEST CHESTER, PENNSYLVANIA 19380

(610) 429-8073
FAX: (610) 429-8076

September 21, 2026

Pocono Township
Attn: Taylor Munoz
112 Township Drive
Tannersville, PA 18372

Re: Traffic Signal Maintenance Contract Renewal

Dear Ms. Munoz:

Our records indicate it is time to renew your traffic signal maintenance contract. The contract cost for your preventive maintenance will remain the same as last year unless you have added intersections, flashers or school signals.

We will continue our two-year contract to reduce paperwork and administrative costs. The contract term will be two years but is based upon annual preventive maintenance and yearly invoicing. We will invoice you upon completion of the preventive maintenance each year.

Enclosed you will find our maintenance proposal. I have enclosed two copies of the Acceptance Agreement, one bound and one loose. **Please sign both copies, retain the bound copy for your records and return the other copy to us.**

Your continued support and confidence in our abilities are very much appreciated; thus, we are looking forward to the continuation of our business relationship. As technology advances and the demands of traffic management increase, we are ready to provide solutions to your problems. Please take advantage of our knowledge and expertise.

I can be reached at (610) 429-8073 to talk about your future traffic signal needs or to resolve any issues that may arise. Our goal remains the same, to provide the very best preventive maintenance, emergency service and traffic management solutions that you have come to expect from our organization.

Sincerely,



William G. Dunn III,
Director of Field Services

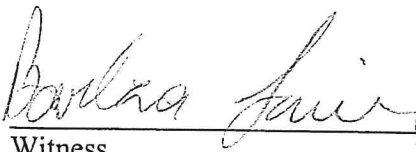
WGD/baj

TRAFFIC SIGNAL MAINTENANCE CONTRACT

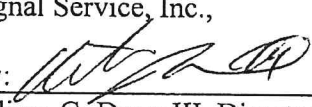
ACCEPTANCE AGREEMENT

In consideration of the mutual covenants, promises and agreements contained in the maintenance contract dated November 1, 2026, between the two parties referred to as Signal Service, Inc. and Pocono Township, Monroe Co. the parties, hereto, intend to be legally bound.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective November 1, 2026.



Witness

Signal Service, Inc.,
By: 

William G. Dunn III, Director of Field Services

Witness

Pocono Township
By: _____

TRAFFIC SIGNAL MAINTENANCE CONTRACT

The undersigned agree to be bound by this contract for the performance of maintenance of the traffic signal(s) as described.

LOCATIONS

Refer to Exhibit A.

PARTIES

The maintenance contractor refers to Signal Service, Inc., the only contractor authorized by this agreement to perform maintenance on the traffic signal system(s) in the municipality. The municipality refers to Pocono Township, Monroe County.

TERM

The term of this agreement is two (2) years, commencing November 1, 2026, but may be extended for an additional two-year period based upon the mutual consent of both parties.

CONTRACT AMOUNT

The yearly contract amount is \$4,675.00 , billable and due upon completion of preventive maintenance.. This price does not include any local taxes or permits. Should local taxes or permits be applicable, the municipality will be billed an additional sum for those taxes plus handling charges of ten percent. Refer to Exhibit A for individual location amounts.

DUTIES OF THE MAINTENANCE CONTRACTOR

A. PREVENTIVE MAINTENANCE

Perform annual preventive maintenance at the beginning of each contract year in accordance with PennDOT PUB 191, including:

1. Perform preventive maintenance per Exhibit B.
2. Inspection for proper installation.
3. Inspection to ensure the conformance of the installation to the PennDOT permit and condition diagram.
4. Advise the municipality of the results of the inspections and recommend any corrective action needed.

B. RESPONSE MAINTENANCE

Perform response maintenance when requested as follows:

1. Respond in a timely manner (Emergency service within 4 hours).
2. Perform the work in a safe and accurate manner.
3. Bill the municipality for material at the current contract price; bill labor and equipment at rates shown in Exhibit C.

DUTIES OF THE MUNICIPALITY

1. Notify Signal Service, Inc. of any malfunction or problems at the intersections immediately.
2. Advise the maintenance contractor of any changes in the condition diagram.
3. Maintain the installation in proper operating condition and in conformance with the PennDOT permit and the condition diagram.
4. Pay the contractor in a prompt manner with no payment being contingent upon third party claims.

EXISTING WARRANTIES AND GUARANTEES

No known warranties or guarantees exist.

SIGNAL SERVICE WARRANTIES AND GUARANTEES

Equipment installed carries the guarantee, if any, of the manufacturer.

Signal Service warrants its workmanship for a period of one year.

Loop Detector replacement is guaranteed for a period of two years as long as loop failure is not a result of pavement failure.

While the parties realize that intermittent problems on solid state equipment may be difficult to diagnose, Signal Service, Inc.'s billing will be governed the following criteria:

1. Customer will be billed for the initial call.
2. Customer will not be billed for subsequent calls for the same problem if it was not resolved on previous call(s).
3. If the problem is resolved and has required additional material or labor beyond the initial call, the customer will be billed for these additional amounts.
4. If the problem persists and Signal Service is unable to resolve it, Signal Service, Inc. will notify the municipality and recommend replacement. If this recommendation is not acted upon by the municipality within 10 days, all future calls will be billed to the municipality at normal billing rates.

TRAFFIC SIGNAL MAINTENANCE CONTRACT--Exhibit A

Pocono Township

INTERSECTIONS	AMOUNT
1. Route 611 and Route 314	\$425.00
2. Route 611 and Discovery Drive / Aventis Pasteur	\$425.00
3. Route 611 and I-80 Ramps / Wolf Lodge	\$425.00
4. Route 611 and Route 715 West	\$425.00
5. Route 611 and Route 715 East	\$425.00
6. Route 611 and Brookdale Rd.	\$425.00
7. Route 611 and Warner/Cherry Lane	\$425.00
8. Route 611 and Bartonsville / Rimrock	\$425.00
9. Route 611 and Tannersville Plaza Drive	\$425.00
10. Route 715 and Sullivan Trail	\$425.00
11. Route 715 and Warner	\$425.00
TOTAL AMOUNT	\$4,675.00

TRAFFIC SIGNAL MAINTENANCE CONTRACT-Exhibit B

Annual Preventive Maintenance Summary

MECHANICAL

Cabinet

- oil hinges and lock
- replace filter
- check weatherproof seal (gasket)
- check anchor bolts
- check for gas, water accumulation, duct sealant
- check ground rod clamp
- wiring schematics and report available and signed
- check operation of fan and heater

Signal Heads

- check alignment
- clean lenses

Mast Arms and Poles

- inspect for rust and spot paint as required
- inspect the joints for rust and cracks at (1) arm/upright location and (2) base plate
- inspect anchor bolts for rust and tightness
- inspect horizontal and vertical angle of the arm

Span Wire and Poles

- refer to applicable pole section
- check span wire
- check clamps, hardware
- check guy wire and the anchor

Push Buttons

- check push button on each end of actuated crosswalks and visually verify pedestrian signal operation; verify timing
- check push button lamp (if existing) for operation
- check push buttons signs and clean if necessary
- check push button sign alignment

Detector Sensors

- make a visual inspection of the roadway along the saw cut for exposed wires, cracks, potholes, etc.
- check alignment for sonic, magnetic and radar-type detectors

TRAFFIC SIGNAL MAINTENANCE CONTRACT-Exhibit B

Annual Preventive Maintenance Summary

UNDERGROUND

Junction boxes and hand holes

- check the integrity of the splices
- check ground rod and clamp connection, check bonding of conduits
- check the insulation
- check for abnormal amount of water
- check lid for abnormal condition and fit

ELECTRICAL

- check radio interference filter and lightning arrestor

ELECTROMECHANICAL CONTROL EQUIPMENT

Relays

- check for burned and pitted contacts and service contacts per manufacturer's maintenance recommendations
- check for tight and secure fit into the sockets
- if latch type relays, check for latch operation as per manufacturer's specification

Flashers

- check flash rate
- check operation
- service contacts per manufacturer's recommendations
- check for tight and secure fit into sockets

Switches

- verify operation of each switch position

Terminal Connections

- check visually for signs of corrosion or any abnormal condition
- tighten all terminal connections

TRAFFIC SIGNAL MAINTENANCE CONTRACT-Exhibit B

Annual Preventive Maintenance Summary

ELECTRICAL (Continued)

SOLID STATE, ANALOG AND MICROPROCESSOR-BASED CONTROL EQUIPMENT

- check time settings against master time sheet
- check indicator lamps on modules; replace if required
- check for extension by detector actuation
- check tightness and security of modules to frame
- check tightness and security of connector

Load Switches

- check tightness and security of load switch packs to chassis

Conflict Monitor

- test conflict monitor with a computerized test set IAW PennDOT standards. A copy of the test results will be kept on file at Signal Service, Inc.

Auxiliary Logic

- ensure that points of connection are making good contact
- if electromechanical device, check for any wear; if contacts are used, clean as required per manufacturer's recommendations

Detector Amplifiers

- check for detection of vehicles within design zone
- perform any necessary tuning
- check tightness and security of connections

INTERCONNECTED EQUIPMENT

- check for controller operation in mode selected by the supervisory master
- disconnect from the master supervisory system and check for "free" or backup operation
- check operation of any special equipment per manufacturer's recommendations

GENERAL

- record changes in timing, wiring or any function

TRAFFIC SIGNAL MAINTENANCE CONTRACT--Exhibit C

Labor Rate Schedule (per hour)

	Regular	Overtime	Double Time
Signal Technician / Electrician	\$ 80.00	\$120.00	\$160.00
Signal Mechanic	45.00	67.50	90.00
Equipment Operator	80.00	120.00	160.00
Foreman	95.00	142.50	190.00
Electrical Engineer	100.00	150.00	200.00

Equipment Rate Schedule (per hour)

	Rates
Service Vehicle / Bucket Truck Mobile Signal Shop	60.00
45' Bucket Truck	60.00
Crane/Ladder Truck	75.00
Auger Truck	70.00
Dump Truck--7 cu. yd.	40.00
Dump Truck--2 cu. yd.	35.00
Backhoe	50.00
Compressor with accessories	25.00
Earth Trencher	30.00
Wheel Trencher	125.00

1. Typical hourly service charge would include a technician @ \$80.00 and a service vehicle @ \$60.00 or \$140.00/hour total.
2. Signal Service, Inc. will provide a quotation if specifically requested by the municipality.
3. Regular rates apply Monday through Friday 8:00 am to 4:00 p.m. Overtime rates apply Monday through Friday 4:00 p.m. to 8:00 am and on Saturday's regardless of time of call. Double time rates apply on Sunday's and Holidays regardless of time of call.
4. Minimum Service charge will be (1) hour. Minimum call-out charge will be (3) hours.

TRAFFIC SIGNAL MAINTENANCE CONTRACT--Exhibit D

SERVICE TYPE	INTERSECTION TYPE		
	Critical	Intermediate	Minor
EMERGENCY - PHYSICAL			
Knockdown	4 hrs.	4 hrs.	4 hrs.
Signal Hanging	4 hrs.	4 hrs.	4 hrs.
Wires Hanging	4 hrs.	4 hrs.	4 hrs.
Electrical Hazard	4 hrs.	4 hrs.	4 hrs.
Other	4 hrs.	4 hrs.	4 hrs.
EMERGENCY - SAFETY			
Conflict	4 hrs.	4 hrs.	4 hrs.
On Flash	4 hrs.	4 hrs.	24 hrs.
Head twisted / Conflicting Indications	4 hrs.	4 hrs.	4 hrs.
Intersection Dark	4 hrs.	4 hrs.	4 hrs.
Opticom Malfunction	4 hrs.	4 hrs.	24 hrs.
Stuck	4 hrs.	4 hrs.	24 hrs.
Serious Timing Deficiency	4 hrs.	4 hrs.	24 hrs.
Other	4 hrs.	4 hrs.	24 hrs.
NON-EMERGENCY RESPONSE			
Bulb Out	72 hrs.	72 hrs.	72 hrs.
Loop Malfunction	48 hrs.	48 hrs.	48 hrs.
Out of Synchronization	24 hrs.	24 hrs.	48 hrs.
Head Twisted / Not Conflicting Indications	24 hrs.	24 hrs.	48 hrs.
Other	24 hrs.	24 hrs.	48 hrs.
NON-EMERGENCY - SCHEDULE			
Preventive Maintenance	Schedule	Schedule	Schedule
Relamping- DOES NOT APPLY TO THIS CONTRACT.	Schedule	Schedule	Schedule
Modifications	Schedule	Schedule	Schedule
Other	Schedule	Schedule	Schedule

POCONO TOWNSHIP PLAN STATUS
10/05/2026

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 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Devt	Prelim	1/23/2025	Cond. <u>Preliminary</u> Approval 2/28/22	Cond. <u>Preliminary</u> Approval 3/7/22					
1368		2130146R	Sladden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Devt	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 Devt	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 Devt	Preliminary	7/2/2025	Approval Rec. 6/9/25	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 11/6/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1341		1730043R	SAPA Poonos Hospitality	Land Devt	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 3/8/27				6 Mo. Ext. granted 9/8/26
1313				Commercial Land Devt	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		
1360	POCO-R0740	1730051R	Running Lane Hotel Land Devt (8/14/17)	Land Devt/Lot Consolidation	Prelim/Final	9/16/2025	Recommended for Approval 6/9/25	Approved 9/15/25	6/15/2027	1/15/2027	3/15/2027		9 Mo. Ext. granted 9/8/26
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Commercial Land Devt	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Devt	Prelim/Final	3/9/2026	Approval Rec. 10/14/25	Approved 11/3/25	11/3/2026	5/3/2026	8/3/2026		
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Devt	Prelim/Final		N/A	12/15/2025	12/15/2026	6/15/2026	9/15/2026		
1388	POCO-R0690	2130154R	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025			6/13/2027	12/13/2026	3/13/2027		
1392	N/A	2130169R	Phase 3 - The Ridge PRD (5/4/26)	PRD	Final	6/11/2026	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				
1398		2230178R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 7/10/23	Conditional Approval 11/6/23	Approval Extended to 11/3/2026	5/3/2026	8/3/2026		Extension requested 9/29/26
4442	POCO-R0620	2330209R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/49/23	Conditional Approval 8/24/23	8/24/2024	2/24/2024	6/24/2024		Project not moving forward per owner
1415	POCO-R0629	2230198R	GWL-Employee-Housing (4/40/23)	Land Devt	Final	8/4/2023	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 10/16/26				60 Day Extension Rec'd 8/17/26
1425	POCO-R0680	-	Erle Development Wawa (10/10/23)	Land Devt	Prelim/Final	8/12/2025	Recommended for Approval 12/8/25	Approved 12/15/25	12/15/2026	6/15/2026	9/15/2026		
1445	POCO-R1180	-	Brookdale Spa (11/10/25)	Land Devt	Final	12/4/2025	Approval Rec. 1/12/26	Approved 2/17/26	2/17/2027	8/17/2026	11/17/2026		

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1446	POCO-R1250	-	Members First Federal CU (10/14/25)	Land Devt	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 Devt	Final	11/10/2025	Approval Rec. 11/10/25	Approved 11/17/25	11/17/2026	5/17/2026	8/17/2026		
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				9/2022	
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	5/6/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017				2/19/2026	
1364		1930090R	Sanofi B-78 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 Devt	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/2024	
1372A	POCO-R0621	-	Camp Lindemere Dining Hall LD (6/9/25)	Land Devt	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 Devt	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 Devt	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 Devt	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 Devt	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 Devt	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 Devt	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 Devt	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 Devt	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Devt	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21				2/19/2026	
1384	N/A	2130152	Barlonsville Ave Pump Station 5.1 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	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 4/11/2022	Conditional Approval 5/2/22				2/6/2024	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Devt	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 Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval 2/6/23				3/20/22	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/2)	Land Devt	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 Devt	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/20/22	
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				12/20/22	
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				12/20/22	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Devt	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 Devt	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25				5/1/2026	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Devt	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				1/13/2023	
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	

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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	10/11/2024	Recommended for approval 1/13/25	Approved 2/18/25				8/6/2026	
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/Bacik 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	-	Terrey - 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	-	Persoteo 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. Slutter Easement Relocation (Hillbilly Ac.) (10/6/25)	Rev. to Apv'd Plan	Final	12/16/2025	N/A	Approved 2/2/26				5/18/2026	
1454	POCO-R1410	-	596 Hearthstone Circle (Morro) (3/16/26)	Lot 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 & Ront 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)(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	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	-	Mt. 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

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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 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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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	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												