

**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 Bartonville 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 Gnandt 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 Gnandt, 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 Gnandt, 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 Gnandt, 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 Gnandt, to postpone the matter until a representative can be present to answer the board's questions. All in favor. Motion carried.
- 6:56 Ellen Gnandt 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 Gnandt 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 Gnandt 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.