POCONO TOWNSHIP COMMISSIONERS
AGENDA
November 16, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA

Zoom Participation
https://us06web.zoom.us/j/89134702265?pwd=QZ4Lva7bmdhgX9e5OcOb2rLXtwsVq3.1
Meeting ID: 891 3470 2265
Passcode: 548348

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

- Treasurer Report

Hearings

Resolutions

- Motion to approve Resolution 2026-38 to apply for the $1,000,000 BCRA SLSA 26 (Sullivan Trail) Grant for a Water and Sewer Extension. ***(Possible Action Item)***
- Motion to approve Resolution 2026-39 to apply for the SLSA 26 Grant for a Generator and Transfer Switch for the Municipal Complex. **(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 November 2, 2026 regular meeting of the Board of Commissioners.

- Financial transactions through November 16, 2026 as presented, including ratification of expenditures in the amount of $709,750.97 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: ***(Action Items)***

NEW BUSINESS

- Motion to approve _____ for maintenance of Fire system. ***(Possible Action Item)***
- Motion to move Mark Love from the alternate position with the Zoning Hearing Board to a Full member. ***(Possible Action Item)***
- Motion to advertise for the open alternate position with the Zoning Hearing Board. ***(Possible Action Item)***
- Motion to have solicitor advertise for a public hearing before the BOC for approval of an Economic Development License (EDR) in line with submitted application and fee from True North Nordic Spa d/b/a Elysian Nordic Spa on _____. ***(Possible Action Item)***
- Motion to accept the Spillway Railing proposal from Build All (Costars vendor) in the amount of $5,100.00 ***(Possible Action Item)***
- Motion to schedule a publicly advertised work session on _____ to develop a formal Township policy establishing procedures and objective criteria for the naming and memorial dedication of Township-Owned Assets, and that the proposed policy be brought back to the Board for consideration and adoption. ***(Possible Action Item)***
- Motion to renew Pocono Townships membership to PSATC in the amount of $3,768.10 for 2027. ***(Possible Action Item)***
- Motion to approve the sale of Township general equipment through Municibid. ***(Possible Action Item)***

Personnel

Report of the President

Ellen Gnandt –

- 715 trailer issue update
- Cobble Creek issue update

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

- Leaf cleanup
- Sewer Update

Police – Chief James Wagner

Zoning – SFM Consulting – Paul Morgan

- Update on zoning permits issued

- Update on Violations

Township Engineer Report – T&M Associates

Township Solicitor Report – Broughal & DeVito, L.L.P.
- Update on upcoming hearings

Adjournment

TREASURER'S QUARTERLY REPORT SUMMARY
QUARTER 3 2026
REVENUE

2026

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	$ 2,265,741	$ 100,850	$ 269	$ 1,074,394	$ 29,637	$ 574
Q2	$ 10,679,376	$ 1,145,222	$ 271	$ 1,314,954	$ 778,663	$ 1
Q3	$ 2,368,786	$ 59,450	$ 280	$ 999,602	$ 33,209	$ -
Q4						
Total	$ 15,313,903	$ 1,305,523	$ 820	$ 3,388,950	$ 841,509	$ 575
2026 BUDGET	$ 19,457,681	$ 9,719,245	$ 438,173	$ 4,950,980	$ 800,000	$ 500
% OF BUDGET	78.70%	13.43%	0.19%	68.45%	105.19%	114.93%

2025

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	$ 2,023,403	$ 6,968	$ 197	$ 1,054,490	$ 27,699	$ 5,869
Q2	$ 5,318,874	$ 43,241	$ 445,345	$ 1,424,657	$ 27,292	$ 5,038
Q3	$ 2,025,972	$ 714,127	$ 5,101	$ 1,163,901	$ 26,795	$ 4,808
Q4	$ 1,630,464	$ 1,321,069	$ 1,829	$ 679,545	$ 904,028	$ 4,135
Total	$ 10,998,713	$ 2,085,404	$ 452,473	$ 4,322,594	$ 985,815	$ 19,850
2025 BUDGET	$ 10,355,851	$ 4,789,250	$ 441,488	$ 4,284,940	$ 2,923,000	$ 431,730
% OF BUDGET	106.21%	43.54%	102.49%	100.88%	33.73%	4.60%

2024

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	$ 3,700,815	$ 1,217,267	$ 443,756	$ 1,044,497	$ 26,439	$ 5,253
Q2	$ 4,745,281	$ 5,032,285	$ 6,011	$ 1,050,977	$ 34,075	$ 10,117
Q3	$ 2,383,850	$ 154,354	$ 5,859	$ 1,211,528	$ 33,202	$ 9,787
Q4	$ 1,662,146	$ 53,660	$ 214	$ 1,065,278	$ 30,827	$ 7,918
Total	$ 12,492,092	$ 6,457,566	$ 455,842	$ 4,372,281	$ 124,542	$ 33,074
2024 BUDGET	$ 10,959,931	$ 11,120,431	$ 440,138	$ 3,981,060	$ 2,372,000	$ 515,687
% OF BUDGET	113.98%	58.07%	103.57%	109.83%	5.25%	6.41%

EXPENSE

2026

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	$ 2,481,033	$ 252,479	$ -	$ 754,966	$ 141,283	$ 74,024
Q2	$ 8,823,829	$ 321,993	$ -	$ 1,528,088	$ 280,662	$ 123
Q3	$ 2,606,076	$ 353,908	$ -	$ 661,417	$ 149,550	$ -
Q4						
TOTAL	$ 13,910,938	$ 928,379	$ -	$ 2,944,470	$ 571,495	$ 74,147
2026 BUDGET	$ 21,517,141	$ 9,719,245	$ 458,173	$ 4,380,866	$ 1,441,500	$ 73,000
% OF BUDGET	64.65%	9.55%	0.00%	67.21%	39.65%	101.57%

2025

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	$ 1,975,713	$ 252,635	$ -	$ 645,555	$ 22,905	$ -
Q2	$ 2,711,052	$ 312,011	$ -	$ 681,428	$ 102,001	$ 89,150
Q3	$ 3,181,833	$ 481,629	$ -	$ 724,690	$ 8,561	$ 14,950
Q4	$ 2,283,741	$ 1,127,597	$ 441,488	$ 2,580,584	$ 164,896	$ 370,688
TOTAL	$ 10,152,339	$ 2,173,873	$ 441,488	$ 4,632,257	$ 298,363	$ 474,788
2025 BUDGET	$ 10,359,080	$ 4,789,250	$ 441,488	$ 4,098,362	$ 2,923,000	$ 393,366
% OF BUDGET	98.00%	45.39%	100.00%	113.03%	10.21%	120.70%

2024

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	$ 2,665,222	$ 501,281	$ -	$ 633,291	$ 12,885	$ 33,345
Q2	$ 2,678,832	$ 5,501,651	$ -	$ 748,288	$ 57,898	$ 17,018
Q3	$ 1,781,445	$ 570,785	$ 440,138	$ 612,737	$ 47,924	$ 79,091
Q4	$ 2,563,753	$ 314,065	$ 2,307	$ 1,339,771	$ 54,318	$ 162,426
TOTAL	$ 9,689,252	$ 6,887,781	$ 442,445	$ 3,334,088	$ 173,025	$ 291,880
2024 BUDGET	$ 10,959,931	$ 11,120,431	$ 440,138	$ 3,792,825	$ 2,372,000	$ 515,687
% OF BUDGET	88.41%	61.94%	100.52%	87.91%	7.29%	56.60%

Appendix I – Authorized Official Resolution

Authorized Official Resolution No. 38

Be it **RESOLVED**, that Pocono Township of Monroe County hereby requests a Statewide Local Share Account grant of $1,000,000.00 from the Commonwealth Financing Authority to be used for the Sullivan Trail Water and Sewer Extension Project, which will extend public water and sanitary sewer service along Sullivan Trail and Camelback Road.

Be it **FURTHER RESOLVED**, that the Applicant hereby designates Ellen Gnandt, President, Board of Commissioners, and Patrick Briegel, Acting Township Manager, as the officials authorized to execute all documents and agreements between Pocono Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Krisann MacDougall duly qualified Assistant Secretary of Pocono Township, Monroe County, PA, hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by a majority vote of the Pocono Township Board of Commissioners at a regular meeting held on November 16, 2026, that the resolution has been recorded in the minutes of that meeting, and that it remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Pocono Township this _____ day of _____**, 2026**

Pocono Township
Name of Applicant

Monroe County
County

_____
Assistant Secretary

Pocono Township

Monroe County, Pennsylvania
Pocono Township Board of Commissioners

Resolution No. 2026-39

A RESOLUTION REQUESTING A STATEWIDE LOCAL SHARE ACCOUNT GRANT NOT TO EXCEED $500,000 FOR THE POCONO TOWNSHIP EOC GENERATOR AND TRANSFER SWITCH PROJECT AND DESIGNATING AUTHORIZED OFFICIALS

BE IT RESOLVED, that Pocono Township, Monroe County, Pennsylvania, hereby requests a Statewide Local Share Account grant in an amount not to exceed Five Hundred Thousand Dollars ($500,000) from the Commonwealth Financing Authority for the Pocono Township EOC Generator and Transfer Switch Project.

The project will purchase and install a standby generator, automatic transfer switch, associated electrical equipment and site improvements at the Township's Administrative Center Complex, 205 Old Mill Road, Tannersville, Pennsylvania, to provide backup power for sewer monitoring and alarm controls and designated municipal and emergency operations.

BE IT FURTHER RESOLVED, that the Township designates Ellen Gnandt, President, Board of Commissioners, and Patrick Briegel, Co-Acting Township Manager, as the two authorized officials to execute all documents and agreements between Pocono Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

DULY ADOPTED by the Pocono Township Board of Commissioners this _____ day of _____, 2026.

_____
Ellen Gnandt, President, Board of Commissioners

ATTEST: _____
Krisann MacDougall, Assistant Township Secretary

CERTIFICATION

I, Krisann MacDougall, duly qualified Assistant Secretary of Pocono Township, Monroe County, Pennsylvania, certify that the foregoing is a true and correct copy of a resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held on _____, 2026; that it is recorded in the Township's minutes; and that it remains in effect. I affix my hand and the Township seal this _____ day of _____, 2026.

_____
Assistant Township Secretary [Township Seal]

Pocono Township Board of Commissioners
Regular Meeting Minutes
November 2, 2026 | 6:00 p.m.

The regular meeting of the Pocono Township Board of Commissioners was held on November 2, 2026 and was opened by Vice Chair Matt Long at 6:04 p.m. followed by the Pledge of Allegiance.

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

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

Announcements 6:05 A moment of silence was held in honor of the passing of former commissioner Mike Velardi announced by Natasha Leap. Mike served on the Pocono Township Planning Commission for Nine years and was elected to the Board of Commissioners were he held that seat for the past 2 ½ years until announcing his resignation.

Public Comment
6:06 Paul Vincent – enquired about a noise ordinance in his area of the township due to weekend noise levels.
6:09 Lou Ginsburg – resigned from the Zoning Hearing Board effective immediately as he is moving out of state.
6:10 Jim Pelegrini – offered his condolences to Mike Velardi's friends and family.

Hearings 6:11 Pocono Township Manager Ordinance 2026-12 – All context has been recorded by Donna Kenderdine, Court Stenographer.

- 6:11:21 Matt Long made a motion, seconded by Charles Keppler, to open the hearing for Ordinance 2026-12 to approve the Pocono Township Manager Ordinance. All in favor. Motin carried.
- 6:13 Matt Long made a motion, seconded by Charles Keppler, to close the hearing for Ordinance 2026-12 to approve the Pocono Township Manager Ordinance. All in favor. Motion carried.
- 6:13:39 Matt Long made a motion, seconded by Charles Keppler, to approve Ordinance 2026-12 Pocono Township Manager Ordinance. All in favor. Motion carried.

Resolutions
- 6:14 Matt Long made a motion, seconded by Charles Keppler, to approve Resolution 2026-35 Granting a time extension of 12 months for LDP 1449 Rte. 611 Hotel/Retail project revised final LDP. Discussion was had among the board, project engineer, and project attorney. All in favor. Motion carried.
- 6:22 Matt Long made a motion, seconded by Natasha Leap, to approve Resolution 2026-33 granting an extension of 9 mo. of time to satisfy outstanding conditions of plan approval for LDP 1360 & 1313 Running Lane. Discussion was had among the board and project engineer. All in favor. Motion carried.
- 6:25 Matt Long made a motion, seconded by Natasha Leap, to approve Resolution 2026-37 Establishing a Township policy to observe Trick Or Treat on Halloween October 31st 6pm to 8pm. All in favor. Motion carried.

Consent Agenda
- 6:26 Matt Long made a motion, seconded by Natasha Leap, to approve a consent agenda of the following items:
  - Old business consisting of the minutes of the October 19, 2026 regular meeting of the Board of Commissioners.
  - Financial transactions through November 2, 2026 as presented, including ratification of expenditures in the amount of $437,518.18 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

NEW BUSINESS

- 6:27 Charles Keppler made a motion, seconded by Natasha Leap 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 was had among the board and Public Works Director. 6:32 Charles Keppler made a motion, seconded by Natasha Leap, to postpone this matter indefinitely. All in favor. Motion carried.
- 6:32:48 Charles Keppler made a motion, seconded by Natasha Leap, to offer a virtual attendance option for all BOC work sessions along with an agenda for same. Discussion took place among the board and solicitor. All in favor. Motion carried.
- 6:42:44 Natasha Leap made a motion, seconded by Matt Long, to postpone the approval of the contract for supplying and installing railing at the TLC Spillway to Build All in the amount of $5,100.00. Discussion took place among the board and Public Works Director. All in favor. Motion carried.
- 6:43:44 Natasha Leap made a motion, seconded by Matt Long, to approve the 36-month PenTeleData General Agreements for the Blueridge Upgrades: 205 Old Mill Rd Sewer system at a cost of $20/mo and 104 Mountain View Park to convert from cable to fiber at a savings of $4/mo. Discussion took place among the board, Acting Township Manager, Solicitor and Township IT Manager. All in favor. Motion carried.

Commissioner Comments

Matt Long – 6:52:42 - Reminded everyone of the Budget Workshop on November 4th at 5pm with the second scheduled for November 18th at 5pm.

Reports

Manager Report
Public Works – Patrick Briegel – 6:53:50 - Bridge inspection today at France Road over Scott Run went well. We will be having a ribbon cutting for the new TLC pedestrian bridge scheduled for December 11th at 11am. Mountain View Park is officially closed for the season. Pat Commended Erica on doing a tremendous job on the events for the township. Erica updated everyone on the upcoming events and invited everyone to continue to participate. Natasha asked about the wire going along the wood at the TLC bridge going to the ball fields.

Zoning Report-SFM Consulting – 6:58 - 39 permits in the last two weeks have been issued. The ZHB hearing on the cell tower extension was granted a special exception with both variances. Natasha asked regarding the permits for the well waiver that was heard by the board a few week prior.

Fire Report – Corey Sayer – 7:00 - stated they had 172 calls for the third quarter of 2026 and went over the breakdown with the board.

Township Engineer Report- Jon Tresslar – 7:06 - just wrapping up inspections.

Township Solicitor Report-Leo V. DeVito. – 7:07 - a draft of the hunting park ordinance will be out to the board within the week. A request for an intermunicipal liquor license transfer has been received. 7:09 Natasha Leap made a motion, seconded by Charles Keppler, to authorize the solicitor to advertise for a hearing on an intermunicipal liquor license transfer for 2411 Route 611 Scotrun. All in favor. Motion carried.

Adjournment –Matt Long made a motion, seconded by Natasha Leap, to adjourn the meeting at 7:10p.m. All in favor. Motion carried.

POCONO TOWNSHIP
Monday November 16, 2026
SUMMARY

Ratify		
General Fund	$	3,825.13
Payroll	$	154,919.50
Sewer Operating	$	463.42
Bill List		
TOTAL General Fund	$	364,192.25
TOTAL Sewer OPERATING Fund	$	160,321.20
TOTAL Sewer CONSTRUCTION Fund	$	15,914.12
TOTAL Capital Reserve Fund	$	10,115.35
TOTAL EXPENDITURES	**$**	**709,750.97**
Budget Appropriations		
General Fund	$	8,383.98
Total Budget Appropriations	**$**	**8,383.98**

*FULL LIST UPON REQUEST AT TOWNSHIP OFFICE

FIRE | SECURITY | ACCESS | VIDEO | AUTOMATION | MONITORING

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proposal

Prepared By:

Allentown, PA - S 4th St
Carl Cramer
Sales Representative
1932 S 4th St
Allentown, PA 18103
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Pocono Township-Administration
205 Old Mill Rd
Tannersville, PA 18372
Proposal 322913-1-0

Submitted: 11/6/2026

Pocono Township-Administration
James Orefice
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SCOPE OF WORK

Pocono Township Administration Building 205 Old Mill Road Tannersville, PA. 18372

RE: Digital Monitoring Products Panic System for Administration building Option of the Dispatcher II Portable Security Panic System, Option to Provide Annual Tests and Inspections for Fire System.

ATTN: James Orefice IT Manager

I want to first thank you for this opportunity to provide our services for the Pocono Township Administration building. As per our meeting and discussions there are key goals that we wanted to accomplish.

1. Option -1-Furnish and install a Duress/Panic System for All Personnel within the administration building. There will be a total of Twenty-Seven Wireless zones with required Wireless Encrypted repeaters and receivers to a Central Host Communication Control Panel. All zones will be specific to the personnel location and will report to our Central Station as a Duress or Panic.

2. Option-2- Furnish and install a Dispatcher II Wireless Panic System with up to 32 Zones. 32 Wireless Panic Buttons Four Repeaters Includes Control Panel Wireless repeaters radio cable kit, included is a Communication panel to report to our Central Station This includes the setup to record messages, set up buttons to zones. The system will be made compatible with VHF, UHF, or 800MHZ radio system. This will include all messages indicating the location of the panic alarm which is very important.

The radio needs to be provided by Pocono Township. All messages will be recorder up to a total of thirty-two zones. This system design will incorporate and include the central station communication as a panic alarm as we discussed. With this dual system when a panic alarm is activated a message will be sent out to your radio system and our central station will also receive the emergency communication.

3. Provide a Quote for Pye Barker to perform NFPA Chapter 14 Testing and Inspection on the existing Simplex 4010 Fire System. James I did confirm the Simplex programming is proprietary and Pye Barker would not be able to access the Simplex Program. I am providing you with the Testing and Inspections Annual for our Fire Inspector to perform the tests.

4. With both of these program options, provide a Maintenance plan to check and test all the wireless panic buttons and replace any out of date batteries required.

Note: The wireless panic buttons have a Five Year shelf life again this can vary depending on the type of Panic buttons. I have included the Two Button version to prevent false activations and all buttons can either be attached under desks or tables with velcro or screws as needed. In order to activate and prevent false alarms both buttons must be pressed and held together to activate a panic alarm. With this type of button this prevents personnel from activating false panic alarms. Both options include a One Year Warranty on all Parts and Labor. The battery replacement will be on a per device replacement when required. The service plan provides the Annual Check and test and confirming all panic buttons are functioning properly. As I mentioned above these panic buttons have a Five Year Battery Shelf life.
The warranty plans would not take effect until the first year warranty has expired. With this plan the township can budget going into the second year.

We also spoke about the age of your existing Simplex Fire Alarm system and is there a Platform for Commercial Security, Fire and Access Control in one platform and the answer is yes. As we also discussed the section of the building where the Police Department will occupy will require Security.

The system design uses the same commercial listed panel as one stand alone system or as a Communication panel to be used for Option # 2 This platform panel is listed for Commercial Fire, with additional components added, Commercial Wireless Security spread spectrum frequency hopping wireless devices.

The Scope of this proposal is as follows:

Option #-1: Digital Monitoring Products Platform for Duress/Panic System:

James, here are the Panic Button locations that we Identified with our meeting and the survey:

Panic Button Zone Locations:

1. Main Tax Collector Office-Zone 1-Button.
2. Commissioners Meeting Room-Zone Zone 2-Two Buttons.
3. DPW Director Office-Zone 3-One Button.
4. Zones and Enforcement Zone 4-Two Buttons.
5. Township Managers Office Zone 5-One Button.
6. File Storage Room Zone 6-One Button.
7. Event Planning Office Zone 7-One Button.
8. Right To Know Office Zone 8-One Button.
9. Treasure r's Office Zone 9-One Button.
10. Payable Office Zone 10-One Button.
11. IT Office Zone 11-One Button.
12. Dispatching Office Zone 12-Office-One Button.
13. Main Reception Area Desks-Zone 13-Three Buttons.
14. Lunchroom, Fixed Counter-Zone 14-One Button.
15. Sewage Enforcement-DPW Office Zone 15-Two Buttons.
16. Gym Workout Room Phone Station Zone 16-One Button.
17. Community Room Main Desk Zone 17-Three Buttons.
18. Executive Session Room Zone 18-Two Buttons

Note: This was the group design we spoke about. I have included in both options to have individual panic zones without grouping zones together. The option # 1 includes a total of Twenty-Seven zones and the Option # 2 includes up to Thirty-Two zones. The Digital Monitoring platform can support up to Five-Hundred-Seventy-four zones of Access, Burglary and Fire. The option # 2 can only support up to Thirty-Two Zones before having to group together zones.

My recommendation is to install the Digital Monitoring platform that will support your security system needs now and in the future, and will also support the commercial fire system when needed. James with Virtual Keypad you will receive real-time notifications and alerts when an activation occurs.

Option # 1: Digital Monitoring Wireless Panic System.

Equipment and Investment Summary:

One (1) Digital Monitoring Products Commercial Access/Security/Fire Listed Panel Electrical Room.

SCOPE OF WORK

Four (4) Wireless Encrypted Repeaters, Near IT Closet, Sewage Enforcement Hall, Main Public Hallway, Outside Electrical Room Main Hall.
Two (2) Encrypted Wireless Receivers, One Outside Electrical Room Hall, One Main Hall Near Sewage Enforcement
One (1) 12V7AH Standby Battery for Control Panel.
Two (2) Request to Exit Motion Detectors above Main Door, Toddler Hall M-2
One (1) 32 Character Alpha Numeric Keypad
Twenty-Seven Wireless 2-Button Holdup/Panic Transmitters
One (1) DualSim Cellular Communicator
One (1) Install Digital Monitoring Products Panel in Electrical room will require 110Volt Outlet for Transformer, Install Keypad, Repeaters and receivers, program and set up the Twenty-Seven zones as per zoning plan.
Note: Repeaters will require 110Volt outlets for Repeater power supplies, If additional repeaters are deemed necessary will be addressed at that time on a change order.
Includes all Materials and Labor
One Year Warranty on Parts and Labor

Total Outright Purchase	$12,693.74

Monthly Investment: (Billed Annual).

Commercial Monitoring	$35.00 Per Month
Digital Monitoring Products Virtual Keypad Services	$10.00 Per Month
Cellular Monitoring	$20.00 Per Month
Maintenance Plan	$20.00 Per Month
Option- Fire Alarm System Test & Inspection, Annual	
Note: Simplex 4010 Programming is proprietary	
(Spreadsheet Attached)	$221.08 Per Month

In order to move forward our terms are half down and the balance upon completion.
Thank You for this opportunity I look forward to working with you at this new facility.

James I am sending another Proposal with the Dispatcher II system as described as Option # 2.
Any questions I can be reached at 610-564-0817 or email of carl.cramer@pyebarkerfs.com.
James, Thank You for all your assistance with this project and I look forward to your reply and I am confident this will meet the township needs.

Sincerely,

Carl J Cramer
Senior Sales Consultant
Pye Barker Fire & Safety

INVESTMENT

Digital Monitoring Products Wireless Panic System — $12,693.74

QTY	Description	Location
4	WIRELESS ENCRYPTED REPEATER	
2	DMP Encrypted Wireless Reciever	
27	Wireless 2-Button HoldUp Transmitter Black	
1	Access/Burglary/Fire 574 Zone Command Processor Pa	
1	32-character alphanumeric LCD keypad in a sleek	
1	DualSIM LTE Cellular Communicator	
1	12V, 7Ah Fire Retardant SLA Battery	
1	Output Harness	
1	Plug-in Output Relay	
1	18-04 UNS STR CMR GRY JKT	

Monitoring Services — $85.00/month

Professional Services:

Description	Ext.Price
DMP Cellular	$240.00
DMP Virtual Keypad	$120.00
Monitoring	$420.00
Maintenance (Full)	$20.00

System Investment

Total Proposal Amount, Excluding taxes	$12,693.74
Estimated Applicable taxes	$388.42
Total Proposal Amount, Including taxes	$13,082.16

THIS IS NOT AN INVOICE. DO NOT PAY. INVOICE TO BE PROVIDED.

Deposit Due in Advance	**$6,541.08**
Balance Due Upon Completion	**$6,541.08**
Recurring Services Total Monthly	**$85.00**
Recurring Services Total Annually	**$1,020.00**

SYSTEM TOTAL	$12,693.74

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted (subject to credit approval.) You are authorized to do the work as specified.

Pricing is valid for 7 days from the date proposal was submitted to contractor/customer.

Progress Billing will be applied to this proposal.

Pocono Township-Administration	Pye-Barker Fire & Safety, LLC & Subsidiaries
Company Date	Company Date
Authorized Signature	Authorized Signature
Printed Name Title	Printed Name Title
570-629-1922	000-000-0000 000-000-0000
Phone Fax	Phone Fax
James.Orefice@poconopa.gov	carl.cramer@pyebarkerfs.com
Email	Email
0	
Purchase Order Number	

TERMS AND CONDITIONS

This proposal is subject to the Pye-Barker General Terms and Conditions located at https://pyebarkerfs.com/generalterms. By signing or receiving services under this proposal, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated into the proposal by reference. This proposal, including the incorporated General Terms and Conditions, contains the complete and final agreement between the parties with respect to the subject matter hereof.

FIRE | SECURITY | ACCESS | VIDEO | AUTOMATION | MONITORING

PYE • BARKER
FIRE & SAFETY • EST. 1946

proposal

Pocono Township Administration-Option # 2
205 Old Mill Rd
Tannersville, PA 18372
Proposal 323033-1-0

Prepared By:

Allentown, PA - S 4th St
Carl Cramer
Sales Representative
1932 S 4th St
Allentown, PA 18103
000-000-0000
000-000-0000
carl.cramer@pyebarkerfs.com

Submitted: 11/6/2026

Pocono Township-
Administration
James Orefice
205 Old Mill Rd
Tannersville, PA 18372
570-629-1922
James.Orefice@poconopa.gov

WWW.PYEBARKERFS.COM

The Leader in Fire, Life Safety, and Security Solutions

PYE • BARKER
FIRE & SAFETY • EST. 1946

Nationwide Service



Full-service and Local to You



Your local Pye-Barker branch can provide all the necessary fire, life safety and security services to protect your people and property.

Instead of juggling a dozen different vendors, count on Pye-Barker for continuity of service with the quality and craftmanship you've come to expect from us.

Your single source for:

- Fire Extinguishers
- Fire Sprinklers & Suppression
- Fire & Burglar Alarms
- Security Systems
- Kitchen Hood Cleaning
- Backflow Preventers
- Emergency Lighting
- Mass Notification
- Intrusion Detection
- Video Surveillance
- Access Control
- 24/7 Monitoring
- 24-Hour Emergency Service
- Code Compliance
- Safety Equipment
- Training

"I love working with everyone at Pye-Barker on our life safety needs. They are dependable and professional."

- Customer in Nashville, TN

Pye-Barker: 75 Years of Serving You With Integrity

Fire Extinguishers | Fire Sprinklers & Suppression | Fire Alarms | Security | Kitchen Hoods | Engineered Systems

Let's work together

Scan the QR code to find a Pye-Barker location near you.

(610) 868-8000

PyeBarkerFS.com

*Not all services available in all locations. Inquire at your local Pye-Barker branch for more details.

Pocono Township Administration Building 205 Old Mill Road Tannersville, PA. 18372

RE: Dispatcher II Portable Security Panic System with up to 32 Zones.

ATTN: James Orefice IT Manager

I want to first thank you for this opportunity to provide our services for the Pocono Township Administration building. As per our meeting and discussions there are key goals that we wanted to accomplish.

2. Option-2- Furnish and install a Dispatcher II Wireless Panic System with up to 32 Zones. 32 Wireless Panic Buttons Four Repeaters Includes Control Panel Wireless repeaters radio cable kit, included is a Communication panel to report to our Central Station This includes the setup to record messages, set up buttons to zones. The system will be made compatible with VHF, UHF, or 800MHZ radio system. This will include all messages indicating the location of the panic alarm which is very important.

The radio needs to be provided by Pocono Township. All messages will be recorder up to a total of thirty-two zones. This system design will incorporate and include the central station communication as a panic alarm as we discussed. With this dual system when a panic alarm is activated a message will be sent out to your radio system and our central station will also receive the emergency communication.

The battery replacement will be on a per device replacement when required. The service plan provides the Annual Check and test and confirming all panic buttons are functioning properly. As I mentioned above these panic buttons have a Five Year Battery Shelf life.
The warranty plan would not take effect until the first year warranty has expired. With this plan the township can budget going into the second year.

The system design uses the same commercial listed panel that was proposed in the Option #1. It will require a Communication panel for monitoring.This platform panel is listed for Commercial Fire, with additional components added, Commercial Wireless Security spread spectrum frequency hopping wireless devices.

The Scope of this proposal is as follows:

Option #-2: Dispatcher II Wireless Panic System with up to 32 Zones, Using Digital Monitoring Products Platform for Duress/Panic System:

James, here are the Panic Button locations that we Identified with our meeting and the survey:

Panic Button Zone Locations:

1. Main Tax Collector Office-Zone 1-Button.
Page One Equipment and Labor Summary:

2. Commissioners Meeting Room-Zone Zone 2-Two Buttons.
3. DPW Director Office-Zone 3-One Button.
4. Zones and Enforcement Zone 4-Two Buttons.
5. Township Managers Office Zone 5-One Button.
6. File Storage Room Zone 6-One Button.

7. Event Planning Office Zone 7-One Button.
8. Right To Know Office Zone 8-One Button.
9. Treasure r's Office Zone 9-One Button.
10. Payable Office Zone 10-One Button.
11. IT Office Zone 11-One Button.
12. Dispatching Office Zone 12-Office-One Button.
13. Main Reception Area Desks-Zone 13-Three Buttons.
14. Lunchroom, Fixed Counter-Zone 14-One Button.
15. Sewage Enforcement-DPW Office Zone 15-Two Buttons.
16. Gym Workout Room Phone Station Zone 16-One Button.
17. Community Room Main Desk Zone 17-Three Buttons.
18. Executive Session Room Zone 18-Two Buttons

Note: This was the group design we spoke about. I have included in both options to have individual panic zones without grouping zones together. The option # 1 includes a total of Twenty-Seven zones and the Option # 2 includes up to Thirty-Two zones. The Digital Monitoring platform can support up to Five-Hundred-Seventy-four zones of Access, Burglary and Fire. The option # 2 can only support up to Thirty-Two Zones before having to group together zones.

My recommendation is to install the Digital Monitoring platform that will support your security system needs now and in the future, and will also support the commercial fire system when needed. James with Virtual Keypad you will receive real-time notifications and alerts when an activation occurs.

Option # 2: Dispatcher II Wireless Panic System:

Equipment and Investment Summary:

One (1) Dispatcher II Wireless System Control Panel System includes 32 Wireless Panic Buttons, Two Sensor Repeaters and Radio Cable.
One (1) Digital Monitoring Products Commercial Access/Security/Fire Listed Panel Electrical Room.
Two (2) Additional Repeaters in these locations:
Four (4) Wireless Repeaters, Near IT Closet, Sewage Enforcement Hall, Main Public Hallway, Outside Electrical Room Main Hall.
Two (2) 12V7AH Standby Battery for Control Panels.
One (1) 32 Character Alpha Numeric Keypad
One (1) DualSim Cellular Communicator
Page Two: Equipment and Investment Summary Continued:

One (1) Install Digital Monitoring Products Panel in Electrical room will require 110Volt Outlet for Transformer, Install Keypad, Repeaters and receivers,Install Dispatcher II Control panel set up program and set up the zones as per zoning plan. Set Messages System includes built-in Text and email Module, Four Network Buttons (Computer Activated Icons.Support and software updates for the life of the system.
Includes Message to Broadcast and specific Zone.

Note: Repeaters will require 110Volt outlets for Repeater power supplies, If additional repeaters are deemed necessary will be addressed at that time on a change order.
Includes all Materials and Labor
One Year Warranty on Parts and Labor

Total Outright Purchase $45,671.65

Monthly Investment: (Billed Annual).

Commercial Monitoring	$35.00 Per Month
Digital Monitoring Products Virtual Keypad Services	$10.00 Per Month
Cellular Monitoring	$20.00 Per Month
Maintenance Plan	$40.00 Per Month

In order to move forward our terms are half down and the balance upon completion.
Thank You for this opportunity I look forward to working with you at this new facility.

James I am sending another Proposal with the Dispatcher II system as described as Option # 2.
Any questions I can be reached at 610-564-0817 or email of carl.cramer@pyebarkerfs.com.
James, Thank You for all your assistance with this project and I look forward to your reply and I am confident this will meet the township needs.

Sincerely,

Carl J Cramer
Senior Sales Consultant
Pye Barker Fire & Safety

INVESTMENT

Dispatcher II Panic Alarm System — $45,671.64

QTY	Description	Location
1	32 Panic Buttons, 2 Sensor Repeaters, I radio cabl	
2	Dispatcher II Extra Repeaters	
2	12V, 7Ah Rechargeable SLA Battery, A/D Terminals	
1	Access/Burglary/Fire 574 Zone Command Processor Pa	
1	32-character alphanumeric LCD keypad in a sleek	
1	Output Harness	
1	Plug-in Output Relay	
1	DualSIM LTE Cellular Communicator	

Monitoring Services — $105.00/month

Professional Services:

Description	Ext.Price
DMP Cellular	$240.00
DMP Virtual Keypad	$120.00
Maintenance (Full)	$480.00
Monitoring	$420.00

System Investment

Total Proposal Amount, Excluding taxes	**$45,671.64**
Estimated Applicable taxes	**$2,417.09**
Total Proposal Amount, Including taxes	**$48,088.73**

THIS IS NOT AN INVOICE. DO NOT PAY. INVOICE TO BE PROVIDED.

Deposit Due in Advance	**$24,044.37**
Balance Due Upon Completion	**$24,044.36**

SYSTEM TOTAL	$45,671.64

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted (subject to credit approval.) You are authorized to do the work as specified.

Pricing is valid for 7 days from the date proposal was submitted to contractor/customer.

Progress Billing will be applied to this proposal.

Pocono Township-Administration	Pye-Barker Fire & Safety, LLC & Subsidiaries
Company Date	Company Date
Authorized Signature	Authorized Signature
Printed Name Title	Printed Name Title
570-629-1922	000-000-0000 000-000-0000
Phone Fax	Phone Fax
James.Orefice@poconopa.gov	carl.cramer@pyebarkerfs.com
Email	Email
0	
Purchase Order Number	

TERMS AND CONDITIONS

This proposal is subject to the Pye-Barker General Terms and Conditions located at https://pyebarkerfs.com/generalterms. By signing or receiving services under this proposal, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated into the proposal by reference. This proposal, including the incorporated General Terms and Conditions, contains the complete and final agreement between the parties with respect to the subject matter hereof.

EASTERN TIME

A DIVISION OF: sciens Building Solutions

Sciens Service Suite Proposal

Prepared By: Ed Price

Division Name: Eastern Time, a Division of Sciens Building Solutions

Date: 10/23/2026

Address: 746 Hanover Avenue, Allentown PA 18109

Presented By: Ed Price

Cell: 570-294-9981

Prepared For: Pocono Township Admin

Customer: Pocono Township Admin

Contact Name: Jim Orefice

Email: james.orefice@poconopa.gov

Contact Number: 570-582-8327

Site Address: 3 Old Mill Rd Tannersville, Pa 18372

Proposal # 10232026-3

Introduction

Eastern Time inc., a Division of Sciens Building Solutions (the "Company") understands the importance of properly maintaining and servicing the fire protection and life safety systems that have been installed in your facility. There is peace of mind knowing that these critical systems that protect both people and property will operate and function together when needed. The following proposal and Service Agreement (this "Agreement") has been prepared specifically for your facility to ensure that the inspection frequency and requirements described by the National Fire Protection Agency (NFPA) are being met. Additionally, we understand that the investments made in these systems and their longevity contribute to the success of achieving your facility goals.

Scope of Services

We will provide the following services based upon the service description below, and in accordance with the terms and conditions incorporated herein.

Service Description	Annual
Fire Alarm Inspection with Re-Tagging Field Devices with Monitoring Station	
Removal and Replacement of 1 smoke detector and 1 smoke detector base (this should auto program, if there is any additional programming required you will need to schedule JCI)	$4,525.00

EASTERN TIME

A DIVISION OF: sciens Building Solutions

746 Hanover Avenue
Allentown PA 18109

Fire Alarm Testing & Inspection:

Sciens will perform fire alarm testing and inspection in accordance with NFPA 72, chapter 14 and local fire codes.

1. Fire alarm control unit/s shall be tested to verify that all functions are operational.
2. Load testing of system back-up batteries using a UL-listed battery load tester shall be performed.
3. Verify power connections, including batteries, are in working condition and free of damage and corrosion.
4. Verify remote annunciators are functional.
5. Verify auxiliary annunciation, such as printers or computer workstations are functional.
6. System smoke detectors/smoke detection systems shall be tested for proper operation.
7. System smoke detectors will be visually inspected for cleanliness and, when required, will be cleaned in accordance with the manufacturer's recommendations.
8. Manual fire alarm boxes will be tested for functionality, including proper activation of single and dual stage operations.
9. All system CO_2 detectors will be tested for functionality per manufacturer's recommendations.
10. Restorable heat detectors will be tested using an acceptable heat source.
11. Non-restorable heat detectors shall have the circuits tested by simulating its electrical operation at the wiring connection.
12. Notification appliances (audible & visual) shall be activated via an alarm device (smoke detector, pull station, etc.) to verify operation.
13. Power loss supervisory devices shall be tested via removal of power source from circuit.
14. Fixed extinguishing systems that are connected to fire alarm shall be tested to verify reporting to FACU (e.g., alarm, trouble, supervisory). Owner to coordinate the operation of the output contacts with other contracted vendors.
15. Remote supervising station monitoring will be verified to confirm appropriate activation and notifications; 90-second response.
16. Testing & inspections shall be scheduled for a date convenient for all parties.
17. Complete documentation of the fire alarm test and inspection shall be supplied upon completion.

746 Hanover Avenue
Allentown PA 18109

EASTERN TIME
A DIVISION OF: sciens Building Solutions

Term of Agreement

This Agreement will have an initial term of one (1) year from the date of service commencement (the "Initial Term") of 1 year and automatically renew for additional one (1) year periods (each, a "Renewal Term") beginning on the anniversary of the Initial Term, unless a party gives the other party written notice of its intent not to renew this Agreement at least thirty (30) days prior to the end of the Initial Term or the then-current Renewal Term (the Initial Term and any Renewal Terms, collectively, the "Term").

Clarifications

1. The Company shall visually inspect said installation(s) and shall promptly report to customer all conditions noted or observed during an inspection, which in the judgment of the Company, may be necessary and reasonable to ensure the highest degree of protection. However, as per NFPA 25, the Company is not responsible for confirming that the existing water supply satisfies the current system demand, nor that the system was designed and/or installed correctly at the time of installation. Maintenance or repairs of equipment described as deficient during the inspection are not included in this agreement and will be repaired or replaced under a separate contract. Any additional service work requested will be performed at standard day work published rates under a separate work order.
2. Unless otherwise specified, testing is limited to accessible devices, those where access can be obtained without restriction at the scheduled time of the test from floor level. If a return trip is required due to access challenges, it will be billed at our normal published rates under a separate work order.

Exclusions

1. Valve pit(s).
2. Equipment on city right of way.
3. Fire alarm system, suppression systems, fire extinguishers unless noted otherwise.
4. Private or public fire hydrants.
5. Confined space requirements as defined by OSHA.
6. Concealed spaces of any type.
7. Proper pitch of pipe.
8. Inspection and testing frequency requirements, as defined in applicable and adopted NFPA 25 standard, less than quarterly, and greater than annually.
9. Any area or condition not accessible to the Company during any inspection.
10. This Agreement for inspection of an existing fire protection system, excludes any recommendations for changes or additions to the system; and it is agreed that such services are beyond the scope of this Agreement.
11. Any additional services beyond our scope of work contained herein shall be subject to our current time and

746 Hanover Avenue
Allentown PA 18109

material hourly published rates.

Responsibility of the Owner, Manager, or Occupant

1. The responsibility for properly maintaining a water-based fire protection sprinkler system shall be that of the owner of the property. The owner, manager, or occupant shall promptly correct, or repair deficiencies, damaged parts, or impairments found while performing the inspection & testing of this system. Corrections and repairs shall be performed by qualified personnel or a qualified contractor.
2. Notify all parties that may be impacted by alarms initiated during tests. This may include parties such as the building occupants, the fire alarm system monitoring company, and the public fire service.
3. Implement required fire system impairment management program, including the completion of impairment permits and the notification of parties who should be made aware of fire system impairments. These parties may include the local fire department or insurance companies with insurable interests at the location.
4. Manage and dispose of any water released during tests.

Sciens Service Suite

Our comprehensive list of fire and life safety service offerings includes:

- Fire alarm & detection systems
- Fire sprinkler systems
- Fire suppression systems
- Access control systems, including software support
- ERCES/BDA
- Kitchen hood systems
- Fire extinguishers
- Emergency exit lights
- Central station monitoring
- Camera systems, including software support

Approval

I approve this proposal and agree to the terms and conditions.

Name **PO (if required)**

Signature **Date**

EASTERN TIME

A DIVISION OF: sciens Building Solutions

746 Hanover Avenue
Allentown PA 18109

Our Service Team Members

We are committed to delivering world-class service. See below those personnel that are dedicated to your complete satisfaction. Should you have any questions or need assistance as it relates to the services we are providing at your facility, these are your Sciens contacts.

General Manger – Marc Rizzo,
mrizzo@sciensbuildingsolutions.com,
Cell :570-241-2313

Service Mgr – Lee Franks,
lfranks@sciensbuildingsolutions.com
Cell:610-656-4202

Fire Alarm/Security Inspection Coordinator– Jillian Schatzle,
jschatzle@sciensbuildingsolutions.com
Office: (610) 776-1222 Ext. 218

Fire Alarm/Security Service Coordinator- Patty Wuchter,
pwuchter@sciensbuildingsolutions.com
Office: (610) 776-1222

About Sciens Building Solutions

From the smallest elementary school to the tallest skyscraper, Sciens uses comprehensive system design to keep facilities safe, secure, and compliant through all phases of planning, installation, and maintenance. Every day we are doing the important work of protecting people and property. We serve businesses and protect lives by providing complete fire protection, security, communications, and electrical service offerings to give our customers peace of mind about safety and building compliance. By having a local, regional, and national presence, we not only ensure accessibility and convenience for our customers but also demonstrate our commitment to growth, innovation, and excellence in all aspects of our operations.

Please visit our website for all Sciens Building Solutions locations and additional services:
https://www.sciensusa.com/servicetermsconditions/

Notices

Each notice or other communication associated with this Agreement shall be in writing and be given by electronic mail, personal delivery, or by a reputable overnight courier with confirmed receipt to the addressee. Your email address, postal address, and relevant person or office holder is as follows:

Jim Orefice
Manager
570-582-8327
James.orefice@poconopa.gov

Terms and Conditions

To view Sciens Building Solutions' current terms and conditions, please visit the below link:
https://www.sciensbuildingsolutions.com/servicetermsconditions/

746 Hanover Avenue
Allentown PA 18109

EASTERN TIME
A DIVISION OF: sciens Building Solutions

ALARM CALL SHEET

(Please complete all sections clearly and accurately)

SITE INFORMATION

Site Name:

Monitored Address:
City: State: Zip Code:
Premise Phone:

PASSCODES

(Up to 3 – must be letters and/or numbers only, no spaces)

1.
2.
3.

RESPONDING PARTIES

(Please provide at least two contacts in addition to the property phone number.)

1. Responding Party #1

Name:

Phone: ☐ Cell ☐ Home ☐ Work

2. Responding Party #2

Name:

Phone: ☐ Cell ☐ Home ☐ Work

3. Responding Party #3

Name:

Phone: ☐ Cell ☐ Home ☐ Work

NOTES:

* Passcode(s) are required — at least one must be provided.
* Monitoring accounts will automatically be set up to receive text message notifications for all alarm signals.

Pocono Township
205 Old Mill Road, Suite 200
Tannersville, PA 18372
P: 570-629-1922

Must submit original plus 16 copies of Application, Plans, & Supporting Documentation

APPLICATION FOR PUBLIC HEARING

APPLICANT NAME: True North Nordic Spa LLC d/b/a Elysian Nordic Spa

Mailing Address: 2436 Back Mountain Road, PO Box 427, Scotrun, PA 18355

Phone Number: 272-200-2929 or 570-994-7189

Email: egnandt@elysiannordicspa.com

PROPERTY OWNER NAME: Brookdale Enterprises LLC

Mailing Address: PO Box 531, Tannersville, PA 18372

Phone Number:

ATTORNEY (if represented): Jeff Durney

Mailing Address: 2937 Route 611, Tannersville, PA 18372

Phone Number: 570-620-0320

Email: jdurney@dwlawllc.com

If Applicant is not the Property Owner, state Applicant's authority to submit this application:
Brookdale Enterprises LLC authorizes Elysian Nordic Spa to apply for EDR liquor license.

ADDRESS OF SUBJECT PROPERTY: 2436 Back Mountain Road, Scotrun, PA 18355

PARCEL ID NO.: 12.11.1.32-4 **ZONING CLASSIFICATION:** RD

PRESENT USE OF PROPERTY: Construction of Nordic Spa with Restaurant to be completed Spring 2027

APPLICATION MUST INCLUDE:

- √ **PROOF OF OWNERSHIP or PROOF OF AUTHORITY FROM OWNER TO SUBMIT APPLICATION**
- √ **SITE PLAN OF PROPERTY - SITE PLAN MUST BE DRAWN TO SCALE, INDICATING LOCATION AND SIZE OF IMPROVEMENTS, BOTH PROPOSED AND EXISTING, RELATION TO EXISTING STREETS OR ROADS, BUILDINGS, ETC.**
- √ **DOCUMENTATION IN SUPPORT OF THE APPLICATION**
- √ **REQUIRED FEE (see Township fee schedule)**

THE APPLICANT HEREBY REQUESTS A PUBLIC HEARING BEFORE:

The Zoning Hearing Board (check all that apply):

_____ Appeal from a determination of a Municipal Official **(complete section 1 only)**

_____ Request for a Special Exception **(complete section 2 only)**

_____ Request for a Variance **(complete section 3 only)**

_____ Validity challenge to a land use ordinance **(complete section 4 only)**

The Board of Commissioners (choose one):

___X___ Request for **approval of application for EDR Liquor License and**

____X__ **Resolution of approval.**

Appeal involving TDU Licensing Ordinance **(complete section 6**

The UCC Board of Appeals:

_____ Appeal to UCC Board of Appeals **(complete section 7 only)**

1. Appeal of a determination of a Municipal Official:

a. The Municipal Official who made the determination from which this appeal is taken is:

_____ Zoning Officer _____ Municipal Engineer

b. Type of determination:

_____ Zoning Ordinance _____ Preliminary Opinion

_____ Floodplain Ordinance _____ Transfer of Development Rights

_____ Stormwater Management _____ Other (explain):_____

_____

c. Attach a complete copy of the determination in question.

d. Describe why you believe the determination is erroneous:_____

_____

_____

_____

2. Request for a Special Exception:

a. Type of use for which a Special Exception is requested:_____

b. The requested Special Exception is authorized by Chapter(s)_____

Section(s)_____ of the Pocono Township Code of Ordinances.

3. Request for a Variance:

a. Type of Variance sought: _____ dimensional variance _____ use variance

b. List the Section(s) of the Pocono Township Zoning Ordinance from which the Variance(s) is/are requested:_____

c. Describe the unnecessary hardship created by unique conditions of the property that justify the Variance:_____

_____

_____

d. Extent of Variance requested (*e.g., Ordinance requires X, Applicant requests Y*):_____

_____

_____

4. Validity challenge to a land use ordinance:

a. Ordinance(s) challenged:_____

b. Describe in detail the nature of the challenge (attach additional pages if necessary):_____

_____

_____

5. Request for a Conditional Use:

a. Type of use for which a Conditional Use is requested:_____

b. The requested Conditional Use is authorized by Chapter(s)_____ Section(s)_____ of the Pocono Township Code of Ordinances.

6. Appeal involving TDU Licensing Ordinance:

a. This appeal is from the Zoning Officer's or Code Officer's determination:

_____ to deny an application for a new TDU License

_____ to deny an application to renew a TDU License. Prior TDU License No._____

_____ to revoke a TDU License. Prior License No._____

_____appeal from violation of TDU Ordinance/License

b. Attach a complete copy of the determination in question.

c. Detailed reason or basis for the appeal:_____

_____

d. Relief sought:_____

7. UCC Board of Appeals:

a. What type of relief are you requesting?

_____ a variance _____ an extension of time _____ appeal of BCO's decision (attach a copy)

b. For an appeal of BCO's decision, which factor below best describes your contention:

_____ the true intent of the Act or Code was incorrectly interpreted

_____ the provisions of the Act do not apply

_____ an equivalent form of construction is to be used

c. For an appeal of BCO's decision, attach a complete copy of the decision in question.

d. State the specific section(s) of the Act or Code from which relief is being sought.

Acknowledgement and Certification

The Applicant acknowledges that all material and information submitted with this application will become the property of Pocono Township and will not be returned except as provided by the Pocono Township Code of Ordinances or by applicable law. The Applicant further agrees to reimburse Pocono Township for all costs incurred by the Township in processing this Application (including, but not limited to, filing fees and hearing costs) to the extent that the costs exceed the filing fee.

The Applicant hereby certifies that all information, data, and statements submitted on or with this Application are true and correct to the best of the Applicant's knowledge and belief.

Allen D Brandt — 11/5/2026

SIGNATURE OF APPLICANT **DATE**

COUNTY OF MONROE POCONO MTN SD/POCONO TOWNSHIP

BILL # , Account#
Bill Date: 08/01/26
TAXPAYER COPY

MAKE CHECK PAYABLE & MAIL TO:

MARY RILEY FRANTZ
205 OLD MILL RD
PO BOX 394
TANNERSVILLE PA 18372

2026 TAX NOTICE

Receiving Hours: MON 3-7 TUES 10-1 SAT SEPT 26 9-12
SEPT 28 1-7 SEPT 29 10-7 SEP 30 1-7

Telephone: 570-629-1922 X 1234

*0073002010*005267

TAXPAYER: 730

BROOKDALE ENTERPRISES LLC
PO BOX 531
TANNERSVILLE PA 18372

Return BOTH STUBS to your tax collector with a SELF-ADDRESSED STAMPED ENVELOPE for a return receipt

NOTICE OF PROPERTY TAX RELIEF

Your enclosed tax bill may include a tax reduction for your homestead and/or farmstead property. If you are an eligible homestead and/or farmstead property owner, you have received tax relief through a homestead and/or farmstead exclusion which has been provided under the Pennsylvania Taxpayer Relief Act, a law passed by the Pennsylvania General Assembly designed to reduce your property taxes.

See second page for installment option

BILL# ACCOUNT#

RETAIN THIS PORTION FOR YOUR RECORDS

LAND	BLDG	TOTAL	CLASS	PARCEL NUMBER
306,360	0	306,360	9	12.11.1.32-4

ASSESSMENT	BASE ASSESSMENT	LESS EXCLUSION	NET BASE ASSMNT	TAX LIABILITY	BASE AMOUNT	LESS EXCLUSION	NET BASE AMOUNT
HOMESTEAD	0	0	0	HOMESTEAD	0.00	0.00	0.00
FARMSTEAD	0	0	0	FARMSTEAD	0.00	0.00	0.00
TOTAL	0		0	TOTAL	0.00		0.00

Type Tax	Mills	2% Discount	Net Base Amt	10% Penalty
SCH	23.69	7,112.54	7,257.68	7,983.44
AMOUNT IF PAID BY		09/30/26	11/30/26	12/31/26
PAY THIS AMOUNT		7,112.54	7,257.68	7,983.44

RETURN BOTH PAYMENT STUBS WITH A SELF-ADDRESSED STAMPED ENVELOPE FOR A RETURN RECEIPT.
IF PROPERTY WAS SOLD, OR TAXES PAID BY A MORTGAGE CO. FORWARD BILL TO APPROPRIATE PARTY.
CASHIER'S CHECK OR MONEY ORDER ONLY AFTER DEC 15.
PAYABLE IN UNITED STATES CURRENCY ONLY. RECEIPT NOT VALID UNTIL CHECK CLEARS BANK.
PAYMENT OF FIRST INSTALLMENT COMMITS TAXPAYER TO THE INSTALLMENT FORM OF REMITTANCE.
UNPAID ACCOUNTS RETURNED FOR COLLECTION AFTER DEC 31 TO COUNTY TAX CLAIM BUREAU AT 570-517-3172.

POCONO MTN SD/POCONO TOWNSHIP
COUNTY OF MONROE

Full Payment

BILLING DATE: 08/01/26 BILL NUMBER: 000730 SCH26

If Paid By	If Paid By	If Paid By
09/30/26	11/30/26	12/31/26
Discount Tax	Base Tax	Penalty Tax
7,112.54	7,257.68	7,983.44

CASHIER'S CHECK OR MONEY ORDER ONLY AFTER DEC 15

PROPERTY DESCRIPTION:

ACCOUNT #

PARCEL NUMBER: 12.11.1.32-4

PAID

TAXPAYER: BROOKDALE ENTERPRISES LLC
PO BOX 531
TANNERSVILLE PA 18372

SEP 25 2026

CK 469

MARY RILEY FRANTZ
TAX COLLECTOR
POCONO TWP.
THANK YOU

PIN 12636400318019

Return BOTH stubs to your tax collector with a SELF-ADDRESSED STAMPED envelope for a receipt



02		FOR REVIEW ONLY NOT FOR CONSTRUCTION	1" = 20'
			NOT YET APPROVED

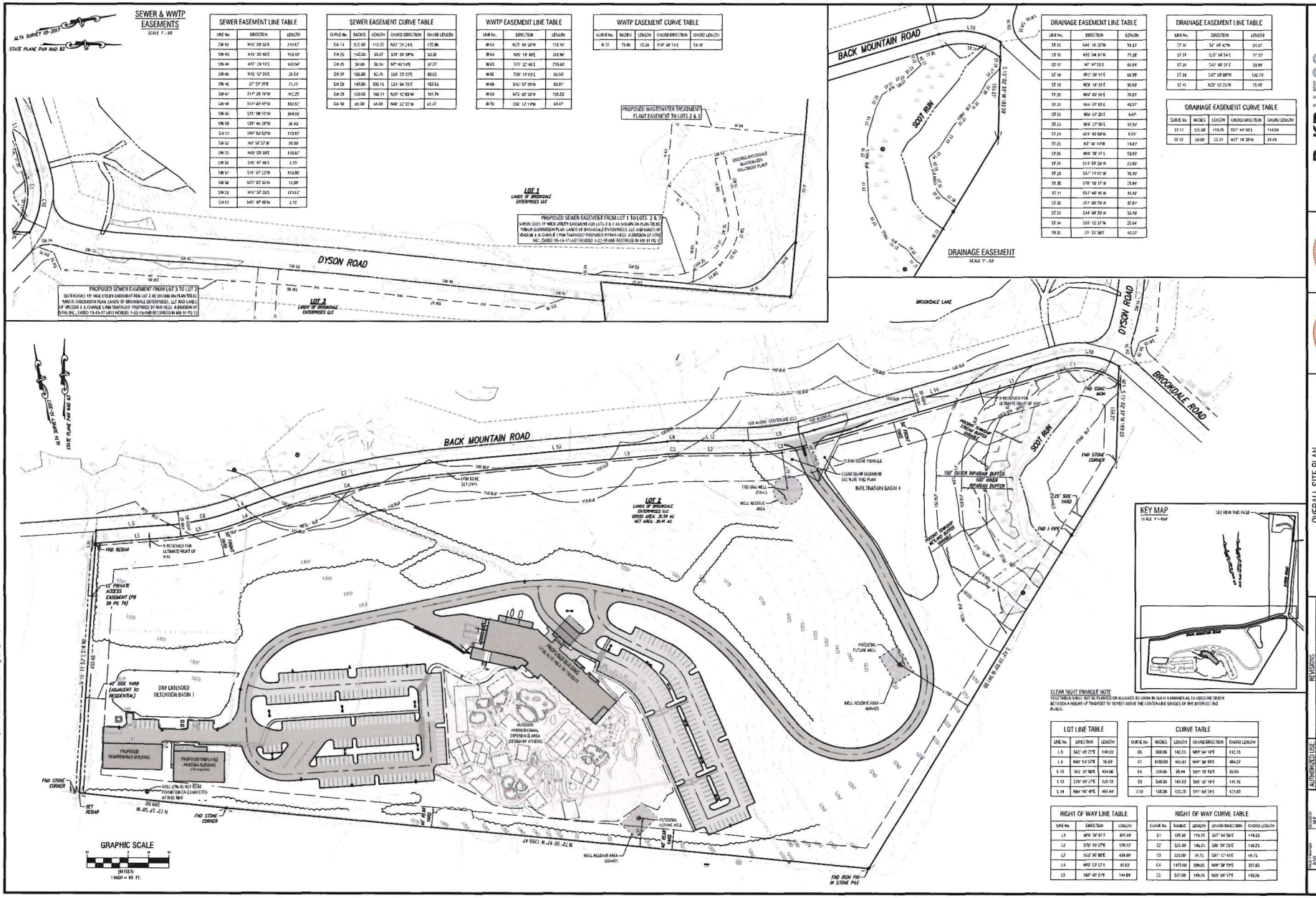
DP-XXXX-XXXX

Brookdale Spa

245610

FURNITURE PLAN - OVERALL

L2.10



SEWER EASEMENT LINE TABLE		
LINE No.	DIRECTION	LENGTH
SW 42	N15° 03' 58"E	243.62'
SW 43	N16° 29' 45"E	103.07'
SW 44	N17° 29' 10"E	420.94'
SW 45	N16° 57' 25"E	26.63'
SW 46	S7° 37' 39"E	71.27'
SW 47	S17° 29' 10"W	392.25'
SW 48	S16° 03' 45"W	102.82'
SW 49	S15° 29' 10"W	364.09'
SW 50	S76° 46' 28"W	36.42'
SW 51	S89° 32' 02"W	113.83'
SW 52	N0° 56' 57"W	20.00'
SW 53	N89° 03' 03"E	113.82'
SW 54	S16° 47' 48"E	2.15'
SW 57	S16° 57' 10"W	103.30'
SW 58	N73° 02' 50"W	13.00'
SW 59	N16° 57' 25"E	123.61'
SW 61	N15° 47' 48"W	2.15'

SEWER EASEMENT CURVE TABLE				
CURVE No.	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
SW 13	525.00	113.32	N22° 25' 24"E	113.06
SW 25	1463.00	30.37	S79° 36' 18"W	30.36
SW 26	50.00	28.19	N7° 49' 54"E	27.77
SW 27	105.00	82.25	S68° 22' 22"E	80.12
SW 28	143.00	100.16	S24° 04' 39"E	103.53
SW 29	120.00	166.11	N26° 42' 03"W	151.79
SW 30	85.00	64.88	N68° 22' 22"W	63.27

WWTP EASEMENT LINE TABLE		
LINE No.	DIRECTION	LENGTH
W 63	N37° 11' 20"W	118.14'
W 64	N15° 19' 39"E	264.96'
W 65	S73° 32' 46"E	210.62'
W 66	S38° 14' 02"E	65.50'
W 68	S16° 57' 25"W	82.81'
W 69	N73° 02' 35"W	135.53'
W 70	S36° 12' 19"W	69.47'

WWTP EASEMENT CURVE TABLE				
CURVE No.	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
W 31	75.00	72.24	S10° 36' 19"E	69.42

DRAINAGE EASEMENT LINE TABLE		
LINE No.	DIRECTION	LENGTH
ST 15	S46° 18' 25"W	34.27'
ST 16	N15° 04' 31"E	71.28'
ST 17	N7° 47' 55"E	66.84'
ST 18	N12° 08' 11"E	66.99'
ST 19	N26° 18' 33"E	36.69'
ST 20	N44° 09' 09"E	70.09'
ST 21	N66° 39' 09"E	49.57'
ST 22	N89° 09' 20"E	9.97'
ST 23	N64° 27' 56"E	47.97'
ST 24	N24° 43' 00"W	8.01'
ST 25	N37° 46' 14"W	14.87'
ST 26	N64° 56' 47"E	53.57'
ST 27	S13° 09' 39"W	23.09'
ST 28	S67° 11' 01"W	36.93'
ST 29	S78° 10' 17"W	26.84'
ST 30	S54° 40' 16"W	49.42'
ST 31	S51° 02' 58"W	37.87'
ST 32	S44° 09' 39"W	32.99'
ST 34	S89° 12' 21"W	25.64'
ST 35	S9° 35' 54"E	42.20'

DRAINAGE EASEMENT LINE TABLE		
LINE No.	DIRECTION	LENGTH
ST 36	S2° 48' 42"W	24.47'
ST 37	S25° 58' 54"E	57.92'
ST 38	S42° 48' 21"E	33.99'
ST 39	S42° 38' 09"W	140.19'
ST 41	N20° 00' 23"W	15.45'

DRAINAGE EASEMENT CURVE TABLE				
CURVE No.	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
ST 11	125.00	119.95	S67° 44' 58"E	114.69
ST 12	50.00	25.81	N37° 18' 39"W	25.54

LOT LINE TABLE		
LINE No.	DIRECTION	LENGTH
L 8	S42° 48' 22"E	140.33'
L 9	N89° 53' 57"E	18.69'
L 10	S85° 30' 58"E	434.66'
L 12	S78° 49' 37"E	140.12'
L 14	N84° 56' 48"E	497.44'

CURVE TABLE				
CURVE No.	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	900.00	142.03	N89° 04' 54"E	142.15
C7	1100.00	406.61	N89° 36' 59"E	404.37
C8	250.00	26.94	S81° 12' 43"E	26.93
C9	500.00	141.53	S86° 46' 19"E	141.16
C10	150.00	125.25	S71° 56' 28"E	121.69

RIGHT OF WAY LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	N84° 56' 47"E	497.44'
L2	S78° 49' 37"E	129.12'
L3	S42° 38' 09"E	434.66'
L4	N89° 53' 57"E	18.69'
L5	S82° 48' 22"E	144.84'

RIGHT OF WAY CURVE TABLE				
CURVE No.	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	125.00	119.95	S67° 44' 58"E	114.69
C2	525.00	146.21	S86° 56' 25"E	145.74
C3	225.00	99.75	S81° 12' 43"E	98.75
C4	1475.00	398.05	N89° 36' 59"E	397.02
C5	525.00	149.76	N89° 04' 57"E	149.26

RKRHESS
a DIVISION OF UTRS
Civil Engineers • Environmental Engineers • Surveyors
Land Planners • Landscape Architects • Pa
Telephone (570) 421-1500, Fax (570) 421-8790
Website: www.RKRHess.com Email: info@rkrhess.com

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CHARLES F. GREEN — PENNSYLVANIA — 24GE03...

RICHARD S. GILES — PENNSYLVANIA — 24GE03...

REVISIONS

1	5-2-2025	REVISED PER COMMENTS
2	6-24-2025	REVISED PER COMMENTS
3	10-21-2025	FINAL PLAN SUBMISSION

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AUTHORIZED USE: PERMITTING

DESIGNED BY:	MJP
DRAWN BY:	MJP
CHECKED BY:	CFG
DATE:	7-18-2024
SCALE:	1" = 80'
PROJECT No.	1078.005
DRAWING NAME:	
FILE NAME:	

DWG: Layout (2).dwg

OVERALL SITE PLAN

LAND DEVELOPMENT PLAN

BROOKDALE SPA

BROOKDALE ENTERPRISES LLC

PO BOX 1311

HANOVER, PA 17331

NORTH CODORUS TWP.

YORK COUNTY, PA

C.S.01

LDP No. 1425

ALL DOCUMENTS PREPARED BY RKR HESS, A DIVISION OF UTRS, INC. ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY RKR HESS, A DIVISION OF UTRS, INC. FOR THE SPECIFIC PURPOSE INTENDED BY SUCH USE WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO RKR HESS, A DIVISION OF UTRS, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS RKR HESS, A DIVISION OF UTRS, INC. FROM ALL CLAIMS, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

02.24.25 4:07pm
P:\Projects\Codorus Twp\Brookdale Ent LLC\1078.005 Brookdale Spa\Design\Civil\Land Development\LDP\C.S.01.dwg

TRANSACTION SUMMARY

PAYMENT ITEM	REFERENCE NUMBER	AMOUNT
Other	H-2026-5	$1,000.00
	Total:	**$1,000.00**

Confirmation Number	1AKU72B957
Date Processed	Nov 05, 2026 02:18 PM
Transaction Type	In-Person Check
Payer Name	
Check Number	148

Pocono Township, PA
205 Old Mill Rd
Tannersville, PA 18372
Phone: 570-629-1922

Reference Number: 28650641

Other
Reference Number:
H-2026-5

$1,000.00

Total: **$1,000.00**

Signature:

316 Warner Road - Tannersville, PA 18372
Team@buildallcontracting.com (570) 420-0902

CoStars #549433

October 22, 2026

PROPOSAL SUBMITTED TO:

Pocono Township Municipality
Old Mill Road
Tannersville, PA

WORK TO BE PERFORMED AT:

TLC Park

SPILLWAY

To supply and install a 3-bar anodized aluminum top mounted Hollander railing.

QUOTE: $ 5,100.00

*Prevailing Wage Project

Payment schedule: Progress payments as work is completed

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. No winter concrete or additives included. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance on above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Contractor. Price is good for (30) thirty days.

Owner 11/2/24 Date

Contractor Date

PENNSYLVANIA STATE ASSOCIATION
OF TOWNSHIP COMMISSIONERS
LEGISLATIVE OFFICE
414 NORTH SECOND STREET, HARRISBURG, PA 17101
717-232-6540

2027 DUES STATEMENT

Invoice Number: 27061

Pocono Township
112 Township Dr
Tannersville, PA 18372

The market value of your municipality for the most recent year available from the Pennsylvania State Tax Equalization Board is $1,543,186,821.

Per the schedule below, your dues are:	$ 3,237.51
Adjustment for rate of inflation:	$ 187.78
Plus 7.5% Legal Defense Fund Assessment:	$ 242.81
Conference Assessment:	$ 100.00
Total Due:	**$ 3,768.10**

Please make checks payable to PSATC
Please remit by ***December 31, 2026***
to
PSATC
414 North Second Street
Harrisburg, PA 17101

1. Member townships pay in accordance with the market value of their townships. The rate schedule is as follows:
   A. On the first $100 million of value - $6.60 per million or fraction.
   B. On the second $100 million of value - $5.50 per million or fraction.
   C. On the third $100 million of value - $4.40 per million of value or fraction.
   D. On the fourth $100 million of value - $3.30 per million or fraction.
   E. Townships that have a market value over $400 million - $1.10 per million or fraction.
2. In any case, the minimum dues shall not be less than $1,470 per year; and the maximum shall be no more than $3,870 per year.
3. An annual 7.5% surcharge for the Legal Defense Fund shall be assessed against all dues.
4. An annual inflationary adjustment shall be added based on the unadjusted CPI for April of the current year plus 2%, with a minimum of 4%.
5. An annual Conference assessment of $100.

POCONO TOWNSHIP PLAN STATUS
11/16/2026

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												
1453-A	POCO-R1360	-	Mountain Villa Resort (406 Cherry Lane Road) (4/6/26 BOC as initial LLA, 4/13/26 PC as Min. Sub.)	Minor Sub.	Final	1/1/2027	12/14/2026	12/21/2026	10/27/2026			90 Day Ext. Rec'd 9/10/26
Preliminary Plans Under Consideration												
1387	POCO-R1030	2130161R	Alaska Pete's - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/30/2027	12/13/2027	12/20/2027	4/27/2023	8/10/2026		1 yr. Ext. rec'd 9/24/26

POCONO TOWNSHIP PLAN STATUS
11/16/2026

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
Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS
11/16/2026

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
Pending BOC Decision												
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscassett Dr. (2/3/25)	Lot Comb.	Final	5/17/2027	N/A	5/17/2027	3/11/2025		N/A	Extension to 5/17/27 rec'd 10/19/26
1458	POCS-00035	-	Strand Lot Line Adjustment (Bartonsville Ave.) (7/20/26)	Lot Line Adjust.	Final	4/5/2027	N/A	4/5/2027	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	
1461	POCO-R1490	-	Farda Lot Line Adjust (Rte. 715) (11/16/26)	Lot Line Adjust.	Final	2/14/2027	N/A	2/1/2027			N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

POCONO TOWNSHIP PLAN STATUS
11/16/2026

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 Dev't	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1368		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Devt	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Devt	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Devt	Preliminary	7/2/2025	Approval Rec. 6/9/25	Cond. Preliminary Approval 7/7/25					
PRD TENTATIVE PLAN APPROVAL													
1388	POCO-R0690	2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1341		1730043R	SAPA Poconos Hospitality	Land Devt	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 1360	POCO-R0740	1730051R	Running Lane Hotel Land Devt (8/14/17)	Commercial Land Devt	Rev.Prelim/ Final	11/11/2025	Recommended for Approval 12/8/25	Approved 12/15/25	9/15/2027	3/15/2027	6/15/2027		9 Mo. Ext. granted 11/2/26
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt/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 Devt	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 Devt	Prelim/Final	3/9/2026	Approval Rec. 10/14/25	Approved 11/3/25	Approval Extended to 11/3/2027	5/3/2027	8/3/2027		1 Yr. Ext. granted 10/19/26
1388	POCO-R0690	2130154R	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025	N/A	12/15/2025	N/A for PRD				
1388	POCO-R0690	2130154R	Phase 3 - The Ridge PRD (5/4/26)	PRD	Final	6/11/2026	N/A	6/13/2026	N/A for PRD				
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 5/3/2027	5/3/2027	8/3/2027		6 Mo. Ext. granted 10/19/26
~~1412~~	~~POCO-R0620~~	~~2330209R~~	~~GWL Employee Housing (4/10/23)~~	~~Land Devt~~	~~Final~~	~~8/1/2023~~	~~Conditional Approval 7/10/23~~	~~Conditional Approval 8/21/23~~	~~8/21/2024~~	~~2/21/2024~~	~~5/21/2024~~		Project not moving forward per owner
1415	POCO-R0629	2230198R	Ertle Development Wawa (10/10/23)	Land Devt	Prelim/Final	8/12/2025	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 Devt	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 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	11/17/2027	5/17/2027	8/17/2027		12 Mo. Ext. granted 11/2/26

POCONO TOWNSHIP PLAN STATUS
11/16/2026

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
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	5/5/2017	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	

POCONO TOWNSHIP PLAN STATUS
11/16/2026

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
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 Lindenmere 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 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 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 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	Sanofi 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) (8/8/2	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 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 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				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	

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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	3/26/2024	Conditional Appproval 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	Recomended 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/Bacik Minor Subdivision (Sullivan Trail) (7/8	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. Slutter 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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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	
1456	POCO-R1430	-	116 Matterhorn Rd. (Lockley) (7/6/26)	Lot Comb.	Final	7/13/2026	N/A	9/8/2026				9/23/2026	

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DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Dev't	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)(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