

**Pocono Township Board of Commissioners
Regular Meeting Minutes
November 17, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on November 17, 2025 and was opened by Chair Richard Wielebinski at 6:09 p.m. followed by the Pledge of Allegiance.

Roll Call: Ellen Gndt, present; Natasha Leap, present; Mike Velardi, present; Brian Winot, present via zoom; Rich Wielebinski, present.

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

Announcements

Public Comment

Charles Keppler, (Commissioner- Elect) thanked voters for their support and expressed his desire to bring positive change and transparency to the township. He emphasized the importance of holding the BOC accountable to the public's expectations and urged board members to consider the impact of their decisions on constituents.

Terry Martin, (NON-Resident) thanked the board for service, stated she is happy with the election results, and thanked Vincent Trapasso for investing in Pocono Township.

Jim Pellegrine –(Resident) commented on the comments on the public Facebook page and ethics.

Cheryl Parks – (Resident) commented her concerns regarding potential blasting for the warehouse along with her feelings on past practices of the board.

Robert Rodriguez –(Resident) commented on the TDU licensing fee increase.

Presentations

Zelenkofske Alexrod-Jeffrey Weiss & Rachael Gougher-2024 Pocono Township Audit. Discussion took place.

Rich Wielebinski made a motion, seconded by Mike Velardi, to accept the Pocono Township 2024 Audit. Ellen Gndt asked when the DCED Report will be received. Rachael Gougher stated within the next week. All in favor. Motion carried.

Q3 Treasurer's Report-Frank Cefali & Regina Zuvich. Frank Cefali gave an overview of the report. Ellen Gndt commented on a number of line items that are close.

Sal Ciazzo – Hanover Engineers – Waiver Requests and Fee in Lieu of – Lot #1 Hotel & Retail (Trap Enterprises)

Richard Wielebinski made a motion, seconded by Mike Velardi, to approve the waiver of 390-48.W(1) to allow for cut slope embankments to have a 2:1 slope instead of the 3:1 slope required. Charles Keppler expressed his feelings against the approval of the waiver. Ellen Gndt stated that the requests are consistent with ones that are approved for everyone. Brian Winot Abstained from the vote. All Voting Members in favor. Motion carried.

Richard Wielebinski made a motion, seconded by M. Velardi to approve the waiver of 390-59.B, to allow for parking spaces to have a 9-foot width as opposed to the 10-foot width. Brian Winot Abstained from the vote. All Voting Members in favor. Motion carried.

Richard Wielebinski made a motion, seconded by Mike Velardi, to approve the in lieu of fees for the Hotel Lot1 and retail Winot/Trap @ \$8,232.00. Brian Winot Abstained from the vote due to his partnership in this project. All voting members in favor. Motion carried.

Artem Perchenok – Change in Zoning from R1 to Recreational along Wilke and Camelback Rd. Due to where his property is located he is requesting the board to consider changing his zoning to be included in the commercial district. Leo DeVito and Zoning will look further into the matter.

Resolutions

- Richard Wielebinski made a motion, seconded by Mike Velardi, to Table Resolution 2025-37 Accepting the revised Sewer Rules and Regulations until the December 2nd meeting. All in favor. Motion carried.
- Richard Wielebinski made a motion, seconded by Mike Velardi, to approve Resolution 2025-40 granting the final plan approval of Core 5 LDP 1373. Discussion, Ellen Gndt asked regarding the fire company review and does the in lieu of fees include the sewer line acreage? Geoffrey Durney, Esq., clarified questions brought up by Ellen Gndt. Further discussion was had by the public. Roll Call Vote: Ellen Gndt, nay; Natasha Leap, aye; Brian Winot, aye; Mike Velardi, aye; Richard Wielebinski, aye. (4-1) Motion carried.
- Richard Wielebinski made a motion, seconded by Mike Velardi, to approve Resolution 2025-41 granting the preliminary/final approval of Trap/Winot, Lot#1 Hotel & Retail with in lieu of open space fees in the amount of \$8,232.00. B. Winot abstained from the vote. All voting members in favor. Motion carried.

Consent Agenda

- R. Wielebinski made a motion, seconded by N. Leap, to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the November 3, 2025 regular meeting of the Board of Commissioners.
Financial transactions through November 17, 2025 as presented, including ratification of expenditures in the amount of \$669,737.55 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers.
Discussion: Terry Martin Commented that the Board will be held accountable for their "Offences." All in favor. Motion carried.

NEW BUSINESS

Commissioner Comments

Richard Wielebinski – President

- Richard Wielebinski made a motion, seconded by Mike Velardi, to authorize Township Engineer to go out for bid (via Penn Bid), for Learn Rd roundabout project. For bids to be in by December 10th and be awarded for December 15th BOC meeting. Discussion: Charles Keppler criticized the decision to put the roundabout project out for bid and vote on it just before the board transitions, saying it is rushed and damages public trust. He recommended waiting for the new board to handle the project, highlighting concerns about timing and transparency. Jon Tressler stated that it was let to bid last year at the same time and in order for contractors to plan ahead for their work in the new year. Items that need to be ordered with lead times, drawings to be submitted and approved along with scheduling for the school year. Roll Call Vote: Ellen Gndt, nay; Natasha Leap, aye; Brian Winot, aye; Mike Velardi, aye; Richard Wielebinski, aye. (4-1) Motion carried.
- Richard Wielebinski made a motion, seconded by Mike Velardi, to approve the Grant Success Lab contract for 2026 in the amount of \$49,200/yr or \$4,100/mo. Ellen Gndt asked how much they have done for the township. Jerrod Belvin stated over 4 million since we started contracting with them. We currently have 18 grants under administration through them. Terry Martin asked the commissioners if they like the color Orange. All in favor. Motion carried.

Natasha Leap – Vice President

Ellen Gndt – Commissioner

- Update – Solar Field- an event occurred this past weekend. Conservation and DEP looked into the matter. They have been told to raise their skimmer to correct the problem. Further discussion took place between the board and the engineer.
- Pocono Manor Historic District Overlay Exemption: Leo DeVito emphasizes the importance of ensuring the historic overlay ordinances’ map accurately matches the federal registry to avoid legal challenges and invalidation. He advised postponing adoption until this is confirmed, reassuring residents that the board is committed to both protecting the historic district and expediting a sound legal process. The board and solicitor had further discussion. The public commented extensively on this matter. Don Snyder spoke regarding his intimate knowledge of the Historic Listing. Executive Session was held to discuss the matter further. Leo DeVito stated that the board understands the concerns and magnitude of the situation and the urgency to amend the Ordinance draft. The township will follow the advice of the solicitor and follow the proper procedure and make sure that the ordinance is done correctly with everyone’s interests at the heart of it. Charles Kepler commented that he feels the board is willing to make exceptions for some but not all. Stated that it feels like a double standard and red herring.

Brian Winot – Commissioner

Stated that he “will have his jumpsuit in an extra-large please.” (pertaining to Terry Martins comments)

Mike Velardi – Commissioner

Reports

Zoning Report-SFM Consulting – Notices have been sent out to TDU’s that haven’t renewed their licenses this year.

Police – James Wagner, Chief – Went over the statistics for the Month of October with the board.

Manager Report – Jerrod Belvin

- Kenny’s Way Update- The Glenwood Hall sign was hung last week and matches the signs for all of the parks. The plaques have arrived for the historic walk and should be mounted over the next couple of weeks.
- PennDOT Update – They are still confirming that they won’t have to blast and are working on water line relocation.
- Control Center had a 10% increase for 2026
- Liquid Fuels Audit Update – numbers should be ready by the next meeting.

Public Works – Patrick Briegel

- Sewer Business Update – New carbon was installed and we’re waiting on inspection, cleaning for pump station five.
- Current Public Works Projects Water was connected last week for the township complex. The sewer line was installed at the same time and are waiting for certification to get that online. Once completed we will follow the proper steps for abandoning the septic with DEP. All of this saved the township a lot of money thanks to the skills of our DPW Staff. The access controll gate that was approved two months ago has stated installation today. Leaf cleanup is still in progress. We had our first leaf drop off following our act 101 ordinance update that was up at MVP.
- Richard Wielebinski made a motion, seconded by Mike Velardi, to adopt Truck / Trailing SOP for Public Works & Park departments. All in favor. Motion carried.
- Motion to adopt FMCSA Cargo Securement Rules as an SOP for Public Works & Park departments (**Possible Action Item**)

Township Engineer Report- Jon Tresslar

- Learn Road safety enhancement project and roundabout survey work will go out to bid as directed by the board.
- TASA Project – cleaning up some minor drafting issues. PPL is going to move the pole at the center of Old Mill Rd. and 611, learn road.
- TLC walking bridge – working on the demo plans.

Township Solicitor Report-Leo V. DeVito.

- Sewer Business Update
- General legal update – remain busy assisting zoning.
- Learn Road Easement Process – all land owners have been paid and everything ready to go.
- PJJWA Update – Draft ordinance being circulated to the board for consideration.

Adjournment – Richard Wielebinski made a motion, seconded by Mike Velardi, to adjourn the meeting 8:45 p.m. All in favor. Motion carried.