



POCONO TOWNSHIP COMMISSIONERS  
AGENDA

February 17, 2026 | 6:00 p.m.

205 Old Mill Rd, Tannersville, PA

**Zoom Participation**

<https://us06web.zoom.us/j/89973614716>

**Meeting ID:** 899 7361 4716

**Passcode:** 949164

**Open Meeting**

**Pledge of Allegiance**

**Roll Call**

**Announcements** – An Executive Session was held on February 13th to discuss personnel

**Public Comment-**

*Public Comment Policy has changed. For public comment at the beginning of a meeting, you will be permitted 3 minutes on agenda and non-agenda items only, and on action items, only Pocono Township Residents, Stakeholders & Local Businesses, may speak at the podium and be permitted 1 minute for your comments on that agenda item.*

**Presentations**

Mike Stettler – Monroe County Waiste Authority – Leaf recycling and trash disposal drop-off

D&D Engineering – Mountain Edge Townhouse – Waiver requests: **(Possible Action Item)**

**Hearings**

**Resolutions**

- Motion to approve Resolution 2026-10 LDP 1445 – Mountain Edge Townhouse **(Possible Action item)** Discussion: Sidewalk waiver/deferral and Open Space waiver **(Possible Action items)**
- Motion to approve Resolution 2026-12 (LDP 1414 – 135 Warner Road) denial for failure to respond to or address the deficiencies set forth in the engineering review letter dated 2/23/24. **(Action Item)**
- Motion to approve Resolution 2026-13 (LDP 1441 – Leisure Lake @ the Pocono's) denied for failure to respond to or address the deficiencies set forth in the engineering review letter dated 3/11/25. **(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 February 2<sup>nd</sup> regular meeting, January 20, 2025 regular meeting, January 5<sup>th</sup> regular meeting, and January 5<sup>th</sup> Re-Organization meeting of the Board of Commissioners.
  - Financial transactions through February 17, 2026 as presented, including ratification of expenditures in the amount of \$841,804.91 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: ***(Action Items)***

**NEW BUSINESS**

- Motion to declare Pocono Manor Resort a dangerous structure. ***(Possible Action Item)***
- Motion to authorize township solicitor to advertise a hearing for Police Cost Recovery Ordinance. ***(Possible Action Item)***
- Motion to add Stop sign to MCTI Driveway & Laurel Lake Rd. ***(Possible Action Item)***
- Motion to purchase 3 Mio-Vision adaptive systems & installation from Signal Service not to exceed 80,000. ***(Possible Action Item)***
- Motion to approve the bidding and construction schedule for the demolition and construction of abutments for the TLC Park Pedestrian Bridge. ***(Possible Action Item)***
- Motion to purchase a timber pedestrian bridge for TLC Park through Costars. ***(Possible Action Item)***
- Motion to approve the waiver of pavilion rental fees for the Masonic Organization on pavilion #3 for October 25<sup>th</sup> ***(Possible Action Item)***
- Motion to appoint Mike Stettler Jr. "Inspection Mechanic", in accordance with "Article 30 – Licensing", of the CBA. ***(Possible Action Item)***

**Personnel - Motion to terminate Christopher Gupko from Pocono Township Police Dept. (Action Item)**

**Report of the President Ellen Gnadtt**

- Solar Field update

**Matt Long – Vice-Chairman**

- Discussion- Clarification of Public Misinformation Circulating on Social Media
- Amusement Tax Update

**Commissioner Comments**

**Natasha Leap – Commissioner**

**Mike Velardi – Commissioner**

**Charles Keppler – Commissioner**

- Discussion on Public Option for trash collection
- Discussion on Park Board

**Reports**

**Zoning – SFM Consulting**

**Police – Chief James Wagner (Second Meeting of Month)**

**Fire - Pocono Township Volunteer Fire Report**

**Pocono Township Events -**

**Township Manager's Report – Jerrod Belvin**

- Police Wing Update
- Vector Control Update -
- Core 5 Blasting Schedule

**Public Works/Sewer Report – Patrick Briegel**

- Sewer Business Update
- MCTI & Sullivan Trail Expansions
- Current Public Works Projects

**Township Engineer Report – T&M Associates**

- Sewer Business Update
- Learn Road Roundabout cost update
- TASA Project
- TLC walking bridge-

**Township Solicitor Report – Broughal & DeVito, L.L.P.**

- Sewer Business Update
- Pocono Manor Old Hotel Update
- General legal update
- Learn Road Easement Process

**Adjournment**



Engineering & General Construction, LLC

October 14, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**Project: Mountain Edge Village Community Townhouses 57A-H Land Development**

Dear Planning Commission Members,

On behalf of our applicant, Percudani House III, L.P., we request the following Modification Requests from the Pocono Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance:

1. Section 390-29.E.(3) – Survey shall not have an error of closure greater than one in 10,000 ft and shall include a boundary closure report.  
***Justification: An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated from the overall boundary. It is requested that an overall boundary survey is not required with boundary closure reports since the proposed improvements are located over 300-feet from the closest part of the boundary.***
2. Section 390-29.J.(1).(c) – Truck turning movements for a WB-50 Truck shall be provided.  
***Justification: This is an existing townhouse development that was designed and approved in 1987, of which a WB-50 truck was not designed within the existing road system. The land development is for the development of a townhouse unit pad that was previously approved. A sign will be posted at the gated entrance that no tractor trailers are allowed.***
3. Section 390-48.AA – Sidewalks and road crosswalks may be required where necessary to provide property pedestrian circulation or to provide access to community facilities and common areas.  
***Justification: This is an existing townhouse development that was designed and approved in 1987. The proposed improvements consist of the construction of one townhouse unit and parking. No construction is proposed near Camelback Road.***
4. Section 390-49.A.(4) – Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan.  
***Justification: The proposed improvements are minor and are over 300 feet from the nearest property line. The proposed earth disturbance is less than an acre compared to the overall property area of 65 acres. A property boundary was performed by Brian D. Courtright, P.L.S., of which he notes he set pins on the property line where none were found.***

5. Section 390-50.D.(5) – Embankment Slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.  
**Justification: The proposed BMP has limited area based on the existing terrain. 3:1 side slopes have been utilized on the proposed berm.**
6. Section 390-50.D.(7) – Top width. The minimum top width of the detention basin shall be 10 feet.  
**Justification: The proposed BMP is small due to the limited improvements and has limited area based on the existing terrain. A five-foot top of berm width has been provided.**
7. Section 390-50.D.(8) – A minimum grade of 2% shall be maintained on the basin bottom.  
**Justification: The proposed BMP is an infiltration basin, of which a 0% slope is required.**
8. Section 390-50.D.(11).(c) – Emergency spillways shall be constructed of reinforced concrete or other material approved by the township engineer.  
**Justification: The spillway is for storm events greater than a 100-year storm with limited flow going over the spillway. The NAGSC250 matting is proposed for stabilization, which is still a permanent matting.**
9. Section 390.58 – Common open space, recreation areas, and in-lieu fees.  
**Justification: The proposed improvements consist of an existing approved townhouse unit with additional parking. The existing community consists of open space allocated for the existing development.**
10. Section 365-8.L – Roof drains should not be connected to streets, sanitary or storm sewers in order to promote overland flow and infiltration/percolation of stormwater.  
**Justification: A portion of the roof drains will discharge to the stormwater conveyance pipe in order to discharge into the stormwater BMP for infiltration/treatment.**
11. Section 365-13.B – All calculations should use the appropriate rainfall depth per B-1 in the appendix.  
**Justification: NOAA rainfall data was utilized for the stormwater calculations, which is the preferred rainfall data per PADEP.**

Sincerely,



Deanna L. Schmoyer, P.E.  
Project Manager

**TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2026-10**

**A RESOLUTION GRANTING CONDITIONAL APPROVAL  
OF MOUNTAIN EDGE VILLAGE COMMUNITY TOWNHOUSE UNITS  
57A-H PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

**WHEREAS**, the Applicant, Percudani House III, LP, submitted a plan application titled “Land Development Plan for Mountain Edge Village Community Townhouse Units 57A-H” (the “Plan”). The Applicant proposes to construct a new 8-unit townhouse building at the end of Ski Side Lane located within Mountain’s Edge at Camelback. The property is located in the RD Recreation Zoning District and is known as Monroe County Tax ID Nos. 12.10B2.1.1 and 12.117167; and

**WHEREAS**, the Township Engineer has reviewed the Plan and offered comments in his letters dated May 1, 2025, September 8, 2025 and December 18, 2025; and

**WHEREAS**, the Pocono Township Planning Commission recommended conditional plan approval at its meeting held on January 12, 2026; and

**WHEREAS**, the Pocono Township Board of Commissioners desires to take action on this Plan.

**NOW THEREFORE BE IT HEREBY RESOLVED** by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania:

That the following requests for modification from the Subdivision and Land Development Ordinance are hereby granted:

1. SALDO Section 390-29.E.(3). – The survey shall not have an error of closure greater than one in 10,000 ft and shall include a boundary closure report. *The applicant shall not be required to submit an overall boundary survey with boundary closure reports since the proposed improvements are located over 300 feet from the closest part of the boundary.*
2. SALDO Section 390-29.J.(1)(c). Truck turning movements for a WB-50 Truck shall be provided. *Applicant shall not be required to provide truck turning movements for a WB-50 truck.*
3. SALDO Section 390-49.A(4) – Monuments at Outbound Locations. *Applicant shall not be required to place monuments at all outbound locations because it is proposing a relatively minor disturbance of an existing large, developed site.*
4. SALDO Section 390-50.D.(5) – “The maximum slope of the earthen detention basin embankments shall be four horizontals to one vertical.” *Applicant is proposing a slope of 3:1.*

5. SALDO Section 390-50.D.(7) – Top Width. The minimum top width of the detention basin shall be 10 feet. *Applicant is proposing a five foot top of berm width.*
6. SALDO Section 390-50.D.(8) – In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow. For channel flow, a minimum grade of 1% shall be maintained. *Applicant is proposing 0% slope.*
7. SALDO Section 390-50.D.(11)(c) – Emergency spillways shall be constructed of reinforced concrete or other materials approved by the township engineer. *Applicant is permitted to use the NAG SC250 matting as an alternative to concrete.*

That the following request for modification of the Brodhead and McMichael Creeks Stormwater Management Ordinance are hereby granted:

1. SMO Section 365-8.L – “Roof drains should not be connected to streets, sanitary or storm sewers, or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater.” *Applicant proposes to have a portion of the roof drains connect to the infiltration BMP.*
2. SMO Section 365-13.B. – “Design Criteria for Rainfall Data.” *Applicant is proposing to utilize the NOAA Atlas 14 rainfall data as part of the stormwater management analysis to be consistent with the NPDES Application calculations.*

That the “Land Development Plan for Mountain Edge Village Community Townhouse Units 57A-H” as shown on the preliminary land development plan prepared D&D Engineering and General Construction, LLC, dated January 2, 2025, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letters dated May 1, 2025, September 8, 2025 and December 18, 2025.
2. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security.
3. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security.
4. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township.
5. Prior to the recording of the Plan, the applicant shall pay all necessary fees associated with the Plan, any outstanding plan account charges, and all professional services fees.
6. The applicant shall obtain all required permits and approvals from other governmental and regulatory agencies prior to presenting the Plan for signatures.

7. The applicant shall provide the requisite number of plans which are signed and notarized by the owner and sealed by the engineer.
8. The applicant shall meet all conditions of the preliminary/final plan approval, and Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the Conditional Plan approval will be considered void.
9. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the application is denied.

**RESOLVED** at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

Township of Pocono  
Board of Commissioners

By: \_\_\_\_\_  
Print Name: Jerrod Belvin  
Title: Township Manager

By: \_\_\_\_\_  
Print Name: Ellen Gandt  
Title: President



YOUR GOALS. OUR MISSION.

February 10, 2026

Pocono Township Board of Commissioners  
205 Old Mill Road  
Tannersville, PA 18372

**SUBJECT: MOUNTAIN EDGE VILLAGE COMMUNITY TOWNHOUSE UNITS 57A-H  
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 4  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1445, T&M PROJECT NO. POCO-R1180**

Dear Commissioners:

Pursuant to the Township's request, we have performed a review of the Preliminary/Final Land Development Plan Application for Mountain Edge Village Community Townhouse Units 57A-H. The submitted information consists of the following items.

- Administrative Extension Letter for the Sewage Treatment Plant prepared by PADEP dated October 17, 2025.
- Land Development Plan for Mountain Edge Village Community Townhouse Units 57A-H prepared by D&D Engineering and General Construction, LLC, 13 sheets, dated January 2, 2025, last revised December 5, 2025 (**no updated revision date**).

### **BACKGROUND INFORMATION**

The Applicant, Percudani House III, L.P., has submitted a plan proposing an 8-unit townhouse building at the end of Ski Side Lane located within Mountain's Edge at Camelback. The property is located within the RD, Recreation, Zoning District and consists of two parcels (Tax ID No. 12/10B2.1/1 and 12/117167). The overall property has an area of 65.25 acres and contains numerous existing townhouse buildings, parking areas, outdoor amenities (pool, basketball court, tennis court), access roads, a sewage pump station, and a sewage treatment plant. The site also has wetlands, ponds, wooded areas, steep slopes, the Pocono Creek watercourse, and an unnamed tributary to the Pocono Creek. The site is currently served by private centralized water and sewer.

The project proposes a new 8-unit townhouse building, new parking areas to serve the new building as well as existing Units 45-48, and a new infiltration/retention berm for stormwater management. The building is in accordance with the originally approved Mountain Edge Village Planned Community. The project was a previously approved land development called "Ski Side Village" with a total of 57 townhouse units approved in November 1986. Per the application information, the proposed project will bring the site to a total of 56 townhouse units.

The project site is located within the B-2 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Pocono Creek, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).



Based upon our review of the above information and our previous comment review letter dated December 18, 2025, we offer the following comments and/or recommendations related to the proposed development.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

**Waivers in Comments 1, 7, 17, 18, 19, 20, 21, 33, and 37 were requested and recommended for approval by the Township Planning Commission on October 14, 2025. Waivers in Comments 16 and 31 were also requested, but were deferred directly to the Board of Commissioners.**

1. In accordance with Section 390-29.E.(3), "The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report." *The design engineer has requested a waiver to this requirement. The justification states, "An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated from the overall boundary. It is requested that an overall boundary survey is not required with boundary closure reports since the proposed improvements are located over 300-feet from the closest part of the boundary." (Previous Comment 1) Due to the relatively minor disturbance of an existing large, developed site, we have no objections to this waiver. (Previous Comment 1)*
- 2.-6. Previous Comments 2 through 6 satisfied.
7. Per Section 390-29.J.(1)(c), the plans shall include "truck turning movement diagrams for at least a WB-50 truck." *A turning movement diagram for a WB-50 truck shall be provided. (Previous Comment 7) The design engineer has requested a waiver to this requirement. The justification states, "This is an existing townhouse development that was designed and approved in 1987, of which a WB-50 truck was not designed within the existing road system. The land development is for the development of a townhouse unit pad that was previously approved. A sign will be posted at the gated entrance that no tractor trailers are allowed." Due to the nature of the proposed project on an existing developed site, we have no objections to this waiver. (Previous Comment 7)*
- 8.-10. Previous Comments 8 through 10 satisfied.
11. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.

*The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation. (Previous Comment 10) The response letter states, "A cost estimate will be provided once the comments are mainly addressed and there are no more changes to the plans." (Previous Comment 11) The cost estimate will be reviewed under separate cover. (Previous Comment 11) The cost estimate was reviewed in a letter dated December 18, 2025.*



12.-15. Previous Comments 12 through 15 satisfied.

16. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards.” *Sidewalks may be required along Camelback Road. (Previous Comment 16) The design engineer has requested a waiver to this requirement. The justification states, “This is an existing townhouse development that was designed and approved in 1987. The proposed improvements consist of the construction of one townhouse unit and parking. No construction is proposed near Camelback Road.” We recommend the Applicant discuss this with the Board of Commissioners. (Previous Comment 16)*
17. In accordance with Section 390-49.A.(4), “Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan. Existing monuments shall not be removed.” *While the Boundary Survey Map shows the majority of the outbound monumented, the property line along Camelback Road, in Pocono Creek, and two corners near “The Chateau”, require monuments to be set. (Previous Comment 17) The design engineer has requested a waiver to this requirement. The justification states, “The proposed improvements are minor and are over 300 feet from the nearest property line. The proposed earth disturbance is less than an acre compared to the overall property area of 65 acres. A property boundary was performed by Brian D. Courtright, P.L.S., of which he notes he set pins on the property line where none were found.” Due to the relatively minor disturbance of an existing large, developed site, we have no objections to this waiver. (Previous Comment 17)*
18. Per Section 390-50.D.(5), “Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.” *The proposed slopes of the basin berm are shown at 3:1 which exceeds this ordinance requirement. (Previous Comment 18) The design engineer has requested a waiver to this requirement. The justification states, “The proposed BMP has limited area based on the existing terrain. 3:1 side slopes have been utilized on the proposed berm. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet.” We have no objection to the use of the 3:1 side slopes as this is an industry standard maintainable slope. (Previous Comment 18) It is noted that the maximum depth of the berm is now 4.5 feet with ponding depth to 3.26 feet for the 100-year storm event. We continue to have no objection to the use of the 3:1 slopes as stated above. (Previous Comment 18)*
19. Per Section 390-50.D.(7), “Top width. The minimum top width of the detention basin berm shall be 10 feet.” *The top width of the detention basin berm shall be dimensioned. It appears to be less than the required 10 feet. (Previous Comment 19) The design engineer has requested a waiver to this requirement. The justification states, “The proposed BMP is small due to the limited improvements and has limited area based on the existing terrain. A five foot top of berm width has been provided. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet.” Due to the minimal size of the BMP, we have no objection to the requested reduction in the width of the berm. (Previous Comment 19) It is noted that the maximum depth of the berm is now 4.5 feet with ponding depth to 3.26 feet for the 100-year storm event. We continue to have no objection to the requested waiver as stated above. (Previous Comment 19)*



20. Per Section 390-50.D.(8), "Minimum. In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow." *The basin appears to be flat across its bottom due to its design for infiltration. If requested, we would support a waiver to this requirement since a flat bottom is required for infiltration. (Previous Comment 20) The design engineer has requested a waiver to this requirement. The justification states, "The proposed BMP is an infiltration basin, of which a 0% slope is required." We support this waiver due to the requirement for infiltration. (Previous Comment 20)*
21. In accordance with Section 390-50.D.(11)(c), "Emergency spillways shall be constructed of reinforced concrete or other material approved by the Township Engineer." *The plans currently specify the use of NAG75 material with vegetation, which would require a waiver. We would support the use of an appropriate material in this situation. (Previous Comment 21) The design engineer has requested a waiver to this requirement. The justification states, "The spillway is for storm events greater than a 100-year storm with limited flow going over the spillway. The NAGS75 matting is adequate for stabilization." We do not support the use of the NAGS75 as an acceptable alternative to concrete because it is fully degradable. However, we would support the use of a permanent erosion control blanket instead. (Previous Comment 21) The plans now specify NAG SC250 which is an appropriate permanent erosion control blanket for this application. (Previous Comment 21)*
- 22.-23. Previous Comments 22 and 23 satisfied.
24. Per Section 390-52.A.(2), Water supply and sewage disposal. "Three copies of all correspondence, supporting documentation, applications for permits and certificates for operation submitted to the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission for the right to provide such services shall be forwarded to the Township as a part of the public record. One copy of the permit and/or certificate of convenience issued by the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission authorizing such services shall be forwarded upon receipt to the Township as a part of the public record." *Copies of the permits for the existing centralized water supply and sewage disposal facilities shall be provided to the Township. Additionally, the Developer's Agreement shall require that copies of the monthly reporting sent to PADEP also be provided to the Township simultaneously. (Previous Comment 24) The NPDES Permit provided for the sewage system expired on November 30, 2019. A current copy of the permit shall be provided. (Previous Comment 24) Correspondence regarding the administrative extension of the permit for the Sewage Treatment Plant has been provided. The Developer's Agreement shall require that copies of the monthly reporting sent to PADEP also be provided to the Township simultaneously.*
- 25.-27. Previous Comments 25 through 27 satisfied.
28. In accordance with Section 390-55.I., "Landscape plans shall be prepared by a landscape architect licensed and registered to practice by the Commonwealth of Pennsylvania or other person deemed qualified by the Township." *The landscape plans shall be signed and sealed by the landscape architect who prepared them. (Previous Comment 28)*
- 29.-30. Previous Comments 29 and 30 satisfied.
31. In accordance with Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:



- A. Section 390-58.3B.(1), “This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58.”
- B. Section 390-58.C.(1), “The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee.”
- C. Section 390-59.F., “Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners.”
- D. Section 390-58.K., “Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable.”

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. (Previous Comment 31) The design engineer has requested a waiver to this requirement. The justification states, “The proposed improvements consist of an existing approved townhouse unit with additional parking. The existing community consists of open space allocated for the existing development.” We recommend the Applicant discuss this with the Board of Commissioners. (Previous Comment 31) The Applicant discussed a fee-in-lieu of open space at the Board of Commissioners meeting on February 2, 2026 in the amount of \$418/unit. This would equal \$3,344.00 (\$418 x 8 units) for this project. (Note this fee was incorrectly calculated as \$2,926.00 at the BOC meeting based on an incorrect unit count of 7 units.*

32. Previous Comment 32 satisfied.

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

33. In accordance with Section 365-8.L., “Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *The plans reflect an “option” for the roof drains for the proposed buildings to either discharge to the ground or connect into an inlet. If they are to be connected to the storm sewer, a waiver would be required and the plan would need to clearly depict the extent of the proposed connection(s). (Previous Comment 32) The design engineer has requested a waiver to this requirement. The justification states, “A portion of the roof drains will discharge to the stormwater conveyance pipe in order to discharge into the stormwater BMP for infiltration/treatment.” Since the runoff will discharge to the infiltration BMP, we have no objection to the waiver. (Previous Comment 33)*

34.-36. Previous Comments 34 through 36 satisfied.

37. In accordance with Section 365-13.B, “All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A<sup>III</sup> of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff



calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution." *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Tannersville, PA". We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA. (Previous Comment 36) The design engineer has requested a waiver to this requirement. The justification states, "NOAA rainfall data was utilized for the stormwater calculations, which is the preferred rainfall data per PADEP." We have no objection to the waiver. (Previous Comment 37)*

38.-43. Previous Comments 38 through 43 satisfied.

44. In accordance with Section 365-29., "Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *This shall be completed prior to recordation and as required by this Section. (Previous Comment 43) The response letter states, "The maintenance agreement will be executed prior to final plan approval." (Previous Comment 44)*

#### MISCELLANEOUS COMMENTS

45.-67. Previous Comments 45 through 67 satisfied.

#### PLAN REVISION COMMENTS

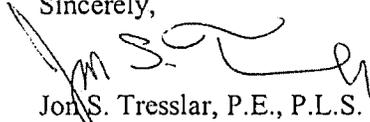
68.-73. Previous Comments 68 through 73 satisfied.

74. *A new revision date must be added to the plans. (New Comment)*

We recommend the above comments be addressed to the satisfaction of Pocono Township, prior to approval of the Preliminary/Final Land Development Plan.

If you should have any questions, please call me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.  
Township Engineer

JST/arm

cc: Jerrod Belvin – Pocono Township Manager  
Paul Morgan – Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Percudani House III, L.P. – Applicant  
Deanna L. Schmoyer, P.E. – D&D Engineering & General Construction, LLC  
Kristina Heaney – Monroe County Conservation District  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



Engineering & General Construction, LLC

October 14, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**Project: Mountain Edge Village Community Townhouses 57A-H Land Development**

Dear Planning Commission Members,

On behalf of our applicant, Percudani House III, L.P., we request the following Modification Requests from the Pocono Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance:

1. Section 390-29.E.(3) – Survey shall not have an error of closure greater than one in 10,000 ft and shall include a boundary closure report.

***Justification: An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated from the overall boundary. It is requested that an overall boundary survey is not required with boundary closure reports since the proposed improvements are located over 300-feet from the closest part of the boundary.***

2. Section 390-29.J.(1).(c) – Truck turning movements for a WB-50 Truck shall be provided.  
***Justification: This is an existing townhouse development that was designed and approved in 1987, of which a WB-50 truck was not designed within the existing road system. The land development is for the development of a townhouse unit pad that was previously approved. A sign will be posted at the gated entrance that no tractor trailers are allowed.***

3. Section 390-48.AA – Sidewalks and road crosswalks may be required where necessary to provide property pedestrian circulation or to provide access to community facilities and common areas.  
***Justification: This is an existing townhouse development that was designed and approved in 1987. The proposed improvements consist of the construction of one townhouse unit and parking. No construction is proposed near Camelback Road.***

4. Section 390-49.A.(4) – Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan.

***Justification: The proposed improvements are minor and are over 300 feet from the nearest property line. The proposed earth disturbance is less than an acre compared to the overall property area of 65 acres. A property boundary was performed by Brian D. Courtright, P.L.S., of which he notes he set pins on the property line where none were found.***

5. Section 390-50.D.(5) – Embankment Slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.  
**Justification: The proposed BMP has limited area based on the existing terrain. 3:1 side slopes have been utilized on the proposed berm.**
6. Section 390-50.D.(7) – Top width. The minimum top width of the detention basin shall be 10 feet.  
**Justification: The proposed BMP is small due to the limited improvements and has limited area based on the existing terrain. A five-foot top of berm width has been provided.**
7. Section 390-50.D.(8) – A minimum grade of 2% shall be maintained on the basin bottom.  
**Justification: The proposed BMP is an infiltration basin, of which a 0% slope is required.**
8. Section 390-50.D.(11).(c) – Emergency spillways shall be constructed of reinforced concrete or other material approved by the township engineer.  
**Justification: The spillway is for storm events greater than a 100-year storm with limited flow going over the spillway. The NAGSC250 matting is proposed for stabilization, which is still a permanent matting.**
9. Section 390.58 – Common open space, recreation areas, and in-lieu fees.  
**Justification: The proposed improvements consist of an existing approved townhouse unit with additional parking. The existing community consists of open space allocated for the existing development.**
10. Section 365-8.L – Roof drains should not be connected to streets, sanitary or storm sewers in order to promote overland flow and infiltration/percolation of stormwater.  
**Justification: A portion of the roof drains will discharge to the stormwater conveyance pipe in order to discharge into the stormwater BMP for infiltration/treatment.**
11. Section 365-13.B – All calculations should use the appropriate rainfall depth per B-1 in the appendix.  
**Justification: NOAA rainfall data was utilized for the stormwater calculations, which is the preferred rainfall data per PADEP.**

Sincerely,



Deanna L. Schmoyer, P.E.  
Project Manager

**TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2026-12**

**A RESOLUTION DENYING PRELIMINARY PLAN APPROVAL  
OF THE 135 WARNER ROAD  
SCHLIER'S TOWING PRELIMINARY LAND DEVELOPMENT PLAN**

**WHEREAS**, the applicant, JBAR Pocono, LLC, submitted a preliminary land development plan application titled "Schlier's Towing - Preliminary Land Development Plan" (the "Plan"). The Plan proposes a garage to park trucks and equipment on lands located at 135 Warner Road. The existing property, formerly known as Schlier's Towing, is located on the northeastern side of Warner Road (S.R. 4012) approximately 1,000 feet south of its intersection with S.R. 0715. The property has a total area of 3.90 acres and consists of a two-story office building with stone patio, a storage shed, a paved parking area, gravel driveways, and gravel areas throughout the site. Two (2) paved driveways take access from Warner Road (S.R. 4012). The property is located within the C Commercial Zoning District; and

**WHEREAS**, the Township Engineer has reviewed the Plan and offered comments in his letter dated February 23, 2024; and

**WHEREAS**, the Pocono Township Planning Commission recommended the denial of the Plan at a meeting held on February 9, 2026, based on the applicant's failure to respond to and meet the requirements of the Pocono Township governing ordinances identified in the Township Engineer's February 23, 2024 letter; and

**WHEREAS**, the Pocono Township Board of Commissioners desires to take final action on this Plan.

**NOW THEREFORE BE IT HEREBY RESOLVED** by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the "Schlier's Towing - Preliminary Land Development Plan (18 sheets)" prepared by LaBella Associates, dated February 1, 2024, be hereby denied because of the following deficiencies:

**Chapter 470 of the Pocono Township Code of Ordinances – Zoning Ordinance Deficiencies:**

1. Per Section 470-20.C., minimum lot, yard, and height requirements are outlined. *The Zoning Requirement Table on Sheet C-01 shall be revised to add a column indicating the "Provided" dimensions for the project to demonstrate compliance with this Section.*
2. Section 470-34.A, "Minimum parking requirements" does not have a specific parking requirement for the proposed use of a towing company facility. *The plans reflect parking calculations based on "Professional Office" and "Warehousing" uses, but without the tractor-trailer parking the ordinance requires for warehousing. We recommend the applicant seek a determination on the parking requirement from the Zoning Officer.*

3. In accordance with Section 470-34.D.(1) and (2), “Required loading spaces. Every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area. An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length.” *Based on the proposed size of the garage (4,800 s.f.), one (1) truck loading space is required.*
4. In accordance with Section 470-121, “no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:
  - a. The applicant supplying satisfactory evidence, where applicable, that the property and the proposed use thereof in compliance of the Sewage Facilities Act of the Commonwealth of Pennsylvania and regulations promulgated pursuant thereto by the Pennsylvania Department of Environmental Protection.” *Any approvals required by the Pennsylvania Department of Environmental Protection shall be provided to the Township.*
  - b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *The proposed earth disturbance exceeds one (1) acre, and an NPDES Permit is required from the Monroe County Conservation District. All correspondence with, submissions to, and NPDES Permit from the County Conservation District shall be provided to the Township.*

#### **Chapter 390 of the Pocono Township Code of Ordinances – Subdivision and Land Development Ordinance Deficiencies:**

1. In accordance with Section 390-29.E.(3), “The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report.” *A boundary closure report shall be submitted.*
2. In accordance with Sections 390-29.D and 390-29.G, existing resources, and site analysis. For all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The

Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property. The information required in Subsections (1) through (12) shall be included. *The provided plan Sheet C-02B contains most of the information required for the analysis. The Cover Sheet indicates a waiver is being requested to provide the Existing Resources and Site Analysis. The waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78.*

3. In accordance with Sections 390-29.D and 390-29.H, a resource impact and conservation analysis is required. *The Cover Sheet indicates a waiver is being requested to provide the Resource Impact and Conservation Analysis. The waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78.*
4. In accordance with Section 390-29.I.(4), the plan must show "Information indicating available and safe sight stopping distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version Pennsylvania Department of Transportation specifications." *The safe stopping distances must be added to the plan.*
5. In accordance with Section 390-29.I.(16), the plans shall provide "Signature blocks for the Township Engineer and Monroe County Planning Commission." *The signature block for the Township Engineer shall be revised to provide space for signature and date only.*

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*Township Engineer Signature*

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*Date*

6. In accordance with Section 390-29.I.(32)(n), "If the plans include any stormwater management planning, controls or devices, the following covenant shall appear on the plan: "The owners, their heirs, executors, administrators, successors and assigns, shall make provision and be responsible for the installation, maintenance, operation and repair of any and all stormwater management facilities and controls depicted on this plan and other plans and documents supporting the same, including, but not limited to, all infiltration devices, buffers, detention basins, inlets, swales, pipes, berms and spreaders. Pocono Township is hereby granted the right to inspect all permanent stormwater management facilities and controls at any reasonable time. If Pocono Township determines at any time that any of said stormwater management facilities or controls have been eliminated, altered, or improperly maintained, the then owner shall be advised of the corrective measures required and be afforded a reasonable period of time to take the necessary corrective action. Pocono Township shall have the right, but not the obligation, of ingress, egress and regress to any and all of the stormwater management facilities and controls, as well as upon and within the utility and drainage easements as shown on this plan, for the purpose of installation, maintenance and/or repair due to the failure or neglect of the owner to perform the same within the time required, or for emergency remedies to the stormwater management facilities and controls if necessary, if Pocono Township elects to perform such installation,

maintenance and/or repair. All costs and expenses incurred by Pocono Township in relation to any work performed by Pocono Township pursuant to the provisions of this covenant and/or the enforcement of the same, shall be the joint and several responsibility of the owner and any occupier of the property who violated the provisions of this covenant, payable by the owners and/or occupiers of the property, their heirs, administrators, executors, successors and assigns upon demand by Pocono Township, and shall constitute a lien against the property until paid in full. The remedies of Pocono Township pursuant to this covenant are in addition to all other rights and remedies available to Pocono Township, its successors, and assigns, pursuant to any statute, ordinance, law or in equity. All of the foregoing is more particularly and at large provided in that certain Stormwater Management Agreement and Declaration of Easement between the owner and the Township dated \_\_\_\_\_, 20\_\_\_\_, the terms and provisions of which are incorporated herein by reference. This covenant shall run with the land.” *The covenant shall be added to the plan.*

7. In accordance with Section 390-29.J.(2), “Exterior elevations of any proposed buildings including at least the front and side elevations” shall be provided. *Architectural renderings of the front and side elevations of the proposed building shall be submitted.*
8. In accordance with Section 390-29.J.(8), “Sewage disposal information” shall be provided. *The plans indicate that no new sanitary services are proposed as part of the project. The location of the existing sanitary sewer facilities must be shown on the plan to verify no conflict with the proposed construction.*
9. In accordance with Section 390-29.J.(9), supporting documents to be submitted include “A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list.” In addition, and in accordance with Section 390-29.J.(19), “All required state or federal environmental and other permits.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
  - a. *Monroe County Planning Commission*
  - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
  - c. *Pocono Township Fire Department*
10. In accordance with Section 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided.*
11. In accordance with Section 390-29.J.(13), the Applicant shall provide “A landscaping plan documenting compliance with § 390-55.” *The Cover Sheet indicates a waiver is being requested. The waiver request shall include “provisions for the minimum modification necessary as an alternate to the requirements” and “justification for the modification*

*including the full grounds and facts of unreasonableness or hardship” in accordance with Section 390-78.*

12. In accordance with Section 390-30, “As-built plans shall include the information required by this §390-30 and additional information may be required on a case-by-case basis.” *As-built plans shall be submitted when construction is complete as outlined in this Section. A note requiring an as-built plan per Section 390-30 of the Subdivision and Land Development Ordinance shall be provided on the plan.*
13. In accordance with Section 390-31.B.(1), “Location, widths, and names of all existing or prior platted streets and utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, and zoning and municipal boundary liens within 500 feet of the tract” must be provided. *The pavement and shoulder widths of Warner Road shall be labeled on the plans.*
14. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.

*The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation.*

15. In accordance with Section 390-38.A and Section 390-38.B, the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements.” *The required documentation and agreement(s) shall be provided to the Township.*
16. In accordance with Section 390-43.A.(6)(e), “Steep slopes. The purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas.” *Steep slopes are defined as being 20% or greater and shall be identified on the plan accordingly. Additionally, the restrictions and requirements of this section shall be addressed.*

17. In accordance with Section 390-46.A., "Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity." *The Erosion & Sediment Control Plan shall be revised to show tree protection fence along the limit of disturbance lines and/or along the dripline of the trees to be preserved.*
18. In accordance with Section 390-48.H.(1), "wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development." *Warner Road (S.R. 4012) has an existing pavement width of 24-feet ± and a 33-foot-wide right-of-way. The pavement and right-of-way widths shall be widened to meet the requirements of a connector road listed in Table 390-48-1, or a waiver will be required.*
19. In accordance with Section 390-48.T.(2), "Sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 "Access to and Occupancy of Highway by Driveways and Local Roads," last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the applicant to provide the required sight distance." *The required and provided sight distances shall be added to the plans.*
20. Per Section 390-48.T.(13)(b), "Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road." *The existing driveway is approximately 40 feet wide at the PennDOT ROW and uncurbed. The driveway entrance shall be revised to meet the ordinance requirements, or a waiver will be required.*
21. In accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *The Township shall determine if sidewalks will be required along Warner Road.*
22. In accordance with Section 390-49.A.(4), "Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted

on the final plan. Existing monuments shall not be removed.” *The Improvements Plan (Sheet C-03) shall be revised to provide the required monuments at each change of direction along the outbound of the property. Additionally, General Note 10 on Sheet C-01 shall be revised to reflect the requirements of this Section.*

23. In accordance with Section 390-50.D.(11)(a) “Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows.” *It is unclear where the emergency overflow for the detention basin is located. This must be clarified.*
24. In accordance with Sections 390-51.A. and B., “All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”, and, “Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP.” *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP.*
25. In accordance with Section 390-52, “All subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy.” *The Applicant shall provide confirmation of adequacy.*
26. Pursuant to Section 390-55.B., “Minimum number of trees; preservation of existing vegetation. Unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5-inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5-inch caliper for a maximum of 20% of the tree requirement.” *The plan shall demonstrate compliance with the provisions of this Section.*
27. Pursuant to Section 390-55.B.(2), “Protection of existing vegetation. Existing vegetation designated "TO REMAIN" in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.” *Tree protection fencing shall be shown along the “proposed” treeline. A detail of the fencing shall also be added to the plans.*
28. Pursuant to Section 390-55.B.(7), “Topsoil protection. Topsoil shall not be permanently

removed from a lot except from areas that will be covered by buildings or paving. This shall not prohibit the temporary movement and storage of topsoil during construction.” *A note to this effect shall be added to the plans.*

29. Pursuant to Section 390-55.D.(1) and (3), “Street trees required. Street trees shall be required: (a) Along all existing streets abutting or within the proposed subdivision or land development. Trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.” *Based on a length of 718.19 feet, fifteen (15) street trees are required for the property frontage along Warner Road.*
30. In accordance with Section 390-55.F.(3)(c) and Table 390-55-1, “The width and quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 390-55-1.” *A 10-foot-wide low intensity buffer is required along the side and rear property lines shared with PPL which is a commercial/industrial use. Two (2) canopy trees and one (1) ornamental tree are required for each 100 feet. Based on 1,118.23 feet, a total of 24 canopy and 12 ornamental trees are required. The required buffering must be added to the plans.*
31. In accordance with Section 390-55.F.(4)(c), “The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2.” *A Type 1 site element screening consisting of evergreen or deciduous shrubs shall be provided for the vehicle storage area.*
32. In accordance with Section 390-56.A.(4)(a), “Lighting plans shall be submitted for reviews and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include the following:
  - [1] A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all propose fixtures by location and type.
  - [2] Description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps, and mounting heights.”

*General Note 52 on Sheet C-01 states “There is no new site lighting being proposed as part of this project”; however, it seems unlikely that there will be no lighting provided for the new building. This must be clarified.*
33. In accordance with Section 390-58.C.(4), “The preliminary and final plans shall contain a sheet depicting the land proposed for use in meeting common open space and recreational facilities requirements, or a note stating that the applicant proposes to pay fees-in-lieu of land. The plan shall also describe any improvements or facilities that the applicant proposes to make to the land.” *The Applicant shall address how the requirements of Section 390-58*

*will be met for the proposed land development and the plans shall be revised accordingly. Should it be determined that open space is required and a fee in-lieu of will be provided, that fee will be \$2,254.00 (1.61 disturbed acres \* \$1,400.00).*

34. Per Section 390-59.H.(4). “All off-street loading and unloading spaces, maneuvering areas, driveways and entranceways shall be graded, surfaced with asphalt and drained to the extent necessary to prevent nuisances of dust, erosion or excessive water flow across public ways and to protect adjoining property.” *The required loading space must be shown, and the area shall be surfaced with asphalt in accordance with this Section.*

#### **Chapter 365 of the Pocono Township Code of Ordinances – Stormwater Management Ordinance Deficiencies:**

1. In accordance with Section 365-8.G., “Where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements contained in § 365-10I(7) of this chapter.” *The required drainage easement shall be provided along the unnamed tributary to Pocono Creek which crosses through the subject property.*
2. In accordance with Section 365-8.L., “Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *The plans show the roof drains for the proposed building connecting directly into the storm sewer and detention basin. We would support a waiver to this requirement, since the roof water is “clean” and to allow the water to cross the parking area would add pollutants.*
3. In accordance with Section 365-8.M, “all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater.” Also, in accordance with Section 365-10.C, “For areas within defined special protection subwatersheds which includes exceptional value (EV) and high quality (HQ) waters, the temperature and quality of water and streams shall be maintained through the use of temperature sensitive BMPs and stormwater conveyance systems.” *Water quality must be addressed on the plans.*
4. In accordance with Section 365-10.I.(8)(a), “Stream buffer delineation. A fifty-foot buffer, measured perpendicular to and horizontally from the top-of-bank on all sides of any stream, shall be maintained on all sides of any stream, with the exception of the Pocono Creek, where the buffer shall be 75 feet, measured perpendicular to and horizontally from the top-of-bank on all sides of the Pocono Creek. In addition, where the 100 feet of land adjacent to the edge of a stream has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet.” *The required stream buffer shall be identified on the plan.*

5. In accordance with Section 365-11.A.(2)(c), “The recharge facility shall be capable of completely infiltrating the recharge volume within four days.” *The design engineer shall provide calculations demonstrating compliance with this requirement.*
6. In accordance with Section 365-11.A.(3), “The size of the recharge facility shall be based upon the following volume criteria:

(a) NRCS Curve Number Equation.

[1] The NRCS runoff shall be utilized to calculate infiltration requirements (P) in inches.

$$\text{For zero runoff: } P = I \text{ (Infiltration) (in.)} = (200/\text{CN}) - 2 \quad \text{Equation 365-11.1}$$

Where: CN=SCS (NRCS) curve number of existing conditions contributing to the recharge facility.

[2] This equation is displayed graphically in, and the infiltration requirement can be determined from Figure 365-11.

[3] The recharge volume ( $Re_v$ ) required would therefore be computed as:

$$Re_v = I * \% \text{ impervious area} \quad \text{Equation 365-11.2}$$

Where: I = infiltration requirements (in.)”

*Calculations confirming the recharge facility meets these requirements must be included in the stormwater management report.*

7. In accordance with Section 365-11.C.(1), “A stormwater hotspot is defined as a land use activity that generates higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff, based on monitoring studies. Table 365-11 provides samples of designated hotspots. If a site is designated as a hotspot, it has important implications for how stormwater is managed. First and foremost, untreated stormwater runoff from hotspots cannot be allowed to infiltrate into groundwater where it may contaminate water supplies. Therefore, the  $Re_v$  requirement is NOT applied to development sites that fit into the hotspot category (and the entire  $WQ_v$  must still be treated). Second, a greater level of stormwater treatment may be needed at hotspot sites to prevent pollutant wash off after construction. EPA's NPDES stormwater program requires some industrial sites to prepare and implement a stormwater pollution prevention plan.

Table 365-11 - Classification of Stormwater Hotspots

- Vehicle salvage yards and recycling facilities
- Fleet storage areas (bus, truck, etc.)
- Public works storage areas
- Facilities that generate or store hazardous materials

*The plans show the surface over the underground stormwater system to be comprised of gravel. The purpose of the surface area is not described on the plan so it is unclear if there will be vehicle parking or a future expansion of the impoundment area. The Applicant shall*

*provide confirmation to the Township that the site is not considered to be a Hot Spot, or the stormwater management design shall be reevaluated.*

8. In accordance with Section 365-13.B, “All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *Design storm rainfall values were taken from NOAA Atlas 14. A waiver is required from this Section. We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA.*
9. In accordance with Section 365-13.E, “Runoff curve numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex Method shall be obtained from Table B-2 in Appendix A of this chapter.” *The Curve Numbers do not appear to have been obtained from the Ordinance table. The calculations shall be revised accordingly.*
10. In accordance with Section 365-14.D, “Storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets”. *The proposed storm sewer has only been designed for the 25-year design storm and must be revised. Additionally, since the stormwater management BMP is required to be designed for the 100-year storm, the design engineer shall also ensure that all stormwater intended to reach the basin does so in the 100-year storm event, even if not conveyed through the storm pipes.*
11. In accordance with Section 365-15.A, “Any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control.” *The proposed disturbance is greater than one acre, therefore, a NPDES Permit from the Monroe County Conservation District is required. All correspondence with, submissions to, and NPDES Permit from the County Conservation District, shall be provided to the Township.*
12. In accordance with Section 365-15.B., “Additional erosion and sediment control design standards and criteria that must be or are recommended to be applied where infiltration BMPs are proposed shall include the following: (1) Areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity. (2) Infiltration BMPs shall not be constructed nor receive runoff until the entire contributory drainage area to the infiltration BMP has achieved final stabilization.” *These requirements shall be added as notes on the plans.*
13. In accordance with Sections 365-17 and 365-19.A.(4), for any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the applicant or his/her agent has received written approval of a stormwater management site plan from the municipality, an adequate erosion and sediment control plan review by the Conservation District and an NPDES permit from

the DEP, if required. *The proposed disturbed area is greater than one (1) acre, therefore an NPDES Permit is required. The Applicant shall provide a copy of the NPDES Permit and the Letter of Determination of Adequacy from the Monroe County Conservation District, as well as any correspondence pertaining to the review.*

14. In accordance with Section 365-19, “The stormwater management site plan shall consist of a general description of the project, including sequencing items described in §365-10, calculations, maps, plans and a consumptive use tracking report. A note on the maps shall refer to the associated computations and erosion and sediment control plan by title and date. The cover sheet of the computations and erosion and sediment control plan shall refer to the associated maps by title and date.” *It must be clarified which sheet in the plan set is to be utilized as the Stormwater Management Site Plan. The Stormwater Management Site Plan shall contain a note referencing the Post-Construction Stormwater Management Report with date and subsequent revision dates. The Post-Construction Stormwater Management Report must have a cover sheet and reference the maps by title and date.*
15. Per Section 365-19.B.(7), the stormwater site plan shall contain “Soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations.” *Although this information is shown on another plan sheet, it must be added to whichever sheet will be used as the Stormwater Site Plan for this project.*
16. In accordance with Section 365-19.B.(8), “Limits of earth disturbance, including the type and amount of impervious area that would be added.” *The limits of earth disturbance and amount of impervious surface proposed to be added shall be provided on whichever sheet will be used as the Stormwater Site Plan for this project.*
17. In accordance with Section 365-19.B.(10), “The name of the development, the name and address of the applicant of the property, and the name of the individual or firm preparing the plan.” *The name and address of the applicant is required to be added to whichever sheet will be used as the Stormwater Site Plan for this project.*
18. In accordance with Section 365-19.B.(14), “The total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second.” *The Stormwater Site Plan shall provide this information.*
19. In accordance with Section 365-19.B.(15), “Existing and proposed land use(s).” *The Stormwater Site Plan shall provide this information.*
20. In accordance with Section 365-19.B.(19), the stormwater site plan shall contain “A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.” *A stormwater/drainage easement is shown on the Improvements Plan; however, there is no information provided regarding the specific purpose of the easement or who it is in favor of although it appears it is related to the underground BMP. If this is the case, in the alternative, the plan may note a blanket easement for access to the stormwater management facilities.*

21. In accordance with Section 365-19.B.(22), "A statement, signed by the applicant, acknowledging that any revision to the approved stormwater management site plan must be approved by the municipality and that a revised E&S plan must be submitted to the Conservation District for a determination of adequacy." *This statement shall be added to the Record Plan.*
22. In accordance with Section 365-19.B.(23), "The following signature block for the design engineer (Pennsylvania-licensed professional engineer):  
  
"I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word 'certify' is an expression of professional opinion by the undersigned and does not constitute a guarantee or warranty."  
  
*This statement shall be added to the Record Plan.*
23. In accordance with Sections 365-19.C.(1)(f) and 365-28.B, an operation and maintenance plan in accordance with ~~§365-28~~ of this chapter is required. The plan shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater management facilities. Both the owner and developer of the development site shall be responsible for maintenance of the stormwater management facilities unless the Board of Commissioners shall otherwise agree. *The Operation and Maintenance Plan for the Stormwater Management facilities must specifically identify the owner and developer of the site to be responsible for the maintenance of the stormwater facilities. Additionally, the Plan shall specifically identify the BMPs and the required maintenance for each.*
24. Per Section 365-19.D.(1), "All stormwater management facilities must be located on a plan and described in detail. Plan and profile drawings of all SWM BMPs, including drainage structures, pipes, open channels, and swales." *The required profiles must be provided.*
25. Per Section 365-19.D.(2), "When groundwater recharge methods such as seepage pits, beds or trenches are used, the locations of existing and proposed septic tank infiltration areas and wells must be shown on the plan." *The existing septic system must be shown on the plans.*
26. Per Section 365-19.D.(3), "All calculations, assumptions, and criteria used in the design of the stormwater management facilities must be shown." *The Post-Construction Stormwater Management Report must be formalized to include narratives, design criteria, and detailed calculations within each section of the report. The report must also be paginated and indexed for review purposes.*
27. In accordance with Section 365-21.I., "The applicant shall be responsible for completing record drawings of all stormwater management facilities included in the approved stormwater management site plan. The record drawings and an explanation of any discrepancies with the design plans shall be submitted to the Municipal Engineer for final approval prior to the issuance of any occupancy permits. In no case shall the municipality

approve the record drawings until the municipality receives a copy of an approved declaration of adequacy and/or highway occupancy permit from the PennDOT District Office (if required), NPDES Permit, consumptive use tracking report, and any other applicable permits or approvals from PA DEP or the Conservation District. The above permits and approvals must be based on the record drawings. This means that if there are changes during construction, the record drawings must be submitted to the PA DEP and the Conservation District for an updated approval if this was not done previously." *A copy of the NPDES Permit shall be provided to the Township and it shall be noted on the Plans, that if there are changes during construction, the record drawings must be submitted to the PADEP and the Conservation District for an updated approval, if this was not done previously.*

28. In accordance with Section 365-27.A., "For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development." *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township, as required by this Section.*

29. In accordance with Section 365-27.C., "At the completion of the project, and as a prerequisite for the release of the performance guarantee, the applicant or his representatives shall:

1) Provide a certification of completion from a Pennsylvania-licensed professional engineer, verifying that all required stormwater management facilities have been constructed according to the plans and specifications and approved revisions thereto as follows:

"I (Design Engineer), on this date (date of signature) hereby certify that the stormwater management facilities have all been installed in accordance with the approved Stormwater Management Site Plan for (name of project) and in compliance with the design standards and requirements of the Ordinance."

2) Provide a set of record drawings with a certification from the contractor on the record drawings that states:

"I, (insert signer's name), state that I am the (insert position) of (insert name of contractor) on this date (date of signature), hereby certify (1) that I am duly authorized to make this certification of behalf of (insert name of contractor), and (2) that all stormwater management facilities have been constructed according to the approved plans and specifications and approved revisions thereto.""

*The certification and drawings shall be prepared and provided as required by this Section.*

30. In accordance with Section 365-29., “Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *This shall be completed as required by this Section.*

**Chapter 220 of the Pocono Township Code of Ordinances – Grading, Erosion and Sedimentation Ordinance Deficiencies:**

1. Per Section 220-8.C., “Slopes greater than 3:1 are allowed but require stabilization with vegetated E&S matting, appropriately sized stone, or other approved stabilization method. Design calculations prepared by a registered professional land surveyor, engineer, or registered landscape architect demonstrating the stability of the stabilization method should be provided along with all applicable details.” *Most of the proposed grading is shown at 2:1 slopes, but there are no notes or line types indicating any stabilization as required. Calculations must be provided for the slope stabilization and details and labels must be clearly provided on the plans.*
2. Per Section 220-8.C., “Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets, and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement.” *The submitted plans propose grading less than 5 feet from the northern and eastern property lines and must be revised accordingly.*

**RESOLVED** at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

Township of Pocono  
Board of Commissioners

By: \_\_\_\_\_  
Print Name: Jerrod Belvin  
Title: Township Manager

By: \_\_\_\_\_  
Print Name: Ellen Gmandt  
Title: President



February 23, 2024

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

Corporate Offices:

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Bethlehem PA 18018

Regional Offices:

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Mailing  
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**SUBJECT: 135 WARNER ROAD – SCHLIER’S TOWING LAND DEVELOPMENT  
PRELIMINARY LAND DEVELOPMENT PLAN REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1414, LVL PROJECT NO. 2330220R**

Dear Planning Commission Members:

Pursuant to the Township’s request, we have performed our first review of the Preliminary Land Development Plan Application for the lands of Schlier’s Towing. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Property Deed, Deed Book 2604, Page 9174.
- Appendix A, Grading Permit Application.
- Land Development Plan Engineering Certification.
- Wetland Delineation Report prepared by Kingfisher Group, LLC, undated.
- NPDES Post Construction Stormwater Management Module 2 with Drainage Area Plans (2 sheets), prepared by LaBella Associates, dated February 1, 2024.
- Associates Sediment Control/Stormwater Management Narrative prepared by LaBella Associates, dated February 2024.
- Preliminary Land Development Plan (18 sheets) prepared by LaBella Associates, dated February 1, 2024.

**BACKGROUND INFORMATION**

The Applicant, JBAR Pocono, LLC, is proposing a garage to park trucks and equipment on lands located at 135 Warner Road. The existing property, formerly known as Schlier’s Towing, is located on the northeastern side of Warner Road (S.R. 4012) approximately 1,000 feet south of its intersection with S.R. 0715. The property has a total area of 3.90 acres and consists of a two-story office building with stone patio, a storage shed, a paved parking area, gravel driveways, and gravel areas throughout the site. Two (2) paved driveways take access from Warner Road (S.R. 4012). An unnamed tributary to Pocono Creek traverses the property. The property is located within the C, Commercial Zoning District.

The proposed development will include removing the easternmost paved driveway taking access from Warner Road (S.R. 4012) and removal of other pavement areas and improvements will include the construction of a 4,800 square foot garage and an underground stormwater management facility. The proposed limit of disturbance is 1.61 acres. The plan appears to propose utilizing the existing sewage facilities with the proposed development; however, this is

inconsistent with the Township's Official Act 537 plan which shows the property within the sewer service area. There is currently no sewer infrastructure in the area.

In accordance with Section 470-20 of the Zoning Ordinance, a business office and vehicle parking lot are permitted within the C, Commercial Zoning District.

The project site is located within the B-2 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Pocono Creek, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF). The applicant/current property owner purchased the property in 2022; however, in 2019, the previous property owner completed work on-site without review or permission from any Municipal, County, or State agencies. This work included increasing the amount of impervious area within the property. The current land development application will correct the violations of the previous property owner by constructing a stormwater management system that considers the impervious area added to the site in 2019.

Based upon our review of the above information, we offer the following comments and/or recommendations related to the proposed development.

#### **ZONING ORDINANCE COMMENTS**

1. Per Section 470-20.C., minimum lot, yard, and height requirements are outlined. *The Zoning Requirement Table on Sheet C-01 shall be revised to add a column indicating the "Provided" dimensions for the project to demonstrate compliance with this Section.*
2. Section 470-34.A, "Minimum parking requirements" does not have a specific parking requirement for the proposed use of a towing company facility. *The plans reflect parking calculations based on "Professional Office" and "Warehousing" uses, but without the tractor-trailer parking the ordinance requires for warehousing. We recommend the applicant seek a determination on the parking requirement from the Zoning Officer.*
3. In accordance with Section 470-34.D.(1) and (2), "Required loading spaces. Every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area. An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length." *Based on the proposed size of the garage (4,800 s.f.), one (1) truck loading space is required.*
4. In accordance with Section 470-121, "no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:

- a. The applicant supplying satisfactory evidence, where applicable, that the property and the proposed use thereof in compliance of the Sewage Facilities Act of the Commonwealth of Pennsylvania and regulations promulgated pursuant thereto by the Pennsylvania Department of Environmental Protection." *Any approvals required by the Pennsylvania Department of Environmental Protection shall be provided to the Township.*
- b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *The proposed earth disturbance exceeds one (1) acre, and an NPDES Permit is required from the Monroe County Conservation District. All correspondence with, submissions to, and NPDES Permit from the County Conservation District shall be provided to the Township.*

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

5. In accordance with Section 390-29.E.(3), "The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report." *A boundary closure report shall be submitted.*
6. In accordance with Sections 390-29.D and 390-29.G, existing resources, and site analysis. For all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property. The information required in Subsections (1) through (12) shall be included. *The provided plan Sheet C-02B contains most of the information required for the analysis. The Cover Sheet indicates a waiver is being requested to provide the Existing Resources and Site Analysis. The waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78.*
7. In accordance with Sections 390-29.D and 390-29.H, a resource impact and conservation analysis is required. *The Cover Sheet indicates a waiver is being requested to provide the Resource Impact and Conservation Analysis. The waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78.*

8. In accordance with Section 390-29.I.(4), the plan must show "Information indicating available and safe sight stopping distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version Pennsylvania Department of Transportation specifications." *The safe stopping distances must be added to the plan.*
9. In accordance with Section 390-29.I.(16), the plans shall provide "Signature blocks for the Township Engineer and Monroe County Planning Commission." *The signature block for the Township Engineer shall be revised to provide space for signature and date only.*

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*Township Engineer Signature*

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*Date*

10. In accordance with Section 390-29.I.(32)(n), "If the plans include any stormwater management planning, controls or devices, the following covenant shall appear on the plan: "The owners, their heirs, executors, administrators, successors and assigns, shall make provision and be responsible for the installation, maintenance, operation and repair of any and all stormwater management facilities and controls depicted on this plan and other plans and documents supporting the same, including, but not limited to, all infiltration devices, buffers, detention basins, inlets, swales, pipes, berms and spreaders. Pocono Township is hereby granted the right to inspect all permanent stormwater management facilities and controls at any reasonable time. If Pocono Township determines at any time that any of said stormwater management facilities or controls have been eliminated, altered, or improperly maintained, the then owner shall be advised of the corrective measures required and be afforded a reasonable period of time to take the necessary corrective action. Pocono Township shall have the right, but not the obligation, of ingress, egress and regress to any and all of the stormwater management facilities and controls, as well as upon and within the utility and drainage easements as shown on this plan, for the purpose of installation, maintenance and/or repair due to the failure or neglect of the owner to perform the same within the time required, or for emergency remedies to the stormwater management facilities and controls if necessary, if Pocono Township elects to perform such installation, maintenance and/or repair. All costs and expenses incurred by Pocono Township in relation to any work performed by Pocono Township pursuant to the provisions of this covenant and/or the enforcement of the same, shall be the joint and several responsibility of the owner and any occupier of the property who violated the provisions of this covenant, payable by the owners and/or occupiers of the property, their heirs, administrators, executors, successors and assigns upon demand by Pocono Township, and shall constitute a lien against the property until paid in full. The remedies of Pocono Township pursuant to this covenant are in addition to all other rights and remedies available to Pocono Township, its successors, and assigns, pursuant to any statute, ordinance, law or in equity. All of the foregoing is more particularly and at large provided in that certain Stormwater Management Agreement and Declaration of Easement between the owner and the Township dated \_\_\_\_\_, 20\_\_\_\_, the terms and provisions of which are incorporated herein by reference. This covenant shall run with the land." *The covenant shall be added to the plan.*

11. In accordance with Section 390-29.J.(2), "Exterior elevations of any proposed buildings including at least the front and side elevations" shall be provided. *Architectural renderings of the front and side elevations of the proposed building shall be submitted.*
12. In accordance with Section 390-29.J.(8), "Sewage disposal information" shall be provided. *The plans indicate that no new sanitary services are proposed as part of the project. The location of the existing sanitary sewer facilities must be shown on the plan to verify no conflict with the proposed construction.*
13. In accordance with Section 390-29.J.(9), supporting documents to be submitted include "A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list." In addition, and in accordance with Section 390-29.J.(19), "All required state or federal environmental and other permits." *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
  - a. *Monroe County Planning Commission*
  - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
  - c. *Pocono Township Fire Department*
14. In accordance with Section 390-29.J.(10), the Applicant shall provide "Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)" *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided.*
15. In accordance with Section 390-29.J.(13), the Applicant shall provide "A landscaping plan documenting compliance with § 390-55." *The Cover Sheet indicates a waiver is being requested. The waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78.*
16. In accordance with Section 390-30, "As-built plans shall include the information required by this §390-30 and additional information may be required on a case-by-case basis." *As-built plans shall be submitted when construction is complete as outlined in this Section. A note requiring an as-built plan per Section 390-30 of the Subdivision and Land Development Ordinance shall be provided on the plan.*
17. In accordance with Section 390-31.B.(1), "Location, widths, and names of all existing or prior platted streets and utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, and zoning and municipal boundary liens within 500 feet of the tract" must be provided. *The pavement and shoulder widths of Warner Road shall be labeled on the plans.*

18. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §~~390-35~~ and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.

*The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation.*

19. In accordance with Section 390-38.A and Section 390-38.B, the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements." *The required documentation and agreement(s) shall be provided to the Township.*
20. In accordance with Section 390-43.A.(6)(e), "Steep slopes. The purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas." *Steep slopes are defined as being 20% or greater and shall be identified on the plan accordingly. Additionally, the restrictions and requirements of this section shall be addressed.*
21. In accordance with Section 390-46.A., "Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity." *The Erosion & Sediment Control Plan shall be revised to show tree protection fence along the limit of disturbance lines and/or along the dripline of the trees to be preserved.*
22. In accordance with Section 390-48.H.(1), "wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development." *Warner Road (S.R.*

*4012) has an existing pavement width of 24-feet ± and a 33-foot-wide right-of-way. The pavement and right-of-way widths shall be widened to meet the requirements of a connector road listed in Table 390-48-1, or a waiver will be required.*

23. In accordance with Section 390-48.T.(2), "Sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 "Access to and Occupancy of Highway by Driveways and Local Roads," last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the applicant to provide the required sight distance." *The required and provided sight distances shall be added to the plans.*
24. Per Section 390-48.T.(13)(b), "Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road." *The existing driveway is approximately 40 feet wide at the PennDOT ROW and uncurbed. The driveway entrance shall be revised to meet the ordinance requirements, or a waiver will be required.*
25. In accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *The Township shall determine if sidewalks will be required along Warner Road.*
26. In accordance with Section 390-49.A.(4), "Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *The Improvements Plan (Sheet C-03) shall be revised to provide the required monuments at each change of direction along the outbound of the property. Additionally, General Note 10 on Sheet C-01 shall be revised to reflect the requirements of this Section.*
27. In accordance with Section 390-50.D.(11)(a) "Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows." *It is unclear where the emergency overflow for the detention basin is located. This must be clarified.*
28. In accordance with Sections 390-51.A. and B., "All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control", and, "Preliminary plan approval shall be conditioned on all required approvals

and permits from the Monroe County Conservation District and/or PA DEP." *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP.*

29. In accordance with Section 390-52, "All subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy." *The Applicant shall provide confirmation of adequacy.*
30. Pursuant to Section 390-55.B., "Minimum number of trees; preservation of existing vegetation. Unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5-inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5-inch caliper for a maximum of 20% of the tree requirement." *The plan shall demonstrate compliance with the provisions of this Section.*
31. Pursuant to Section 390-55.B.(2), "Protection of existing vegetation. Existing vegetation designated "TO REMAIN" in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan." *Tree protection fencing shall be shown along the "proposed" treeline. A detail of the fencing shall also be added to the plans.*
32. Pursuant to Section 390-55.B.(7), "Topsoil protection. Topsoil shall not be permanently removed from a lot except from areas that will be covered by buildings or paving. This shall not prohibit the temporary movement and storage of topsoil during construction." *A note to this effect shall be added to the plans.*
33. Pursuant to Section 390-55.D.(1) and (3), "Street trees required. Street trees shall be required: (a) Along all existing streets abutting or within the proposed subdivision or land development. Trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced." *Based on a length of 718.19 feet, fifteen (15) street trees are required for the property frontage along Warner Road.*
34. In accordance with Section 390-55.F.(3)(c) and Table 390-55-1, "The width and quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 390-55-1." *A*

*10-foot-wide low intensity buffer is required along the side and rear property lines shared with PPL which is a commercial/industrial use. Two (2) canopy trees and one (1) ornamental tree are required for each 100 feet. Based on 1,118.23 feet, a total of 24 canopy and 12 ornamental trees are required. The required buffering must be added to the plans.*

35. In accordance with Section 390-55.F.(4)(c), "The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2." *A Type 1 site element screening consisting of evergreen or deciduous shrubs shall be provided for the vehicle storage area.*
36. In accordance with Section 390-56.A.(4)(a), "Lighting plans shall be submitted for reviews and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include the following:
- [1] A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all propose fixtures by location and type.
  - [2] Description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps, and mounting heights."

*General Note 52 on Sheet C-01 states "There is no new site lighting being proposed as part of this project"; however, it seems unlikely that there will be no lighting provided for the new building. This must be clarified.*

37. In accordance with Section 390-58.C.(4), "The preliminary and final plans shall contain a sheet depicting the land proposed for use in meeting common open space and recreational facilities requirements, or a note stating that the applicant proposes to pay fees-in-lieu of land. The plan shall also describe any improvements or facilities that the applicant proposes to make to the land." *The Applicant shall address how the requirements of Section 390-58 will be met for the proposed land development and the plans shall be revised accordingly. Should it be determined that open space is required and a fee in-lieu of will be provided, that fee will be \$2,254.00 (1.61 disturbed acres \* \$1,400.00).*
38. Per Section 390-59.H.(4). "All off-street loading and unloading spaces, maneuvering areas, driveways and entranceways shall be graded, surfaced with asphalt and drained to the extent necessary to prevent nuisances of dust, erosion or excessive water flow across public ways and to protect adjoining property." *The required loading space must be shown, and the area shall be surfaced with asphalt in accordance with this Section.*

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

39. In accordance with Section 365-8.G., "Where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements contained in § 365-10I(7) of this chapter." *The required drainage easement shall be*

*provided along the unnamed tributary to Pocono Creek which crosses through the subject property.*

40. In accordance with Section 365-8.L., "Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment." *The plans show the roof drains for the proposed building connecting directly into the storm sewer and detention basin. We would support a waiver to this requirement, since the roof water is "clean" and to allow the water to cross the parking area would add pollutants.*
41. In accordance with Section 365-8.M, "all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater." Also, in accordance with Section 365-10.C, "For areas within defined special protection subwatersheds which includes exceptional value (EV) and high quality (HQ) waters, the temperature and quality of water and streams shall be maintained through the use of temperature sensitive BMPs and stormwater conveyance systems." *Water quality must be addressed on the plans.*
42. In accordance with Section 365-10.I.(8)(a), "Stream buffer delineation. A fifty-foot buffer, measured perpendicular to and horizontally from the top-of-bank on all sides of any stream, shall be maintained on all sides of any stream, with the exception of the Pocono Creek, where the buffer shall be 75 feet, measured perpendicular to and horizontally from the top-of-bank on all sides of the Pocono Creek. In addition, where the 100 feet of land adjacent to the edge of a stream has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet." *The required stream buffer shall be identified on the plan.*
43. In accordance with Section 365-11.A.(2)(c), "The recharge facility shall be capable of completely infiltrating the recharge volume within four days." *The design engineer shall provide calculations demonstrating compliance with this requirement.*
44. In accordance with Section 365-11.A.(3), "The size of the recharge facility shall be based upon the following volume criteria:

(a) NRCS Curve Number Equation.

[1]The NRCS runoff shall be utilized to calculate infiltration requirements (P) in inches.

For zero runoff:  $P = I$  (Infiltration) (in.) =  $(200/CN) - 2$  Equation 365-11.1

Where: CN=SCS (NRCS) curve number of existing conditions contributing to the recharge facility.

[2] This equation is displayed graphically in, and the infiltration requirement can be determined from Figure 365-11.

[3]The recharge volume ( $Re_v$ ) required would therefore be computed as:

$$Re_v = I * \% \text{ impervious area}$$

Equation 365-11.2

Where: I = infiltration requirements (in.)”

*Calculations confirming the recharge facility meets these requirements must be included in the stormwater management report.*

45. In accordance with Section 365-11.C.(1), “A stormwater hotspot is defined as a land use activity that generates higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff, based on monitoring studies. Table 365-11 provides samples of designated hotspots. If a site is designated as a hotspot, it has important implications for how stormwater is managed. First and foremost, untreated stormwater runoff from hotspots cannot be allowed to infiltrate into groundwater where it may contaminate water supplies. Therefore, the  $Re_v$  requirement is NOT applied to development sites that fit into the hotspot category (and the entire  $WQ_v$  must still be treated). Second, a greater level of stormwater treatment may be needed at hotspot sites to prevent pollutant wash off after construction. EPA's NPDES stormwater program requires some industrial sites to prepare and implement a stormwater pollution prevention plan.

Table 365-11 - Classification of Stormwater Hotspots

- Vehicle salvage yards and recycling facilities
- Fleet storage areas (bus, truck, etc.)
- Public works storage areas
- Facilities that generate or store hazardous materials

*The plans show the surface over the underground stormwater system to be comprised of gravel. The purpose of the surface area is not described on the plan so it is unclear if there will be vehicle parking or a future expansion of the impoundment area. The Applicant shall provide confirmation to the Township that the site is not considered to be a Hot Spot, or the stormwater management design shall be reevaluated.*

46. In accordance with Section 365-13.B, “All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *Design storm rainfall values were taken from NOAA Atlas 14. A waiver is required from this Section. We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA.*
47. In accordance with Section 365-13.E, “Runoff curve numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex Method shall be obtained from Table B-2 in Appendix A of this chapter.” *The Curve Numbers do not appear to have been obtained from the Ordinance table. The calculations shall be revised accordingly.*

48. In accordance with Section 365-14.D, "Storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets". *The proposed storm sewer has only been designed for the 25-year design storm and must be revised. Additionally, since the stormwater management BMP is required to be designed for the 100-year storm, the design engineer shall also ensure that all stormwater intended to reach the basin does so in the 100-year storm event, even if not conveyed through the storm pipes.*
49. In accordance with Section 365-15.A, "Any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control." *The proposed disturbance is greater than one acre, therefore, a NPDES Permit from the Monroe County Conservation District is required. All correspondence with, submissions to, and NPDES Permit from the County Conservation District, shall be provided to the Township.*
50. In accordance with Section 365-15.B., "Additional erosion and sediment control design standards and criteria that must be or are recommended to be applied where infiltration BMPs are proposed shall include the following: (1) Areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity. (2) Infiltration BMPs shall not be constructed nor receive runoff until the entire contributory drainage area to the infiltration BMP has achieved final stabilization." *These requirements shall be added as notes on the plans.*
51. In accordance with Sections 365-17 and 365-19.A.(4), for any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the applicant or his/her agent has received written approval of a stormwater management site plan from the municipality, an adequate erosion and sediment control plan review by the Conservation District and an NPDES permit from the DEP, if required. *The proposed disturbed area is greater than one (1) acre, therefore an NPDES Permit is required. The Applicant shall provide a copy of the NPDES Permit and the Letter of Determination of Adequacy from the Monroe County Conservation District, as well as any correspondence pertaining to the review.*
52. In accordance with Section 365-19, "The stormwater management site plan shall consist of a general description of the project, including sequencing items described in §365-10, calculations, maps, plans and a consumptive use tracking report. A note on the maps shall refer to the associated computations and erosion and sediment control plan by title and date. The cover sheet of the computations and erosion and sediment control plan shall refer to the associated maps by title and date." *It must be clarified which sheet in the plan set is to be utilized as the Stormwater Management Site Plan. The Stormwater Management Site Plan shall contain a note referencing the Post-Construction Stormwater Management Report with date and subsequent revision dates. The Post-Construction Stormwater Management Report must have a cover sheet and reference the maps by title and date.*

53. Per Section 365-19.B.(7), the stormwater site plan shall contain "Soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations." *Although this information is shown on another plan sheet, it must be added to whichever sheet will be used as the Stormwater Site Plan for this project.*
54. In accordance with Section 365-19.B.(8), "Limits of earth disturbance, including the type and amount of impervious area that would be added." *The limits of earth disturbance and amount of impervious surface proposed to be added shall be provided on whichever sheet will be used as the Stormwater Site Plan for this project.*
55. In accordance with Section 365-19.B.(10), "The name of the development, the name and address of the applicant of the property, and the name of the individual or firm preparing the plan." *The name and address of the applicant is required to be added to whichever sheet will be used as the Stormwater Site Plan for this project.*
56. In accordance with Section 365-19.B.(14), "The total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second." *The Stormwater Site Plan shall provide this information.*
57. In accordance with Section 365-19.B.(15), "Existing and proposed land use(s)." *The Stormwater Site Plan shall provide this information.*
58. In accordance with Section 365-19.B.(19), the stormwater site plan shall contain "A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way." *A stormwater/drainage easement is shown on the Improvements Plan; however, there is no information provided regarding the specific purpose of the easement or who it is in favor of although it appears it is related to the underground BMP. If this is the case, in the alternative, the plan may note a blanket easement for access to the stormwater management facilities.*
59. In accordance with Section 365-19.B.(22), "A statement, signed by the applicant, acknowledging that any revision to the approved stormwater management site plan must be approved by the municipality and that a revised E&S plan must be submitted to the Conservation District for a determination of adequacy." *This statement shall be added to the Record Plan.*
60. In accordance with Section 365-19.B.(23), "The following signature block for the design engineer (Pennsylvania-licensed professional engineer):

"I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word 'certify' is an expression of professional opinion by the undersigned and does not constitute a guarantee or warranty."

*This statement shall be added to the Record Plan.*

61. In accordance with Sections 365-19.C.(1)(f) and 365-28.B, an operation and maintenance plan in accordance with §365-28 of this chapter is required. The plan shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater management facilities. Both the owner and developer of the development site shall be responsible for maintenance of the stormwater management facilities unless the Board of Commissioners shall otherwise agree. *The Operation and Maintenance Plan for the Stormwater Management facilities must specifically identify the owner and developer of the site to be responsible for the maintenance of the stormwater facilities. Additionally, the Plan shall specifically identify the BMPs and the required maintenance for each.*
62. Per Section 365-19.D.(1), "All stormwater management facilities must be located on a plan and described in detail. Plan and profile drawings of all SWM BMPs, including drainage structures, pipes, open channels, and swales." *The required profiles must be provided.*
63. Per Section 365-19.D.(2), "When groundwater recharge methods such as seepage pits, beds or trenches are used, the locations of existing and proposed septic tank infiltration areas and wells must be shown on the plan." *The existing septic system must be shown on the plans.*
64. Per Section 365-19.D.(3), "All calculations, assumptions, and criteria used in the design of the stormwater management facilities must be shown." *The Post-Construction Stormwater Management Report must be formalized to include narratives, design criteria, and detailed calculations within each section of the report. The report must also be paginated and indexed for review purposes.*
65. In accordance with Section 365-21.I., "The applicant shall be responsible for completing record drawings of all stormwater management facilities included in the approved stormwater management site plan. The record drawings and an explanation of any discrepancies with the design plans shall be submitted to the Municipal Engineer for final approval prior to the issuance of any occupancy permits. In no case shall the municipality approve the record drawings until the municipality receives a copy of an approved declaration of adequacy and/or highway occupancy permit from the PennDOT District Office (if required), NPDES Permit, consumptive use tracking report, and any other applicable permits or approvals from PA DEP or the Conservation District. The above permits and approvals must be based on the record drawings. This means that if there are changes during construction, the record drawings must be submitted to the PA DEP and the Conservation District for an updated approval if this was not done previously." *A copy of the NPDES Permit shall be provided to the Township and it shall be noted on the Plans, that if there are changes during construction, the record drawings must be submitted to the PADEP and the Conservation District for an updated approval, if this was not done previously.*
66. In accordance with Section 365-27.A., "For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment

provided for in Chapter 390, Subdivision and Land Development.” *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township, as required by this Section.*

67. In accordance with Section 365-27.C., “At the completion of the project, and as a prerequisite for the release of the performance guarantee, the applicant or his representatives shall:

- 1) Provide a certification of completion from a Pennsylvania-licensed professional engineer, verifying that all required stormwater management facilities have been constructed according to the plans and specifications and approved revisions thereto as follows:

“I (Design Engineer), on this date (date of signature) hereby certify that the stormwater management facilities have all been installed in accordance with the approved Stormwater Management Site Plan for (name of project) and in compliance with the design standards and requirements of the Ordinance.”

- 2) Provide a set of record drawings with a certification from the contractor on the record drawings that states:

“I, (insert signer's name), state that I am the (insert position) of (insert name of contractor) on this date (date of signature), hereby certify (1) that I am duly authorized to make this certification of behalf of (insert name of contractor), and (2) that all stormwater management facilities have been constructed according to the approved plans and specifications and approved revisions thereto.””

*The certification and drawings shall be prepared and provided as required by this Section.*

68. In accordance with Section 365-29., “Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *This shall be completed as required by this Section.*

#### **OTHER ORDINANCE REQUIREMENTS**

69. Per Section 220-8.C., “Slopes greater than 3:1 are allowed but require stabilization with vegetated E&S matting, appropriately sized stone, or other approved stabilization method. Design calculations prepared by a registered professional land surveyor, engineer, or registered landscape architect demonstrating the stability of the stabilization method should be provided along with all applicable details.” *Most of the proposed grading is shown at 2:1 slopes, but there are no notes or line types indicating any stabilization as required. Calculations must be provided for the slope stabilization and details and labels must be clearly provided on the plans.*

70. Per Section 220-8.C., "Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets, and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement." *The submitted plans propose grading less than 5 feet from the northern and eastern property lines and must be revised accordingly.*

### **STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS**

71. It is noted that the project inlets and manholes do not have any sumps or other mechanisms to collect sediment. Since the proposed stormwater management facility is an underground infiltration facility, it is imperative that the design engineer evaluate and provide multiple mechanisms to prevent the sedimentation of the basin soils.
72. The plans shall contain a detailed layout plan of the underground basin drawn to scale in both plan and profile view.
73. The calculations contain infiltration testing for TP-1A and TP-1B; however, the plan set only shows TP-1. The testing locations must be clarified.
74. All time of concentration paths must be shown on the drainage area plans and calculated within the report. If they are less than 5 minutes, then 5 minutes may be used, but they cannot be "assumed" as currently noted on the Proposed Drainage Area Plan.
75. It is unclear as to the purpose of Hydrograph No. 18 "Total Proposed Without BMPs". The report shall contain a narrative explaining the hydrographs.
76. It is unknown what "RL-1" and "RL-2" in Hydrographs 15 and 16 descriptions are referencing. This must be clarified and explained within the report.
77. Inlet drainage area plans must be provided to confirm the subareas within the pipe design calculations.
78. Pipes discharging to the subsurface infiltration bed shall consider tailwater from the bed, especially due to the flat slope on the pipes.
79. The rip-rap design calculations/figures shall be labeled with the pipes they are associated within the report.
80. A narrative must be added to the 2-year 24-hour Storm Event worksheets, located after the NAG lining calculations, explaining the purpose of the calculations.

**MISCELLANEOUS COMMENTS**

81. The Township Land Development Plan (LDP) No. 1414 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
82. The cover sheet shall identify the plan sheets that are to be recorded.
83. The Utility List identifies "Pocono Jackson Joint Water Authority". This is now BCRA and shall be updated on Sheet C-01.
84. The Sanitary Sewer contact information in the Utility List on Sheet C-01 is incorrect. It is Pocono Township, 112 Township Dr., Tannersville, PA 18372, 570-629-1922 and shall be updated accordingly.
85. The existing waterline shall be shown.
86. A legal description shall be provided for the "Stormwater/Drainage Easement" shown on Sheet C-03.
87. The Van Accessible sign on Sheet C-03 is mislabeled and should be revised to be R7-8P, 18"x9".
88. In accordance with the 2010 ADA Standards for Accessible Design Section 206.2.1, "Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve." *An accessible route must be provided from the proposed ADA parking to the building or facility it serves. This shall be shown and detailed on the plans.*
89. The eastern driveway is shown to be removed on most of the plan sheets but is still shown on Sheet C-04. The linework should be removed from this plan sheet.
90. A Stop Sign Detail is provided on Sheet C-05. The location of the stop sign shall be shown in plan view.
91. The R7-8P sign on Sheet C-05 should be 18"x9".
92. A label for a Precast 24"x45" Inlet Box is shown on Sheet C-06. The detail should be added, or the label removed.
93. Construction Sequence Item 5 on Sheet C-08 states "remove cap from pipe P-5 and connect to UGS #1". It appears this should actually be pipe P-4. The design engineer should review and revise the note, as necessary.
94. The Construction Sequence on Sheet ES-05 must include any paving that is proposed as part of the project.

95. It is unclear where the Erosion Control Matting on Sheet ES-06 is to be utilized. The plans must clearly depict the locations for the matting.
96. On Sheet ES-07, there is a detail for "Trench Restoration & Pipe Bedding Detail for Gas, Water, & Sewer". It must be clarified where this is to be used as it does not appear that any gas, water, or sewer pipe is proposed.
97. An origination date must be added to the Wetland Delineation Report.

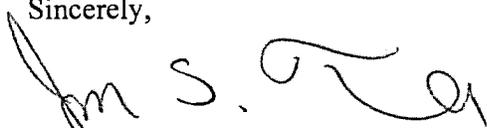
The above comments represent a thorough and comprehensive review of the information submitted, with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Pocono Township, prior to approval of the Preliminary Land Development Plan.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions regarding the above, please call me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.  
Township Engineer

JST/arm/tms

cc: Taylor Muñoz – Township Manager  
Lindsay Scerbo – Township Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Cassidy Jane Robinson, P.E. – LaBella Associates, Applicant's Engineer  
John Gentile, JBAR Pocono, LLC – Owner/Applicant  
Melissa E. Hutchison, P.E. – LVL Engineering Group

**TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2026-13**

**A RESOLUTION DENYING APPROVAL  
OF THE LEISURE LAKE AT POCONOS  
LOT COMBINATION PLAN**

**WHEREAS**, the applicant, Leisure Lake at Poconos, LLC, submitted a plan application titled “Lot Joinder of Lands of Leisure Lake at Poconos, LLC” (the “Plan”). The Plan proposes to combine two (2) existing properties located on the western side of SR 0611 and on either side of Wiscasset Drive near Brookdale Road; and

**WHEREAS**, the Township Engineer has reviewed the Plan and offered comments in his letter dated March 11, 2025; and

**WHEREAS**, based on the applicant’s failure to respond to and meet the requirements of the Pocono Township governing ordinances identified in the Township Engineer’s March 11, 2025 letter, the Pocono Township Board of Commissioners desires to take final action on this Plan.

**NOW THEREFORE BE IT HEREBY RESOLVED** by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the “Lot Joinder of Lands of Leisure Lake at Poconos, LLC”, prepared by Jonathan Shupp, P.L.S., S.E.O., dated January 28, 2025, be hereby denied because of the following deficiencies:

**Chapter 470 of the Pocono Township Code of Ordinances – Zoning Ordinance Deficiencies:**

1. Per Section 470-8, Lot Area is defined as “the computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage easements, but including the areas of all other easements, as required by Chapter 390, Subdivision and Land Development”. *The plan shall be revised to provide the proposed gross and net area of the parcel, excluding the road rights-of-ways.*
2. In accordance with Section 470-20.C.(1)(c), Maximum impervious coverage is: “35% for residential uses; 80% for other uses.” *The plan shall list the maximum impervious coverage requirement per the ordinance and identify the percentage of existing impervious coverage.*
3. In accordance with Section 470-20.C.(2)(d) and (e), the well and septic setbacks shall be a minimum of 15 and 10 feet, respectively. *The plan shall identify these requirements and clearly depict any existing wells and septic areas.*
4. In accordance with Section 470-20.C.(3)(a) and (b), The principal building height is limited to 50 feet and accessory building height is limited to 25 feet. *The plan shall identify these requirements as well as the heights of the existing buildings.*

## **Chapter 390 of the Pocono Township Code of Ordinances – Subdivision and Land Development Ordinance Deficiencies:**

1. In accordance with Section 390-18.E, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”. *A submission to the Monroe County Planning Commission shall be made with proof of submission provided to the Township.*
2. In accordance with Section 390-28.A.(3), “the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report”. *Segment #19 of the closure does not match the plan. The discrepancy must be resolved.*
3. In accordance with Section 390-28.B.(7), plans shall contain “Sufficient data, acceptable to the Township, to determine readily the location, bearing and length of every boundary, road or lot line. All dimensions shall be shown in feet and hundredths of a foot. All bearings shall be shown to the nearest one second of an arc.” *Bearing and distance information is missing from the plan along Segment #26 and must be added.*
4. In accordance with Section 390-28.B.(10), plans shall contain “Any existing buildings located on the tract being subdivided shall be platted to demonstrate compliance with setback requirements.” *Setback dimensions for the existing buildings as shown on the plan shall be provided to demonstrate compliance with the requirements.*
5. In accordance with Section 390-28.B.(14), plans shall contain “The name and number and pavement width and right-of-way lines of all existing public roads and the name, location and pavement width and right-of-way lines of all other roads within or abutting the property.” *The Wiscasset Drive name, pavement width, and right-of-way lines must be labeled on the plan. The SR0611 pavement width must be labeled.*
6. In accordance with Section 390-28.B.(11), “Reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by §390-49 of this chapter.” *See Comment 11.*
7. Per Section 390-49.A.(4), “Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed.” *It appears several monuments are required to be set along the un-monumented outbound of existing Lot 2.*

### **Additional Deficiencies:**

1. The Plan shows the two (2) parcels separated by an “abandoned” portion of Wiscasset Drive. Wiscasset Drive has not been abandoned; therefore, joining the separate lots cannot be considered unless Wiscasset Drive is vacated by the Township.

**RESOLVED** at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

Township of Pocono  
Board of Commissioners

By: \_\_\_\_\_  
Print Name: Jerrod Belvin  
Title: Township Manager

By: \_\_\_\_\_  
Print Name: Ellen Gndt  
Title: President



YOUR GOALS. OUR MISSION.

March 11, 2025

Pocono Township Board of Commissioners  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: LEISURE LAKE AT POCONOS LOT JOINDER – 1157 WISCASSETT DRIVE  
LOT COMBINATION PLAN REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1441, T&M PROJECT NO. POCO-R1110**

Dear Commissioners:

Pursuant to the Township's request, we have performed our first review of the above referenced project. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Pocono Township Plan Receipt Check List.
- Special Warranty Deed, Tax Parcel Nos. 12.11.1.45 and 12.11.1.45-1.
- Corrective Deed, Tax Parcel No. 12.11.1.43.
- Lot Closure Calculations.
- Plan entitled "Lot Joinder of Lands of Leisure Lake at Poconos, LLC", prepared by Jonathan Shupp, P.L.S., S.E.O., dated January 28, 2025.

### **BACKGROUND INFORMATION**

The Applicant is proposing to combine two (2) existing properties located on the western side of SR 0611 and on either side of Wiscasset Drive near Brookdale Road.

- A. Existing Lot 1 is shown to have an area of 23.0673 acres and is located within the C, Commercial Zoning District. It contains Leisure Lake, a stream, an existing restaurant building, an existing garage, and ten existing "cottages".
- B. Existing Lot 2 is shown to have an area of 1.9799 acres and is also located within the C, Commercial Zoning District. It contains an existing billboard and a shed.

**The plan shows the two (2) subject properties separated by an "abandoned" portion of Wiscasset Drive. It is our understanding that Wiscasset Drive has NOT been abandoned. Therefore; joining the separate lots cannot be considered until/unless Wiscasset Drive is vacated by the Township.**

No development is proposed with the current application.

Based upon our review of the above information, we offer the following additional comments and/or recommendations for your consideration.



### **ZONING ORDINANCE COMMENTS**

1. Per Section 470-8, Lot Area is defined as “the computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage easements, but including the areas of all other easements, as required by Chapter 390, Subdivision and Land Development”. *The plan shall be revised to provide the proposed gross and net area of the parcel, excluding the road rights-of-ways.*
2. In accordance with Section 470-20.C.(1)(c), Maximum impervious coverage is: “35% for residential uses; 80% for other uses.” *The plan shall list the maximum impervious coverage requirement per the ordinance and identify the percentage of existing impervious coverage.*
3. In accordance with Section 470-20.C.(2)(d) and (e), the well and septic setbacks shall be a minimum of 15 and 10 feet, respectively. *The plan shall identify these requirements and clearly depict any existing wells and septic areas.*
4. In accordance with Section 470-20.C.(3)(a) and (b), The principal building height is limited to 50 feet and accessory building height is limited to 25 feet. *The plan shall identify these requirements as well as the heights of the existing buildings.*

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

5. In accordance with Section 390-18.E, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”. *A submission to the Monroe County Planning Commission shall be made with proof of submission provided to the Township.*
6. In accordance with Section 390-28.A.(3), “the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report”. *Segment #19 of the closure does not match the plan. The discrepancy must be resolved.*
7. In accordance with Section 390-28.B.(7), plans shall contain “Sufficient data, acceptable to the Township, to determine readily the location, bearing and length of every boundary, road or lot line. All dimensions shall be shown in feet and hundredths of a foot. All bearings shall be shown to the nearest one second of an arc.” *Bearing and distance information is missing from the plan along Segment #26 and must be added.*
8. In accordance with Section 390-28.B.(10), plans shall contain “Any existing buildings located on the tract being subdivided shall be platted to demonstrate compliance with setback requirements.” *Setback dimensions for the existing buildings as shown on the plan shall be provided to demonstrate compliance with the requirements.*
9. In accordance with Section 390-28.B.(14), plans shall contain “The name and number and pavement width and right-of-way lines of all existing public roads and the name, location and pavement width and right-of-way lines of all other roads within or abutting the property.” *The Wiscasset Drive name, pavement width, and right-of-way lines must be labeled on the plan. The SR0611 pavement width must be labeled.*
10. In accordance with Section 390-28.B.(11), “Reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by §390-49 of this chapter.” *See Comment 11.*



11. Per Section 390-49.A.(4), “Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed.” *It appears several monuments are required to be set along the un-monumented outbound of existing Lot 2.*

### **MISCELLANEOUS COMMENTS**

12. The Township Land Development Plan (LDP) No. 1441 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
13. A legal description of the combined lots shall be provided for review.
14. It is our understanding that the former PennDOT right-of-way for Wiscasset Drive was returned to Pocono Township. Additional deed research is required to be provided to demonstrate the applicant’s right to that area as shown on the submitted plan.

**We recommend the issue regarding Wiscasset Drive and the above comments be addressed to the satisfaction of Pocono prior to approval of the lot combination plan.**

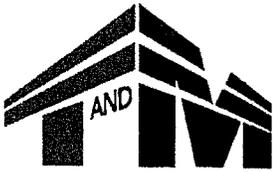
If you should have any questions, please call me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.  
Township Engineer

JST/arm

cc: Jerrod Belvin – Township Manager  
Lindsay Scerbo – Township Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Jonathan Shupp, P.L.S., S.E.O. – Applicant’s Surveyor  
Leisure Lake at Poconos LLC – Owner/Applicant  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

March 11, 2025

Pocono Township Board of Commissioners  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: LEISURE LAKE AT POCONOS LOT JOINDER – 1157 WISCASSETT DRIVE  
LOT COMBINATION PLAN REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1441, T&M PROJECT NO. POCO-R1110**

Dear Commissioners:

Pursuant to the Township's request, we have performed our first review of the above referenced project. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Pocono Township Plan Receipt Check List.
- Special Warranty Deed, Tax Parcel Nos. 12.11.1.45 and 12.11.1.45-1.
- Corrective Deed, Tax Parcel No. 12.11.1.43.
- Lot Closure Calculations.
- Plan entitled "Lot Joinder of Lands of Leisure Lake at Poconos, LLC", prepared by Jonathan Shupp, P.L.S., S.E.O., dated January 28, 2025.

### **BACKGROUND INFORMATION**

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- Existing Lot 1 is shown to have an area of 23.0673 acres and is located within the C, Commercial Zoning District. It contains Leisure Lake, a stream, an existing restaurant building, an existing garage, and ten existing "cottages".
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**The plan shows the two (2) subject properties separated by an "abandoned" portion of Wiscasset Drive. It is our understanding that Wiscasset Drive has NOT been abandoned. Therefore; joining the separate lots cannot be considered until/unless Wiscasset Drive is vacated by the Township.**

No development is proposed with the current application.

Based upon our review of the above information, we offer the following additional comments and/or recommendations for your consideration.



### ZONING ORDINANCE COMMENTS

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2. In accordance with Section 470-20.C.(1)(c), Maximum impervious coverage is: “35% for residential uses; 80% for other uses.” *The plan shall list the maximum impervious coverage requirement per the ordinance and identify the percentage of existing impervious coverage.*
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### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

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10. In accordance with Section 390-28.B.(11), “Reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by §390-49 of this chapter.” *See Comment 11.*



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**We recommend the issue regarding Wiscasset Drive and the above comments be addressed to the satisfaction of Pocono prior to approval of the lot combination plan.**

If you should have any questions, please call me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.  
Township Engineer

JST/arm

cc: Jerrod Belvin – Township Manager  
Lindsay Scerbo – Township Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Jonathan Shupp, P.L.S., S.E.O. – Applicant’s Surveyor  
Leisure Lake at Poconos LLC – Owner/Applicant  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates

03/1

## Special Warranty Deed

**Deed** made the 1 day of November, 2024

Between: **Elizabeth Radu**, of Mount Pocono, Pennsylvania (hereinafter called Grantor)

and

**Leisure Lake at Poconos, LLC**, a Pennsylvania limited liability company with a principal office in North Caldwell, New Jersey (hereinafter called Grantee)

**Witnesseth**, that Grantor, in consideration of Four Hundred Eighty-Five Thousand and 00/100 Dollars (\$485,000.00) lawful money of the United States of America, the receipt and sufficiency of which hereby is acknowledged, does hereby grant, release and convey unto Grantee and its successors and assigns forever:

All those certain tracts or pieces of land situate in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being further described in Exhibit A attached hereto.

Being the same premises which Barbara D'Amico by that deed dated May 23, 2019, and recorded in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2529 at Page 2286 granted and conveyed to Elizabeth Radu, Grantor, hereof.

Together with all and singular, the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversion and remainders, rents, issues, and profits thereof; and all the estate, right, interest, property, claim and demand whatsoever of Grantor in law or equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lots or pieces of ground above described and the hereditaments and premises hereby granted, or mentioned and intended, so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

**EXHIBIT A**  
(Legal Description)

**PREMISES A:**

ALL THAT CERTAIN tract, piece or lot of land located in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being located at Route 611, being more fully described as follows, to wit:

BEGINNING at an iron pipe on the intersection of the westerly right-of-way line of L.R. No. 168 with the northerly line of lands now or formerly of George Heffner;

THENCE along the westerly line of said L.R. No. 168, on a curve to the right having a radius of 1687.28 feet an arc length of 228.31 feet to a point of tangency;

THENCE by the same North zero degrees fifty-five minutes East five hundred ninety-four and seventy-one one-hundredths feet to an iron pipe;

THENCE along lands now or formerly of Keating, North eighty-one degrees forty-three minutes West (at 7.92 feet passing an iron pipe and at 27.97 feet passing an iron pipe) forty-three and fifty-six one-hundredths feet to a point on the center of Township Route No. 623;

THENCE along the center of said Township Route, South twelve degrees seventeen minutes West three hundred fifty-nine and six one-hundredths feet to a point of curvature;

THENCE by the same on a curve to the left having a radius of 881.47 feet an arc length of 264.10 feet to a point of compound curvature;

THENCE still by the same on a curve to the left, having a radius of 818.51 feet and an arc length of 271.90 feet to a point;

THENCE by lands now or formerly of said George Heffner, North fifty-six degrees fifty-five minutes East (at 22.65 feet passing an iron pipe) eighty-six and seventy-seven one-hundredths feet to the place of BEGINNING.

CONTAINING 2.03 acres, more or less, as per survey of Leon A. Achterman, Jr., R.E. August 20, 1965.

**PREMISES B:**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows: to wit:

PARCEL 1: BEGINNING at a corner of land now or formerly of George Heffner which is in line of Lands of Wiscasset Lake Property, now or formerly of Charles Engle, marked by an iron at an apple tree;

Thence along the land now or formerly of said George Heffner, South 12 degrees 30 minutes West 278.00 feet to an iron also by an apple tree;

Thence by the same South 30 degrees 40 minutes West 145.5 feet to the middle of White Oak Run Road;

Thence in said road South 53 degrees 10 minutes East 341.00 feet to a point in said road;

Thence crossing said road North 53 degrees 30 minutes East 22.00 feet to a point;

Thence between the said road and the old Lackawanna Trail, South 84 degrees 30 minutes East 98.00 feet to a point near the concrete;

Thence crossing said Old Lackawanna Trail and by a lot now or formerly of said George Heffner, North 62 degrees East 94.00 feet to the right-of-way line of the present Route Number 611;

Thence along said right-of-way line North 00 degrees 12 minutes West 388.00 feet to a stake;

Thence along the same North 20 degrees 30 minutes (erroneously stated as 20 minutes in prior deed) West 422.00 feet to a stone corner;

Thence along land now or formerly of Keating, North 82 degrees 50 minutes West 22.50 feet to an Iron;  
Thence along said Wiscasset Lake Property line, South 19 degrees 46 minutes West 310.00 feet to an  
Iron at the Westerly end of a culvert of the Old Lackawanna Trail;  
Thence by the same, North 79 degrees 50 minutes West 102.00 feet to the place of BEGINNING.

CONTAINING 4.4 Acres more or less.

PARCEL 2: BEGINNING at a corner of Tract No. I above described and on the westerly side of said Old  
Lackawanna Trail;

Thence along said Old Lackawanna Trail, or Belmont Turnpike, South 40 degrees 30 minutes East 97.40  
feet to the intersection of the Old Lackawanna Trail with said White Oak Run Road, North 56 degrees 30  
minutes West 12,540 feet to the line of Tract No. I described above;

Thence by the same South 84 degrees 30 minutes East 45.40 feet to the place of BEGINNING.

EXCEPTING THEREFROM those portions of Premises A and Premises B that were taken by the  
Commonwealth of Pennsylvania, Department of Transportation in connection with the matter captioned  
In Re Condemnation by The Commonwealth of Pennsylvania, Department of Transportation, of Right-of-  
Way for State Route 0611, Section 04S, in the Township of Pocono, docketed in the Monroe County Court  
of Common Pleas at Docket No. 8039-CV-2014 with a Notice of Condemnation being recorded in the  
records of the Monroe County Recorder of Deeds in Record Book 2443, Page 8960.

And the said Grantor, her heirs, successors and assigns, does by these presents covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, her heirs, successors and assigns, all the singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with appurtenances, unto the said Grantee, its successors and assigns, against them the said Grantor and her heirs, successors and assigns and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will **SPECIALLY WARRANT AND FOREVER DEFEND.**

In witness whereof Grantor has duly executed this deed on the date first above written.

By: Elizabeth Radu  
Elizabeth Radu

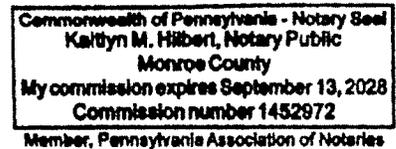
# Acknowledgement

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONROE :

On this 7 day of November, 2024, before me, the undersigned officer, personally appeared **Elizabeth Radu**, who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, and acknowledged that she executed the same, for the purposes therein contained.

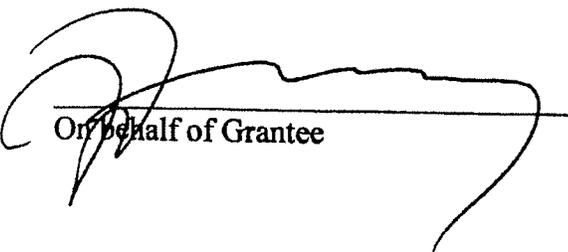
In Witness Whereof I hereunto set my hand and official seal.

Kaitlyn M. Hilbert  
Notary Public



My commission expires on September 13, 2028

The address of the within-named Grantee is:  
4 Rickland Drive  
North Caldwell, NJ 07006

  
\_\_\_\_\_  
On behalf of Grantee



**COUNTY OF MONROE**

**RECORDER OF DEEDS  
ONE QUAKER PLAZA  
ROOM 106  
STROUDSBURG, PA 18360  
Area Code (570) 517-3969**

Kate Best - Recorder

Instrument Number - 202427337

Recorded On 11/20/2024 At 3:42:11 PM

\* Instrument Type - DEED

Invoice Number - 908364

\* Grantor - RADU, ELIZABETH

\* Grantee - LEISURE LAKE AT POCONOS LLC

User - AD

\* Customer - VERITAS ABSTRACT LLC

**\* FEES**

STATE TRANSFER TAX	\$4,850.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$15.00
AFFORDABLE HOUSING	\$13.00
DEMOLITION ACCOUNT	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION FEES	\$20.00
POCONO MOUNTAIN	\$2,425.00
SCHOOL REALTY TAX	
POCONO TOWNSHIP	\$2,425.00
TOTAL PAID	\$9,808.75

Book - 2660 Starting Page - 8604

\* Total Pages - 6

**RETURN DOCUMENT TO:**

**VERITAS ABSTRACT LLC  
ATTN: DURNEY & WORTHINGTON**

**MC GIS Registry UPI Certification  
On November 20, 2024 By DMS1**

TAX ID #

12.11.1.45

12.11.1.45-1

Total Tax IDs: 2



I Hereby CERTIFY that this document is recorded in the Recorder's Office of Monroe County, Pennsylvania

*K Best*

**THIS IS A CERTIFICATION PAGE**

**Do Not Detach**

**THIS PAGE IS NOW THE LAST PAGE  
OF THIS LEGAL DOCUMENT**

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

08EA48



Book: 2660 Page: 8609

SP  
3<sup>r</sup>

**Corrective Deed**

**THIS INDENTURE**, made the 24<sup>th</sup> day of June in the year of our Lord two thousand twenty-four (2024).

**BETWEEN:**

**Leisure Lake at Poconos, LLC**, a Pennsylvania limited liability company, incorrectly identified as **Leisure Lake at Poconos, Inc.**, (hereinafter referred to as "Grantor"), party of the first part; and

**Leisure Lake at Poconos, LLC**, a Pennsylvania limited liability company, the same party, having an address of North Caldwell, New Jersey (hereinafter referred to as "Grantee") party of the second part.

**WITNESSETH:** that the said Grantor for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain, sell, release and confirm unto the said Grantee,

**ALL THOSE CERTAIN** tracts or pieces of land situate in the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, being further described in Exhibit A attached hereto.

**BEING** the same premises which Linden Court, Inc. by Deed dated May 26, 2022 and recorded May 31, 2022 in the Monroe County Office of the Recorder of Deeds, in Deed Book Volume 2610, Page 3189, granted and conveyed unto Leisure Lake at Poconos, Inc., in fee.

**TOGETHER** with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them the said Grantor, as well at law as in equity, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described, with buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

Name: Standard : 1

North: 336574.8603' East: 2672021.7943'

Segment #1 : Line

Course: N86° 52' 21.16"W Length: 366.140'

North: 336594.8359' East: 2671656.1997'

Segment #2 : Line

Course: N35° 58' 32.16"W Length: 216.000'

North: 336769.6376' East: 2671529.3125'

Segment #3 : Line

Course: N37° 12' 32.16"W Length: 101.610'

North: 336850.5635' East: 2671467.8665'

Segment #4 : Line

Course: N28° 32' 07.16"W Length: 464.710'

North: 337258.8218' East: 2671245.8744'



**Pocono Township Board of Commissioners  
Reorganization Meeting Minutes  
January 5, 2026 | 6:00 p.m.**

The Reorganization meeting of the Pocono Township Board of Commissioners was held on January 5, 2026 and was opened by Solicitor Leo DeVito at 6:26 p.m. followed by the Pledge of Allegiance.

**Roll Call:** Ellen Gndt, present; Natasha Leap, present; Mike Velardi, present; Matt Long, present, Charles Keppler, 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.

**Election of a President – Township Solicitor**

Charles Keppler made a motion, seconded by Matt Long, to nominate Ellen Gndt as president of the Board of Commissioners. Roll Call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carries 3-2.

Ellen Gndt read a statement with regard to the past year being a little challenging with a lot of changes. The elections and transitions have tested everyone and reminds us of how much professionalism, fairness and transparency are important in local government. The board will operate openly making decisions guided by policy and public interest and treat every resident with respect. The board shares one responsibility, to serve our community faithfully while turning the page, moving forward together with integrity, accountability and focus on what matters most, the township, and most importantly, you as residents.

Ellen Gndt nominated Matt Long and Mike Velardi nominated Natasha Leap. Natasha Leap declined the nomination.

Ellen Gndt made a motion, seconded by Charles Keppler, to nominate Matt Long as vice president of the Board of Commissioners. Roll Call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carries 3-2.

**PUBLIC COMMENT**

Dawn Eilber (Resident) – Congratulated Ellen. Dawn addressed the board regarding permits given out on the Superfund Site to shoot off pyrotechnics shows. They are vibrating homes which draw concern of what is happening underground. Zoning will look into this matter as there haven't been any permits issued for this site. Jerrod Belvin recommended Dawn call the non-emergency number should it happen again.

Pete Bagley (Smithfield Township)- Chairman of the Monroe County Republican Party – expressed strong support for Jerrod Belvin as Township Manager, stating that he was initially skeptical but now believes that Jerrod has done an impressive job. He highlighted Jerrod's ability to manage a dynamic township, navigate the political process, and serve both the residents and businesses effectively. Mr. Bagley encouraged the board to retain Jerrod Belvin, emphasizing that talented managers are hard to find.

Chris Grape-Garvey (Resident) – expressed her strong support for Jerrod Belvin, praising his dedication to, community engagement, and effectiveness as township manager. She emphasized that Jerrod is knowledgeable, passionate, and helpful to both residents and businesses, and also highlighted his positive collaboration with the school board.

State Representative Maureen Madden- congratulated the board. She stated that she is standing in support of Jerrod Belvin to continue as Township Manager. She expressed that he is incredibly great to work with, responsive and his deep understanding of government, effectiveness in securing grants and saving township money, along with his ability to work across partisan lines, dedication, and significant positive impact on the township should be recognized and retained for the good of the community.

Jim Pellegrini (Resident) – expressed his strong support for retaining Jerrod Belvin as Township Manager, noting his accessibility, quick responses, and significant contributions to the township's success and financial savings. Mr. Napp stated that he is floored the Jerrod's reappointment is even in question and affirmed his dedication and value to the community.

Frank Greeley (Resident) – congratulated everyone. He also expressed his support for Jerrod Belvin after working with him directly. He stated that Jerrod is responsive and gets answers. He also voiced his support for Jim Wagner and Pat Briegel.

Josh Knapp (Resident) – congratulations to Ellen, Charles, and Matt on with regard to getting elected and hopes for good things to come for Pocono Township.

Terry VanBritsom Martin (Chestnuthill Township) congratulated everyone on the board. She emphasized Jerrod Belvins' devotion to the township and that he should be able to continue within his role as township manager.

An executive session was held prior to this meeting regarding personnel and litigation.

Mike Velardi made a motion, seconded by Charles Keppler, to set the Board of Commissioners' meetings for the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month at 6:00 p.m. If a regularly scheduled meeting falls on a holiday, the meeting will be held the next day on Tuesday. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Matt Long, to appoint Charles Keppler as a Parliamentarian for the Board of Commissioners. Josh Knapp stated that he hopes that this year is a lot more restrained in what the commissioners do from the bench, in terms of talking with the public and each other. All in favor. Motion carried.

Mike Velardi made a motion, seconded by Natasha Leap, to appoint the firm of Broughal & DeVito as Pocono Township Solicitor for township, sewer business, labor issues, and planning at \$165/hr. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Natasha Leap, to appoint T&M Engineering as the Pocono Township Engineer. All in favor. Motion carried.

Ellen Gndt questioned the need to retain the current township treasurer, noting that Gina Zuvich, as fiscal administrator, already performs key treasurer duties like budget management and bookkeeping. The suggestion was made to appoint Regina Zuvich as treasurer, pending discussion with her about accepting the position and determining appropriate compensation.

Ellen Gndt made a motion, seconded by Matt Long, to appoint Regina Zuvich as Pocono Township Treasurer pending her acceptance and the extra stipend be determined at a future meeting. Charles Keppler stated that he feels there is some value to have another set of eyes from a financial accounting standpoint in the form of a third party. Ellen affirmed that the township does get audited by outside firms. Natasha doesn't feel comfortable making the motion without discussion with Regina first. Natasha Leap made a motion, seconded by Mike Velardi, to table the Treasurer position. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to reappoint Jim Maloney to the Civil Service Commission for a 6-year term. Charles Keppler stated that he has never met Mr. Maloney and is not familiar with his qualifications. He feels that anyone being appointed or re-appointed should be at this meeting in person to interview for the job. Matt Long asked if Charles Keppler was saying he wanted to post it and tell them to apply. Charles stated yes, he feels that most of the appointments should be opened up to the public, to people who "show an interest" in order to get a diverse pool of applicants. "That the way we are going to STAFF the Township with the best people in my opinion." "I don't think just keeping someone on because they've been on when they're not even showing up for their appointment again, I don't think that that's the best path forward for the township, in my opinion." "And that goes for ALL the appointments here. Natasha Leap stated that the appointments for the Civil Service Commission were discussed for two meetings prior to the gentleman coming in and applying and then being appointed. In addition, they came with approval from the Chief like everything is done. Jerrod Belvin

explained the role of the Civil Service Commission. Charles Keppler again stated that he would like all re-appointments be put out to the public. Maureen Madden asked if they are paid positions or volunteer. Jerrod Belvin stated volunteer. Maureen Madden stated that Mr. Maloney has been doing this volunteer job for 6 years and has expressed his desire to continue in the same capacity. She stated that should account for something. Ms. Madden recommended the township should stick with good people who care about their jobs. Chief Wagner stated that it is a VOLUNTEER position and is exceedingly difficult to get people to give of their time freely with the dedication they have shown. Monica Gerrity stated that we need to move forward as a government. She confirmed that she remembers seeing advertisements for volunteers and nobody comes forward. She suggested to Mr. Keppler that he should have been at the Civil Service to meet Mr. Maloney. If people are interested in the future, they need to step up to be considered for the next time there is an opening. Mr. Keppler once again stated his opinion on this matter. Mike Velardi stated that prior practice was to re-appoint the volunteers who have committed their time and done a good job for the township. They should not have to come forward and beg to do a FREE job. Jim Pellegrini asked what the impact would be. Ellen Gndt explained that impact. Charles Keppler continued to state his opinion. Roll call: Ellen Gndt, aye; Natasha Leap, aye, Mike Velardi, aye, Matt Long, aye; Charles Keppler, nay. Motion carried 4-1.

Matt Long asked about the Zoning Hearing Board seat that has expired. Jerrod Belvin stated that Lew Ginsberg is still interested in continuing to serve on the ZHB. Natasha Leap made a motion, seconded by Mike Velardi to appoint Lew Ginsberg to the Zoning Hearing Board. Charles Keppler stated, "would you care to ask if there's anyone in the audience who would like to consider serving in this position?" He asked what it entails. Leo DeVito stated that they typically meet at 5 pm once a month depending on the number of hearings are scheduled. Matt Long made a motion, seconded by Charles Keppler to table the Zoning Hearing Board appointment. Roll Call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carries 3-2.

Matt Long made a motion, seconded by Charles Keppler, to post the vacancy for the zoning hearing board on social media. Natasha Leap clarified that it's not a vacancy where the board is choosing not to reappoint a man who has served in on this board for over 10 years, has been impartial and neutral in his decisions and not that he resigned. Gina Loyak stated, "If I'm volunteering for these positions that you guys are talking about, and I've given 10 years, six years, to you and I've done a great job, and just that this has come up for discussion, I'm out. I'm not going to do it anymore." Matt Long stated his concerns about the individual and that he is grateful for his service. Charles Keppler stated that there's an impression that there's a lot of inside game that goes on here in Pocono Township, where it's the same people who have been running things for an exceptionally long time. Gary Gallery clarified that the open seat is an Alternate one. Terry VanBritsom from Chestnuthill Township stated that she agrees with Charles Keppler. Roll call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye.

Leo DeVito explained the roll of a Vacancy Chair as in the event a commissioner steps down, resigns or no longer can serve, the current existing board has 30 days to make an appointment. If they cannot by majority, then the vacancy chair is called in and this person will act as Chairman if the seat is not filled within 15 days for some reason, it will then go to court. Matt Long made a motion, seconded by Ellen Gndt, to appoint Jerry Lastowski to the position of Chair to the Vacancy Board. Natasha Leap & Mike Velardi asked if either party were in attendance to express if they do or don't want the seat. Has Tom stated that after 12 years he no longer wants it? Maureen Madden stated we're not really posting these positions, are we? We're just kind of putting other people in instead that some people know and some people don't. Not sure how this action is rectifying the idea of people being in there too long. She stated that some people are there for a long time because they are doing a good job and to remove them doesn't seem fair. Natasha Leap stated that they should open it for people to apply just like for all of the other positions. That would be the fair and transparent way. Maureen Madden asked about rules and if you need to live in Pocono Township to comment about the meetings. Matt Long stated that the chair has only been used once by the township and feels Mr. Lastowski would be a perfect person for the position. Natasha Leap stated "he very well may be, but you're letting everyone else apply for there positions, and you're opening their positions. Dawn Eilber said she thinks Jerry would do a great job. Josh Knapp stated

he thinks there's value to people who are familiar with their jobs and are showing up and doing the job. He also thinks there's something to the public facing side, where you advertise these positions available. Roll call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, nay. Motion fails 2-3.

Mike Velardi had started to make a motion to re-appoint Tom Falver. Natasha Leap stated that the board should open this just like the rest. "It's the only fair and transparent way to do it." Matt Long stated that he didn't understand why when he is suggesting a former commissioner beloved by everyone. Natasha Leap stated that he wants to post the other positions of volunteers who have dedicated their time to replace them. Charles Keppler made a motion, seconded by Natasha Leap, to open the position for the Pocono Township Vacancy Board, with a term to expire December 31, 2026. Maureen Madden asked if the township has always posted these positions. Is the township starting a new policy during the meeting? It doesn't seem fair to her. Josh Knapp stated if he feels that maybe this should be considered for the next reorganization two years from now vs what is being done now feels unadvised. Frank Greely paid positions are a bit different than the volunteer positions. If volunteers aren't showing up when they should the position should be posted accordingly. Roll call: Ellen Gndt, nay; Natasha Leap, aye; Mike Velardi, aye; Matt Long, nay; Charles Keppler, aye. Motion carries 3-2.

Mike Velardi made a motion, seconded by Natasha Leap, to appoint Jerrod Belvin the PMCOG Representative. Roll call: Ellen Gndt, aye, Natasha Leap, aye, Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried 4-1

Natasha Leap made a motion, seconded by Mike Velardi, to appoint James Wagner as Pocono Township Chief of Police for a term to expire on the date of the next board meeting following its reorganization meeting in January 2027. All in favor. Motion carried.

Ellen Gndt stated, she believes that Pat Briegels job with the township is not an appointment other than update his contract.

Natasha Leap made a motion, seconded by Mike Velardi, to appoint Jerrod Belvin as township manager for a term to expire on the date of the next board meeting following its reorganization meeting in January 2027. Ellen Gndt stated she would like to appoint Jerrod but would like to give him a performance review for 90 days to give a chance to understand his job and move on from there. Mike Velardi reminded Ellen Gndt that when they hired James Wagner, she said three months wasn't long enough and the board gave him six. Mike Velardi stated he feels Jerrod should be afforded the same courtesy. Matt Long questioned Leo DeVito about it being an "at will" position. Leo DeVito stated any position is at will. Maureen Madden questioned Jerrod Belvin how long he has been doing his job. He stated a year and a half. If he is doing a stellar job why would you even thing of replacing him? Listen to them. Matt Long stated the board would evaluate his position. Charles Keppler stated he also would rather do a formal evaluation of the township manager. Natasha Leap stated that then it should be done for every manager across the board. Gina Loyak stated that Jerrod Belvin has been a wealth of knowledge and information while working with him in comparison to every other township she has worked with. Vincent Trepasso feels he represents most all of the businessmen in the community when he states that Jerrod Belvin has been such an asset of communication between commissioners and the businessmen, and people of the community. By virtue of having a leading Democrat endorse him, that has to say a lot to everyone listening. He doesn't know why he needs any kind of probation, because he's been on probation for a year and a half and done a wonderful job. Jim Pellegrini stated to reappoint him and keep the meeting flowing. Chris Barrett stated that he has worked with Jerrod on a number of projects and would like to speak on his behalf. He's been incredible to work with. Mr. Barrett stated that he worked for the school board for 20 years and knows that Mr. Belvin has served the township incredibly well with an extraordinarily strong reputation. Josh Knapp stated he was one that was upset with how Jerrod got his position, but stated he seems to know what he's doing. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried. 4-1

Matt Long made a motion, seconded by Ellen Gndt, to approve the following as the approved the following depositories, ESSA, First Keystone Community Bank, First Northern Bank and Trust, PLIGIT, Citizens Bank and Wayne Bank. All in favor. Motion carried.

Matt Long made a motion, seconded by Ellen Gndt, to approve the following signatories and put them onto the bank accounts. Matt Long, Charles Keppler, Ellen Gndt, Natasha Leap, Mike Velardi, Jerrod Belvin, Regina Zuvich. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Natasha Leap, to appoint Burkheimer as our tax collector for EIT and LST tax collector. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi, to set the mileage reimbursement rate at the IRS rate for 2026 which is 72 and a half cents per mile. All in favor. Motion carried.

Charles Keppler made a motion, seconded by Natasha Leap, to appoint SFM Consulting as the Pocono Township Zoning Office Service. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi to appoint SFM Consulting to provide commercial building code services at a rate of 70% of the building permit fees. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi to appoint SFM Consulting to provide residential building code services at a rate of 70% of building permit fees. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Natasha Leap, to appoint Helen Beers as Pocono Township Sewage Enforcement Officer. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to appoint Jerrod Belvin as Pocono Township Secretary. Matt Long asked what it entails. Jerrod stated it's who certifies and bonds the minutes for the meetings, Jerrod stated that he and Krisann work together on minutes. Charles Keppler stated his discord with the minutes provided by the township. Ellen Gndt asked for an overview of what has to be in the minutes. What is mandatory is any official action by the board. (Motion and Vote). The rest is at the discretion of the board. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

Natasha Leap made a motion, seconded by Matt Long, to appoint Krisann MacDougall as Pocono Township Assistant Secretary. Roll call: Ellen Gndt, aye; Natasha leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

Natasha Leap made a motion, seconded by Mike Velardi, to appoint Todd Whitezman as solicitor to the Pocono Township Zoning Hearing Board. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi, to appoint Krisann MacDougall as zoning hearing board secretary. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi to appoint Krisann MacDougall as recording secretary for the board of commissioners and planning commission. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

Mike Velardi made a motion, seconded by Natasha Leap, to appoint Jerrod Belvin as the Open Records Officer. Charles Keppler stated that he made a number of Open Records requests in the past year and felt it was difficult to get them in a timely manner. Matt Long asked if it was typical for a manager to be the Open Records Officer as well. Leo DeVito stated yes. The township receives an excessive number of requests, on average 260 in 2025. Ellen Gndt stated that we are to respond within 5 business days. Jerrod Belvin explained that the 30-day extension was enacted with Mr. Keppler due to policy of certification of audio at the following board meeting. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried 4-1.

Matt Long made a motion, seconded by Mike Velardi, to appoint Krisann MacDougall as the Alternate Open Records Officer. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried 4-1.

Mike Velardi made a motion, seconded by Natasha Leap, to appoint Jerrod Belvin as representative to Monroe County Tax committee with a term to expire December 31, 2026. Ellen Gndt asked if it would be a better fit for Mary Reiley, Tax Collector. Jerrod Belvin said he would ask her if she were interested in the position. Matt Long made a motion, seconded by Mike Velardi, to table the motion. All in favor. Motion carried.

Matt Long made a motion, seconded by Natasha Leap, to appoint Jerrod Belvin as the township Emergency Management Coordinator. All in favor. Motion carried.

Mike Velardi made a motion, seconded by Natasha Leap, to appoint Samantha Rispoli as assistant township Emergency Management Coordinator. All in favor. Motion carried.

Matt Long made a motion, seconded by Natasha Leap, to appoint the Pocono Township Volunteer Fire Department members as 2026 Fire Police as requested by Chief Jordan Merring. All in favor. Motion carried.

#### **Public Comment**

Claire Learn congratulated Jerrod and everyone else on the panel. She described the struggling condition of three local cemeteries after church closures and limited funds. They requested township assistance and community volunteers for cleanup and maintenance, emphasizing the cemeteries' visibility and importance to the township's image. She shared contact information for those willing to help.

**Adjournment** – Mike Velardi made a motion, seconded by Ellen Gndt, to adjourn the meeting 8:19 p.m. All in favor. Motion carried.

**Pocono Township Board of Commissioners  
Regular Meeting Minutes  
January 5, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on January 5, 2026 and was opened by Chair Ellen Gndt at 8:33 p.m. followed by the Pledge of Allegiance.

**Roll Call:** Ellen Gndt, present; Natasha Leap, present; Mike Velardi, present; Matt Long, present, Charles Keppler, 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**

Representative Maureen Madden shared that Pocono Township got the money for the TLC park and Adult equipment.

**Presentations**

- MCTI-Zoning Request (*Possible Action Item*) Power Point Presentation  
Natasha Leap made a motion, seconded by Mike Velardi, to send zoning request to Planning Commission & Monroe County Planning Commission and to have solicitor prepare ordinance/resolution. All in favor. Motion carried. Discussion was had between the board and residents.

**Hearings –**

Volare Liquor License – Court Stenographer took Legal Transcript

Ellen Gndt made a motion, seconded by Mike Velardi, to open the Volare Liquor License Hearing. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi, to close the Volare Liquor License Hearing. All in favor. Motion carried.

**Resolutions**

- Ellen Gndt made a motion, seconded by Natasha Leap, to Approve Resolution 2026-01 Volare Economic Development Restaurant Liquor License. All in favor. Motion carried.

**Consent Agenda**

- Motion to approve a consent agenda of the following items:
  - Matt Long made a motion, seconded by Ellen Gndt, to approve the minutes of the December 15, 2025 regular meeting of the Board of Commissioners. All in favor. Motion carried.
  - Discussion was had with regard to re-opening the budget and how it would affect the financial transactions with in the amount listed below. Leo DeVito explained the process. Ellen Gndt made a motion, seconded by Mike Velardi, to move the motion for approval of the Financial transactions through January 5, 2026 as presented, including ratification of expenditures in the amount of \$619,704.17 for the following accounts: General Fund,

Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund further down on the agenda within her report. All in favor. Motion carried

## **NEW BUSINESS**

### **Personnel**

### **Commissioner Comments**

#### **Ellen Gndt, Chair**

- Ellen Gndt made a motion, seconded by Mike Velardi, to advertise for 2026 meeting dates for the 1<sup>st</sup> and 3<sup>rd</sup> Monday of the month at 6 p.m. unless it falls on a holiday of which it will then be the Tuesday following the holiday. All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Charles Keppler, for the Board to reopen the 2026 budget for the purpose of considering amendments." A lengthy discussion was had amount the board. Roll call: Ellen Gndt, aye, Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried.
- Ellen Gndt made a motion, seconded by Matt Long, to put together and adopt a resolution to provide for the temporary appropriations to authorize ordinary and necessary township expenditures along with new hires, beginning January 1, 2026 but in no event later than February 15, 2026. Discussion was had between the board, Chief of Police and Solicitor.
- Ellen Gndt made a motion, seconded by Matt Long, to pay the 2025 expenses along with the 2026 expenses according to the resolution, with the exception of capital until the budget is finalized. All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Matt Long, for the Board to advertise and conduct a public budget workshop to review proposed amendments to the 2026 budget on January 15, 2026 at 5:00 pm. Discussion was had among the board and public. All in favor. Motion carried.
- Discussion regarding general "housekeeping" issues to be addressed.
- Discussion of a possible regular scheduled work sessions during the week
- Natasha Leap suggested that minutes be taken at any future workshops along with recordings to make it fair to the public.
- Solar Field update an inspection was done prior to the holidays.
- Warehouse blasting update – Discussion was had by the public and board.

#### **Matt Long – Vice Chair**

- Matt Long made a motion, seconded by Charles Keppler, to adjust public comment policy to allow 3 minutes for both agenda & non-agenda items. All in favor. Motion carried.
- Matt Long made a motion, seconded by Ellen Gndt, to authorize Township Engineer to draft Data Center Ordinance. Discussion was had between the board, Township Engineer and public. All in favor. Motion carried.
- Matt Long made a motion, seconded by Ellen Gndt, to authorize the solicitor and zoning code office to draft a hotel, motel and annual inspection and licensing ordinance to address health, safety, and welfare issues. A lengthy discussion was had between the board, solicitor and public. Roll call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried 3-2
- Matt Long made a motion, seconded by Ellen Gndt, to authorize the Township Solicitor to draft a Police Cost Recovery Ordinance. A very lengthy discussion was had between the board, solicitor and public. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried 4-1
- Matt Long discussed the concerns regarding the amusement tax.

#### **Natasha Leap – Commissioner**

Spoke regarding her desire to have workshops to teach the general public information on the Planning Commission, ZHB, Variances, Special Exceptions.

#### **Mike Velardi – Commissioner**

Suggested declaring Pocono Township a 2<sup>nd</sup> Amendment Sanctuary Township

Mike Velardi asked the public to consider Pennsylvania adopting an electoral college system

**Charles Keppler – Commissioner**

- Matt Long made a motion, seconded by Charles Keppler, to table this matter. All in favor. Motion carried.
- Discussion regarding Brian Winot's email of 1/5/2026.
- Discussion took place regarding an offer to the Library.
- Discussion was had regarding a post to Facebook by a member of the Pocono Township Planning Commission.
- Natasha Leap asked that the following be put on the record:  
***I would just like to make one comment and that I would like the minutes to reflect that I was not for talking about this and don't agree with it, for when you get sued.***

Ellen Gndt stated that due to the time and situation only items that need to be addressed on the agenda be handled. All members agreed. The balance of the agenda items not covered will be added to the next meetings agenda.

Jerrod Belvin quickly informed the board of the two large grants that the township received.

Natasha Leap made a motion, seconded by Ellen Gndt, to promote Mike Stettler Jr. from Part time to Full time with the DPW Staff. All in favor. Motion carried.

Natasha Leap made a motion, seconded by Matt Long, to accept the Co-Streams proposal for phase 1 in the amount of 18,740.00. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi, to table the award of the Roundabout Bid Winner through Penn Bid. All in favor. Motion carried.

- *Leo DeVito cautioned the board regarding:* Potential consequences/issues of using township email for non-township business and/or personal disparagement

**Adjournment – 11:43 P.M.**

**Pocono Township Board of Commissioners  
Regular Meeting Minutes  
January 20, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on January 20, 2026 and was opened by Chair Ellen Gndt at 6:30 p.m. followed by the Pledge of Allegiance.

**Roll Call:** Ellen Gndt, present; Natasha Leap, present; Mike Velardi, present; Matt Long, present, Charles Keppler, 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**

Chairman of the Board, Ellen Gndt read a statement regarding meeting conduct along with making note of the public clarification and statements posted to the website and social media. Charles Keppler then commented on his statements made at the meeting of January 5, 2026 and how his comments may have been misinterpreted.

An executive session was held prior to the meeting to discuss litigation and personnel.

**Presentations**

Zoning Hearing Board Alternates (2 Positions) interviews took place. Jim Pellegrini, Lew Ginsberg, Gina Loyek, Dan McCreary, Nick Wilson, Guy Doleiden: Natasha Leap made a motion, seconded by Mike Velardi, to re-elect Lew Ginsberg to the Zoning Hearing Board. Discussion among the board took place. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried. (4-1). Mike Velardi made a motion, seconded by Natasha Leap, to appoint Gina Loyek to the ZHB as an alternate. Discussion among the board took place. Roll call: Ellen Gndt, nay; Natasha Leap, aye; Mike Velardi, aye; Matt Long, nay; Charles Keppler, nay. Motion failed (3-2). Ellen Gndt made a motion, seconded by Matt Long, to nominate Dan McCreary to the alternate position. Discussion: Matt Long listed Mr. McCreary's experience. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried (4-1).

Vacancy Chair Position-Interviews; Brandee Starner, Nick Wilson, Todd Sebring, David Marra, Jim Pelegrini. Mike Velardi made a motion, seconded by Natasha Leap, to appoint Brandee Starner to the Vacancy Chair. Roll call: Ellen Gndt, nay; Natasha Leap, aye; Mike Velardi, aye; Matt Long, nay; Charles Keppler, nay. Motion fails (3-2). Charles Keppler made a motion, seconded by Ellen Gndt, to the vacancy chair. Roll call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, aye; Matt Long, aye; Charles Keppler, aye. Motion carried. (4-1)

Matt Long thanked everyone for applying.

**Resolutions**

- Mike Velardi made a motion, seconded by Natasha Leap, to approve Resolution 2026-02 granting an extension of 12 months to Brookstead Apartments Resolution Conditions. Discussion: Hanover Engineers explained the reason for the extension. All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Matt Long, to table the four resolutions that were set for approval on the Swiftwater Solar project. Jon Tresslar stated they didn't need resolutions. Gina Loyek asked if section 106 was completed and submitted on this project due to it being done on Historic Federal Lands.
- Ellen Gndt made a motion, seconded by Matt Long, to approve Resolution 2026-07 Approving the payment of certain township bills and expenses pending the amendment if any of the 2026 Pocono Township Budget. Jim Pelegrini inquired regarding the changes made to the budget, what they are and if they will be highlighted. All in favor. Motion carried.
- Matt Long made a motion, seconded by Ellen Gndt, to approve Resolution 2026-08 Approving the Pennvest Financial Assistance Application with regard to construction, rehabilitation, and/or

extension of the water/sewer system. Discussion; Ellen Gndt asked regarding the Letter of Responsibility. Leo DeVito explained. Ellen Gndt asked regarding attachment C letter L. Jerrod Belvin explained that we are under contract with PFM. They will be attending the next meeting. Elizabeth Cassiano asked regarding the sewer extension and where it's being extended to. Pat Briegel addressed her concerns. All in favor. Motion carried.

### **Consent Agenda**

- Ellen Gndt made a motion, seconded by Charles Keppler, for final 2025 appropriations prior to approving bills. All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Matt Long, to Not approve the minutes of January 5, 2026 prior to changes being made. Discussion: Matt Long stated that during the meeting there was a serious discussion regarding a Sunshine Act Violation and asked for the solicitor's comment to be included in the minutes. Further discussion was had regarding the narrative of the minutes Jerrod Belvin stated that this is why we need a policy in place. We have been directed to change the way they are done many times with no clear direction. Ellen Gndt made a motion, seconded by Matt Long, to table the minutes until the next meeting. All in favor. Motion carried.
  - Old business consisting of the minutes of the January 5, 2025 regular meeting and Re-Organization meeting of the Board of Commissioners.
  - Ellen Gndt made a motion, seconded by Matt Long, to approve the Financial transactions through January 20, 2026 as presented, including ratification of expenditures in the amount of \$714,742.46 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Construction Fund. All in favor. Motion carried.

### **NEW BUSINESS**

#### **Commissioner Comments**

##### **Ellen Gndt – President**

- Ellen Gndt made a motion, seconded by Charles Keppler to table Meeting Decorum Policy, Public Meeting Notice (Signage), Public Comment Rules, Meeting Conduct Policy Discussion: Natasha Leap asked if the entire idea will be scrapped. Ellen Gndt stated no, just some minor changes to look at. Roll call: Ellen Gndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried (3-2).
- Ellen Gndt made a motion, seconded by Matt Long, to advertise budget hearing date of Feb-06, 2026 at 5pm. All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Mike Velardi to appoint Gina Treasurer for an additional stipend of \$8,000 /year. All in favor. Motion carried.
- Solar Field update – No construction is going on at the present time. They will be recording their plans
- Warehouse blasting update – Jerrod Belvin went over the blasting schedule that was sent to him. Cheryl Parks expressed her feelings regarding the blasting notifications. Karen Doleiden stated that it is very scary and they should be notified better than just an 8-hour period.

##### **Matt Long – Vice-Chairman**

- Matt Long made a motion, seconded by Natasha Leap, to authorize purchase of police vehicle in the amount of \$108,107.30. Discussion: Ellen Gndt stated that we had voted not to make capital purchased until the new budget is adopted. Matt stated his view. Joe Folsom stated how can we approve this purchase prior to the budget approval. Matt stated that expenditures were approved and this is the only capital purchase being affected by the pause. Further discussion was had among the board. Jim Wagner stated it was more the upfit that we are up against a timeline with. Roll call: Ellen Gndt, nay; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, aye. Motion carried (4-1).
- Matt Long made a motion, seconded by Ellen Gndt, to authorize township solicitor to draft an ordinance creating an Environmental Advisory Council in Pocono Township. Discussion took place among the board. All in favor. Motion carried.

- Amusement Tax Audits Discussion: A meeting will take place at the township building on February 2<sup>nd</sup> at 2:30 p.m. for information gathering.

### **Commissioner Comments**

#### **Natasha Leap – Commissioner**

- Natasha Leap made a motion, seconded by Charles Keppler, to authorize township solicitor to advertise for hearing on the Chicken Ordinance recommendation from the Planning Commission. Lengthy Discussion was had by the board and residents. All in favor. Motion carried.
- Natasha Leap made a motion, seconded by Mike Velardi, to authorize Township Solicitor to advertise rezoning hearing for MCTI Parcels, from R1 to R2. All in favor. Motion carried.
- Natasha Leap made a motion, seconded by Mike Velardi, to authorize Township Solicitor to work with PTVFC to have Pocono Township Solicitor assist with Fire Department to discuss billing procedures and try to get more efficient and cost effective in recoveries. Discussion was had among the board and the fire chief. All in favor. Motion carried.
- Natasha Leap made a motion, seconded by Mike Velardi, to set 100% designation of funds raised from Township Events to PTVFC 34. All in favor. Motion carried.
- Natasha Leap made a motion, seconded by Mike Velardi, to approve the employment contract for Patrick Briegel at a 4% increase with a salary of \$127,036 to include a full benefit package. Discussion was had among the board. All in favor. Motion carried.
- Natasha Leap asked regarding the decorum policy for confirmation that it would be discussed at the following meeting. Leo DeVito clarified the changes that are being considered.

#### **Mike Velardi – Commissioner**

- Mike Velardi stated that the statements expressed by individual board members are their own and do not necessarily represent the official position of the board nor himself.
- Mike Velardi made a motion, seconded by Natasha Leap for discussion purposed, to declare Pocono Township a 2<sup>nd</sup> amendment Sanctuary Township. Mike Velardi explained what a 2<sup>nd</sup> amendment sanctuary means. Lengthy discussion was had among the board and residents. Matt Long made a motion, seconded by Charles Keppler to table the declaration of Pocono Township as a 2<sup>nd</sup> Amendment Sanctuary Township. Roll Call: Ellen Gnandt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried. (3-2)
- Mike Velardi read a statement regarding comments made by Commissioner Keppler during the January 5<sup>th</sup> BOC Meeting and due to those actions, he eroded public confidence and therefore requested Charles Keppler to resign from the Pocono Township Board of Commissioners. Charles Keppler respectfully declined.
- Mike Velardi suggested that in order to ensure a fair gubernatorial and US election, Pennsylvania should adopt an electoral college system.

#### **Charles Keppler – Commissioner**

- Charles Keppler made a motion, seconded by Matt Long for the purpose of discussion, to instruct the solicitor to draft a noise ordinance. A Lengthy discussion was had between the board and public. Roll call: Ellen Gnandt, nay; Natasha Leap, nay; Mike Velardi, nay; Matt Long, nay; Charles Keppler, aye. Motion fails (4-1).
- Ellen Gnandt made a motion to table No Second was noted. the letter to the Eastern Monroe Public Library Board of Trustees. Discussion was once again had among the public and board. Roll call: Ellen Gnandt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carries (3-2). Lengthy discussions was had among the board and public.

### **Reports**

**Zoning Report-SFM Consulting** – Paul Morgan went over the zoning report for December 15<sup>th</sup> to the 20<sup>th</sup>.

**Police – James Wagner, Chief**

- Chief Wagner reviewed the stats for the department with the board.
- Chief Wagner also went over the fund-raising efforts of the department in the month of December and updated the Board on the charities they were able to donate to along with their yearly participation with the Monroe County Children and youth holiday gift drive.
- The new Tahoe has arrived and put into service today with the new graphics.
- We have two new officers coming to us from Pocono Mountain Regional as lateral transfers. They have been vetted through our Civil Service Commission who provided a letter of recommendation to hire. Ellen Gndt made a motion, seconded by Natasha Leap, to approve the hire of Officers Dustin Rentschler and Dan Campagna. Discussion: Josh Knapp asked how many officers we now employ. Chief Wagner stated 22. All in favor. Motion carried.

**Fire Report – Corey Sayer**

- Asst. Chief Sayer went over the accomplishments for the year and informed the board that they held their first essentials class for the township.
- Natasha Leap asked the Chief to do a brief recap of the capital expenditures that the fire company are looking at over the next few years.

**Manager Report – Jerrod Belvin**

- Grant Award – We received the State wide LSA for first Monroe County's first outdoor gym over at TLC and a small water and sewer grant for the extension going up Sullivan Trail in the amount of \$484,000.
- Natasha Leap made a motion, seconded by Ellen Gndt, to donate \$500.00 to the Historical Association. All in favor. Motion carried.
- Traffic & Green-Light-Go Safety enhancements update was given.

**Public Works – Patrick Briegel**

- Sewer Business Update – We have the overall Penn Vest sewer study coming up next meeting and our engineers are getting the bid package together.
- As far as the ice rink, it depends on the weather if the ice is suitable for skating.
- Current Public Works Projects: They have been spending a lot of time either out plowing snow or preparing to plow, hauling salt and cinders, and maintaining equipment.
- Pat announced that he has just completed some ongoing education on stormwater management.

**Township Engineer Report- Jon Tresslar**

- Learn Road Roundabout cost update – T&M's costs to date are \$42,000. The estimated cost are approximately \$100,000.00. Ellen Gndt asked if the engineering or easements were included and the answer is no.
- Discussion was had regarding ethics and awarding the bid. Charles Keppler made a motion, seconded by Mike Velardi, to award the Roundabout Bid Winner through Penn Bid to Northeast Site Contractors. All in favor. Motion carried.
- TASA Project – resubmitted to PennDOT
- TLC walking bridge – Plans Submitted to DEP

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

- Consideration of censure: Ellen Gndt made a motion, seconded by Natasha Leap, to table the consideration of censure. All in favor. Motion carried.
- General legal update- Historic Overlay Hearing scheduled for Tuesday, January 27, 2026 at 6:00 p.m.

**Adjournment** –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting at 10:12 p.m. All in favor. Motion carried.

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

The regular meeting of the Pocono Township Board of Commissioners was held on February 2, 2026 and was opened by Chair Ellen Gndt at 6:00 p.m. followed by the Pledge of Allegiance.

**Roll Call:** Ellen Gndt, present; Natasha Leap, present; Mike Velardi, present; Matt Long, present, Charles Keppler, 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, Jennifer Gambino, Asst. P.W. Mgr.

**Announcements**

An executive session was held prior to the meeting to discuss personnel and equipment.

**Public Comment**

Cheryl Parks – Commented regarding the blasting and how it is effecting her home.  
Rebecca Gallagher – Read a letter regarding the TDU fee that was increased in August with Ordinance 2025-29 and requesting it be repealed.  
Alice White – Enquired regarding the Butz property and its potential for a data center. Jerrod Belvin stated that the property is currently under contract with a landscape company.  
Rebecca Smith – Commented regarding the blasting on the Core5 property. A lengthy discussion was had among the board and engineer.

**Presentations**

Swearing-in ceremony of two new officers, Dustin Rentschler & Daniel Campagna, by District Magistrate, Honorable Daniel Kresge.

Members 1<sup>st</sup> Waiver presentation-

Ellen Gndt made a motion, seconded by Matt Long, to approve the waiver of 390-50.D.(5)

Maximum slope of basin embankments (3:1). All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi, to approve the waivers of 390-29.J.(1)(c) and 390-31.D.(2) WB-50 Truck Turning Movements. All in favor. Motion carried.

Mike Velardi made a motion, seconded by Natasha Leap, to approve the waiver of 390-43.A.(6)(e) [2][a] – Maximum Steep Slope Disturbance. Ellen Gndt, nay; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried. (3-2)

Mike Velardi made a motion, seconded by Natasha Leap, to approve the waiver of 390-55.C.(2)(e) Minimum Parking Planting Island, Required Plantings. Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried. (4-1).

Ellen Gndt made a motion, seconded by Mike Velardi, to approve the waiver of 390-55.D.(3)(a) waiver of street tree location. All in favor. Motion carried.

Ellen Gndt made a motion, seconded by Mike Velardi, to approve the waiver of 390-55.F.(3)(e) Right-of-way Buffer Plantings. Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried. (4-1)

**Resolutions**

Ellen Gndt made a motion, seconded by Matt Long, to approve Resolution 2026-09 LDP 1450 – 116 Hilliard Lane Easement. All in favor. Motion carried. Charles Keppler questioned runoff.

Ellen Gndt made a motion, seconded by Charles Keppler, to table Resolution 2026-10 LDP 1445 – Mountain Edge Townhouse. All in favor. Motion carried. Lengthy discussion was had regarding the plan and it being an approved plan from back in the 80's, in leu of fees, and sidewalks.

Ellen Gnanndt made a motion, seconded by Natasha Leap, to approve Resolution 2026-11 Monroe County 2025 Hazard Mitigation Plan Municipal Adoption. All in favor. Motion carried.

### **Consent Agenda**

- Ellen Gnanndt made a motion, seconded by Charles Keppler, to table all three sets of minutes. Ellen Gnanndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried. (3-2)
  - Old business consisting of the minutes of the January 20, 2025 regular meeting of the Board of Commissioners.
  - Old business consisting of the minutes of the January 5, 2025 Re-Organization meeting of the Board of Commissioners.
  - Old business consisting of the minutes of the January 5, 2025 regular meeting of the Board of Commissioners.

Ellen Gnanndt made a motion, seconded by Charles Keppler to approve the Financial transactions through February 2, 2026 as presented, including ratification of expenditures in the amount of \$398,661.45 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: Jim Pelegrinni questioned the bills. All in favor. Motion carried.

### **NEW BUSINESS**

#### **Personnel**

#### **Commissioner Comments**

##### **Ellen Gnanndt – President**

- Solar Field update – Jon Tresslar gave an overview of the meeting with the DEP and Swiftwater Solar regarding the violations and fines on the new enforcement notices in the amount of \$339,000.
- Historical District Limitations – There is nothing in the Federal Register Statute preempting the zoning of the property. The Federal Government and the Developer would need to handle any violations regarding violations within that funding.
- Ellen Gnanndt made a motion, seconded by Mike Velardi, to waive the Pavilion fees for Boy Scout Troop 85 for Pavilion #1 on August 16<sup>th</sup> 2026. All in favor. Motion carried.
- Ellen Gnanndt made a motion, seconded by Charles Keppler, to adopt Revised Decorum Policy. Ellen Gnanndt, aye; Natasha Leap, aye; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried. (4-1)
- Discussion: Core5 water test results to residents in the Blast Zone. Jerrod Belvin will reach out to Core5's attorney.

##### **Matt Long – Vice-Chairman**

- Amusement Tax Update- Met with Camelback and Great Wolf and it was productive.
- Matt Long made a motion, seconded by Charles Keppler, to authorize the Solicitor to advertise the proposed ordinance forming an Environmental Advisory Council. Discussion took place. Roll call: Ellen Gnanndt, aye; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried. (3-2)
- Matt Long made a motion, seconded by Mike Velardi, to amend the public comment policy to allow only Pocono Township residents, stakeholders & local businesses to comment on agenda items when deliberating. Discussion took place. Roll call: Ellen Gnanndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried. (4-1)
- Matt Long made a motion, seconded by Ellen Gnanndt, to authorize solicitor to advertise a public hearing for the Pocono Township Data Center Ordinance. Discussion was had between the board, solicitor, and engineer. All in favor. Motion carried.

## **Commissioner Comments**

### **Natasha Leap – Commissioner**

- Natasha Leap, made a motion, seconded by Ellen Gndt, to approve the reduction of the construction escrow for Turkey Hill Minit Market, Store #274 in the amount of \$70,465.03. All in favor. Motion carried.

### **Mike Velardi – Commissioner**

- Mike Velardi read a statement regarding the statements expressed by individual board members are their own and do not represent the official position of the board. Actions which have raised questions from the public regarding the board's professionalism and eroded confidence in the board therefor he asked for the resignation of Mr. Keppler.
- Mike Velardi, made a motion, seconded by Natasha Leap, to remove Charles Keppler IV as parliamentarian. Discussion was had among the board. Discussion was had. Roll call: Ellen Gndt, nay; Natasha Leap, aye; Mike Velardi, aye; Matt Long, nay; Charles Keppler, nay. Motion fails.
- Mike Velardi made a motion, seconded by Matt Long for the purpose of discussion, to declare Pocono Township a 2A Sanctuary Status. Roll call: Ellen Gndt, nay; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried. (3-2)

### **Charles Keppler – Commissioner**

- Discussion of public option for trash disposal was had.
- Charles Keppler expressed his concern regarding the budget. Charles Keppler made a motion, No second, to maintain the 2025 municipal tax rate of 3.429 Mils for the 2026 tax year. Motion failed.

## **Reports**

**Zoning Report-SFM Consulting** – Paul Morgan gave the board an overview of statistics for the last two weeks regarding zoning. Matt Long questioned whether any new complaints came in regarding Hotel/Motel. Ellen Gndt asked regarding the dangerous structure at Pocono Manor. Paul gave an overview of his inspection report.

### **Police – James Wagner, Chief**

**Township Events Report** – Most of the events will be moved to our new location, gearing up for the 2026 season. Also, some events have been condensed.

### **Manager Report – Jerrod Belvin**

- Police Wing Update – architects are working with Rodney on low voltage requirements.
- Ellen Gndt made a motion, seconded by Matt Long, to change the April meeting date from the 20<sup>th</sup> to April 22<sup>nd</sup> due to PSATS Conference. All in favor. Motion carried.
- Municipality Commitment for Pick up the Pocono's scheduled for April 25, 2026
- New Grant Award – Small water and sewer in the amount of \$203,000 toward the generator and automatic transfer switch for the building. Much thanks to Rep. Madden and Sen. Brown for their support on this grant.
- Core 5 Blasting Schedule for the week Tuesday between 10-2 and Thursday between 10-2.

### **Public Works – Patrick Briegel**

- Sewer Business Update – PFM Financial will be presenting at the next BOC meeting to review the report on the sewer.
- Current Public Works Projects – spent time digging out fire hydrants and clearing snow banks.
- The Ice rink remains open with the cold weather.
- Rte. 715 project pipe replacement has been completed.
- Co-Streams contract the board approved two weeks ago is up and running.
- Conversation took place regarding salt storage and shortage.

### **Township Engineer Report- Jon Tresslar**

- TLC walking bridge – permit has been received.

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

- Sewer Business Update
- General legal update – TDU ordinance review
- Charles Keppler made a motion, seconded by Matt Long, to authorize Solicitor to advertise Ordinance hearing to repeal Ordinance 2025-03 LERTA. Ellen Gndt Abstained from the vote due to a conflict of interest. All voting members in favor. Motion carried.(Conflict of interest form attached)

**Adjournment** –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting at 10:12 p.m. into Executive Session with no return this evening. All in favor. Motion carried.

DRAFT



**CONFLICT OF INTEREST DISCLOSURE**

I, ELLEN D GNANDT, hereby disclose that I have a conflict of

interest with regard to LERTA

I am unable to vote on: discuss; or participate in any Township action with respect to

LERTA

Because of my relationship with the matter, as follows; \_\_\_\_\_

I HAVE A CLIENT ELIGIBLE FOR LERTA

Ellen D Gnant

Signature/Name:

2/2/26

Date

Received this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Township Secretary/ Asst. Secretary

# POCONO TOWNSHIP

## Tuesday February 17, 2026

### SUMMARY

**Ratify**

General Fund	\$	5,339.27
Payroll	\$	164,449.97
Sewer Operating	\$	1,170.55
Capital Reserve	\$	39,300.00

**Bill List**

TOTAL General Fund	\$	453,408.71
TOTAL Sewer OPERATING Fund	\$	155,671.83
TOTAL Sewer CONSTRUCTION Fund	\$	400.00
TOTAL Capital Reserve Fund	\$	22,064.58
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>841,804.91</b>

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Fire Tax Disbursement	\$	691.42
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# POCONO TOWNSHIP CHECK LISTING Tuesday February 17, 2026

**General Fund**

Date	TYPE	Vendor	Memo	Amount
02/06/2026	TRANSFER ADP		PAYROLL 1/19/2026 - 2/1/2026	\$ 164,449.97
			<b>TOTAL PAYROLL</b>	<b>\$ 164,449.97</b>

**General Expenditures**

Date	Check	Vendor	Memo	Amount
01/29/2026	3624	Pitney Bowes Reserve Account	Postage Replenishment	2,500.00
02/02/2026	3625	Travelers CL Remittance Center	Krisann MacDougall Bond	1,225.00
02/04/2026	3626	Blue Ridge Communications	Park Internet	54.95
02/05/2026	3627	Blue Ridge Communications	Police&TWP Phones	321.91
02/05/2026	3628	PENTELEDATA	Internet	846.13
02/05/2026	3629	PENTELEDATA	Internet	391.28
			<b>TOTAL General Fund Bills</b>	<b>\$ 5,339.27</b>

**Sewer Operating Fund**

Date	Check	Vendor	Memo	Amount
01/29/2026	1586	MET-ED	Electric	694.20
02/05/2026	1587	BLUE RIDGE COMMUNICATIONS	Phone	131.92
02/05/2026	1588	PENTELEDATA	Sewer Modems	344.43
			<b>TOTAL Sewer Operating Fund</b>	<b>\$ 1,170.55</b>

**Capital Reserve Fund**

Date	Check	Vendor	Memo	Amount
02/03/2026	1158	Paradise Township	Sylvan Cascade Road Paving	39,300.00
			<b>TOTAL Capital Reserve Fund</b>	<b>\$ 39,300.00</b>

**TOTAL General Fund**

\$ 5,339.27

**TOTAL Sewer Operating**

\$ 1,170.55

**Total Capital Reserve**

\$ 39,300.00

**TOTAL**

**\$ 45,809.82**

Authorized by: \_\_\_\_\_

Transferred by: \_\_\_\_\_

# POCONO TOWNSHIP CHECK LISTING

## Tuesday February 17, 2026

**General Fund**

Date	Check	Vendor	Memo	Amount
02/06/2026	3630	ARGS Technology, LLC	Jan 2026 IT Services	8,082.25
02/06/2026	3631	Auto Parts of Tannersville, Inc.	Auto Supplies	2,574.16
02/06/2026	3632	Best Auto Service & Tire Center	Police Interceptor Utility Water Pump Drive Belt for EMV Vehicle	439.96
02/06/2026	3633	Broughal & DeVito, L.L.P.	Legal	12,756.59
02/06/2026	3634	Davidheiser's Inc.	Tracker & Enrad Testing	205.00
02/06/2026	3635	DBM Investigations & Consulting LLC	Renitschler & Campagna New Hire Backgrounds	1,200.00
02/06/2026	3636	Donna Kenderline Reporting	1/27/26 Celco/Historical District Overlay Hearings	250.00
02/06/2026	3637	E.M. Kutz, Inc.	Hydraulic Leak; Replace Blown O Rings; New Spinner Cartridge	710.00
02/06/2026	3638	Eric A. Moses Co.	Colton Polo Rags	101.75
02/06/2026	3639	Furino Mech Contracting & Furino Fuels	Old Mill Rd Low Voltage Fuse & R-22	951.00
02/06/2026	3640	Grant Success Lab	Feb 2026 Monthly Retainer	4,100.00
02/06/2026	3641	HUNTER KEYSTONE PETERBILT, L.P.	Truck Supplies	501.62
02/06/2026	3642	Jan-Pro of NEPA	Cleaning	2,520.12
02/06/2026	3643	Lawson Products	Fittings & Hose	5,686.36
02/06/2026	3644	Locust Ridge Quarry	Anti-Skid Type AS2 139.76 tn	934.61
02/06/2026	3645	Marshall Machinery, Inc.	Mirror Kit for Skidsteer	403.31
02/06/2026	3646	MAULA, MAURA	MVP Yoga	45.00
02/06/2026	3647	Monroe County Conservation District	7/2 Terrific Trees; 7/16 Creek Explor; 8/13/2026 Poc Wildlife Program	225.00
02/06/2026	3648	MRM Workers' Compensation Pooled Trust	Install 6 of 12	19,249.31
02/06/2026	3649	Nationwide - 457	Voluntary 457 plan	5,472.72
02/06/2026	3650	NEPA Business Technologies LLC	UPS Battery Replaces; APC Battery; SmartConnect 1 Yr Renewal	572.50
02/06/2026	3651	Night and Day Diesel	Truck 6 Service	300.00
02/06/2026	3652	Pitney Bowes	Police 11/27/25 - 2/26/26 Postage	305.37
02/06/2026	3653	Pocono 4 Wheel Drive Center	Truck 16 Service	370.00
02/06/2026	3654	Pocono Record	Truck 16 Service	1,165.60
02/06/2026	3655	Portland Contractors, Inc.	Jan 2026 TWP & ZONING Ads	350.00
02/06/2026	3656	PPL Electric Utilities	Pocono TWP Jan 2026 Monthly Fee	15.82
02/06/2026	3657	PPL Electric Utilities	Winding Creed Rd Area Light	93.88
02/06/2026	3658	PPL Electric Utilities	Cottage 1 & Kenny's Way	16.01
02/06/2026	3659	PPL Electric Utilities	Alger Ave Area Light	54.88
02/06/2026	3660	PPL Electric Utilities	Sullivan Tr & Rt 715 Traffic Light	74.04
02/06/2026	3661	Rebetje, Liam	Brookdale Rd Traffic Signal	478.22
02/06/2026	3662	RG Group	1/29/26 Uniform Reimb	1,482.64
02/06/2026	3663	Richter Total Office	Parker Hose Hydraulic Tough Cover	998.45
02/06/2026	3664	Sarcinello Planning & GIS Services	Large Format Printer Roll	112.50
02/06/2026	3665	Savage Training LLC	12/16/25; 1/15/26 & 1/19/26 Services	850.00
02/06/2026	3666	Signworld America, Inc.	CPR Training Class 2026-001	719.00
02/06/2026	3667	Silvi Cement / Slag / Salt	Street Banner Pole	24,811.89
02/06/2026	3668	STTC Service Tire Truck Centers, INC.	Salt Bulk Rollup Untreated 68.39tns	1,124.10
02/06/2026	3669	Suburban Propane	Truck 13 Service	12,878.42
02/06/2026	3670	TECHNOLOGY ENTERPRISE GROUP, INC	Propane for PW Heat	4,860.00
02/06/2026	3671	Tulpehocken Mountain Spring Water Inc	2026 MACH w/CLEAN Access Sub 1/1/26 - 12/31/26	14.00
02/06/2026	3672	UNIFIRST Corporation	MVP Water Rental	101.39
02/06/2026	3673	Weldon Tire	Mat Cleaning	1,475.40
02/06/2026	3674	Wilson Products Compressed Gas Co.	10 Goodyear Eagle Enforcer Tires	144.78
02/06/2026	3675	Zackiewicz, Marcin	Cylinder Rentals Permit 450365-23-029 Refund	700.00

303.38	Skid Steer Truck 9 Supplies
55.70	Flow Grease
500.00	G-2025-14 Grading Permit Refund
1,073.13	Payroll Time/Attendance 12/31/25; 1/12, 1/18 & 2/1/26
81.13	Kenny's Way Sewer
50.00	Jan 2026 TWP Recycling
685.55	Hex Nut, Tubing Connect; Cable Tie; Bolis; Shank Drill
3,625.94	Anti-Skid Type AS2 254.45 Ins
83,487.83	Health Ins
236,837.03	Building & Zoning Code Services
7.52	Jan 2026 Police Car Washes
2,343.00	Install 2 of 10 2026
665.65	Propane 503.8 gal for TWP Dr
3,145.00	Jan 2026 Zoning Services
17.00	Cylindar Rentals
53.20	Travel reimbursement
<b>TOTAL GENERAL FUND</b>	<b>\$453,408.71</b>

**Sewer Operating Fund**

Date	Check	Vendor	Memo	Amount
02/06/2026	1589	ARG5 Technology, LLC	Jan 2026 IT Services	250.00
02/06/2026	1590	BRODHEAD CREEK REGIONAL AUTHORITY	Feb 2026 O&M	129,161.75
02/06/2026	1591	BRODHEAD CREEK REGIONAL AUTHORITY	PA One Call Serv Feb 2026	1,500.00
02/06/2026	1592	BROUGHAL & DEVITO, L.L.P.	Legal	354.75
02/06/2026	1593	Earth Engineering, Inc.	Sanitary LV Construction Inspect & Testing	1,210.00
02/06/2026	1594	EEMA O&M Services Group, Inc.	Feb 2026 O&M	10,854.61
02/06/2026	1595	Evoqua Water Technologies LLC	PS 5 Biocide Treatment	9,690.24
02/06/2026	1596	Quality Controls, LLC	Pinch Valve Repair	1,850.00
02/06/2026	1597	SUBURBAN TESTING LABS	Monthly NPDES	768.00
02/10/2026	1598	PA One Call System, Inc	Sewer Mapping	32.48
			<b>TOTAL Sewer Operating Fund</b>	<b>\$155,671.83</b>

**Sewer Construction Fund**

Date	Check	Vendor	Memo	Amount
02/10/2026	1043	E.F. Possinger & Sons, Inc.	11/2/25-11/8/25 Tri-Axle Loads Unscreened Fill for Sewer/Water Connect	400.00
			<b>TOTAL Sewer Construction Fund</b>	<b>\$400.00</b>

**Capital Reserve Fund**

Date	Check	Vendor	Memo	Amount
02/06/2026	1159	Firehouse Technology	Avata 2 Tactical Full Kit - Drone Equip	358.00
02/10/2026	1160	FNB EQUIPMENT FINANCE	8896-015 2023 Ford Interceptor Last Pymt	21,706.58
			<b>TOTAL Capital Reserve Fund</b>	<b>\$22,064.58</b>

**Fire Tax Disbursement**

Date	Check	Payee	Memo	Amount
02/09/2026	1070	Pocono Township Volunteer Fire Co	Int A & B and 2025 Interest	691.42
			<b>TOTAL Fire Tax</b>	<b>\$691.42</b>

General Fund  
Sewer Operating  
Sewer Construction Fund  
Capital Reserve  
Fire Tax Disbursement  
TOTAL

\$ 453,408.71  
\$ 155,671.83  
\$ 400.00  
\$ 22,064.58  
\$ 691.42  
\$ 632,236.54

Authorized by:

Transferred by:

**POCONO TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2026-**

**AN ORDINANCE OF THE TOWNSHIP OF POCONO,  
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA  
AMENDING THE CODE OF ORDINANCES OF POCONO TOWNSHIP, PART II,  
GENERAL LEGISLATION; ADDING A NEW CHAPTER 290, POLICE SERVICES  
COST RECOVERY; AND REPEALING ALL ORDINANCES OR PARTS OF  
ORDINANCES INCONSISTENT HEREWITH**

*WHEREAS*, in furtherance of the public health, safety and welfare of the residents of the Township of Pocono, Monroe County, Pennsylvania (the "Township"), its Board of Commissioners (the "BOC") desires to amend its code of Ordinances to add Chapter 290 Police Services Cost Recovery; and

*WHEREAS*, the BOC has determined certain private properties require a disproportionate amount of police service in order to maintain order and public peace, to restrain unlawful conduct thereon and to stop public disturbances, such that there are less police personnel and resources available for other locations, emergencies, and duties in the Township; and

*WHEREAS*, Such extraordinary police services at such properties places a disproportionate and unfair burden upon the citizens and taxpayers of the Township;

*WHEREAS*, Owners and/or property managers derive a benefit from such police services; and

*WHEREAS*, Owners and/or property managers have a responsibility to manage their properties to minimize required police services to maintain order and public peace, to restrain unlawful conduct thereon and to stop public disturbances

***NOW, THEREFORE, BE IT ENACTED AND ORDAINED*** by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania and it is hereby ***ENACTED AND ORDAINED*** by virtue of the power vested in the Board of Commissioners by the First-Class Township Code as follows:

**SECTION I.** The Township of Pocono, Monroe County, Pennsylvania Code Ordinances; Part II, *General Legislation*; is hereby amended by adding the following:

**"Chapter 290 Police Services Cost Recovery**

**§ 290-1. Purpose and intent.**

The BOC finds and determines that:

A. Certain private properties require a disproportionate amount of police service in order to maintain order and public peace, to restrain unlawful conduct thereon and to stop public disturbances, such that there are less police personnel and resources available for other locations, emergencies, and duties in the Township;

B. Such extraordinary police services at such properties places a disproportionate and unfair burden upon the citizens and taxpayers of the Township;

C. Owners and/or property managers derive a benefit from such police services;

D. The owners and/or property managers have a responsibility to manage their properties to minimize required police services to maintain order and public peace, to restrain unlawful conduct thereon and to stop public disturbances;

E. The owners and/or property managers can minimize required police services to maintain order and public peace, to restrain unlawful conduct thereon and to stop public disturbances by diligent and strict management and regulation of their properties; and

F. Assessment of costs as provided in this chapter is not to discourage or suppress requests for police services, but rather to encourage and stimulate diligent and strict management and regulation of private property by its owners and/or property managers.

#### **§ 290-2. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

#### **BOC**

The Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania

#### **GOVERNMENT ENTITY**

Any federal, state or local government or school district or agency or authority created or organized thereby.

#### **OWNER**

The person or persons or corporations and/or corporate officers or other entity, and/or its principals, comprising record owner or owners of any private property.

#### **POLICE**

Pocono Township Police Department

#### **POLICE SERVICE COSTS**

A. An amount fixed by the BOC by resolution, which shall be the aggregate of the following estimated average costs associated with the necessary police services for each response, including use of equipment and administrative costs, required to maintain order and public peace:

(1) Compensation of officers (including wage, wage tax, health insurance, workers' compensation insurance, unemployment insurance and benefits) in relation to the average amount of time required for such police services;

(2) Reasonable administrative costs allocable thereto; and

(3) Costs of the use of and maintenance of police equipment generally required in connection with such police services.

B. Police service costs shall include, in addition to the amount fixed by the BOC, the actual cost of medical treatment to officers and/or costs of repairing or replacing damaged Township equipment or property in connection with a response.

#### **PRIVATE PROPERTY**

Any land or building, including single and multifamily dwellings and commercial and industrial buildings, not owned by a government entity.

#### **PROPERTY MANAGER**

The person or persons or corporations and/or corporate officers or other entity, and/or its principals who have been designated as the property manager by the owner in a writing signed by the owner, and the designee and/or any person or corporation and/or corporate officers or other entity, and/or its principals, who is actually responsible for the management of the property.

#### **PUBLIC DISTURBANCES**

Any party gathering, event, or disturbance involving disorderly conduct as defined by Chapter 55 of Title 18 of the Pennsylvania Consolidated Statutes Annotated or any other Township ordinance.

#### **TOWNSHIP**

The Township of Pocono, Monroe County, Pennsylvania

#### **§ 290-3 Owners and/or property managers required to pay certain police service costs.**

A. Every owner and/or property manager within the Township shall pay to the Township, for deposit to the general fund, police service costs for each response by the Township Police to maintain order and public peace and/or to restrain unlawful conduct thereon and/or to stop public disturbances at such private property for each response by the police in excess of two responses within 30 days.

B. Provided, however, that police services in connection with crimes against residents and/or property by persons not residing or by persons who are not invited guests or otherwise lawful occupants of the private property shall not be considered responses for purposes of this chapter. Provided, further, that police services in connection with spousal abuse or abuse of children shall not be considered responses for purposes of this chapter.

#### **§ 290-4 Notice to owner and/or property manager.**

The Township Chief of Police or other duly authorized agent of the Township shall notify the owner and/or property manager that a response has been made to such property to maintain order or public peace or to stop a public disturbance. Such notice shall be given by regular mail to the last known address of such owner and/or property manager. Provided, however, that an owner and/or property manager shall be required to pay police service costs in accordance with the provisions of this chapter whether or not such notice has been issued or received.

**§ 290-5 Billing.**

Police service costs due in accordance with the provisions of this chapter shall be billed to the owner and/or property manager by the Township Chief of Police or his duly authorized agent and shall be due and payable to Township or their designee within 30 days of such billing.

**§ 290-6 Failure to pay.**

Unpaid police service costs may be collected by civil action by the Township against the owner and/or property manager with responsibility to manage private property and/or may be imposed or assessed against such private property as a municipal claim under the Act of May 16, 1923, P.L. 207, as amended, (53 P.S. § 7101 et seq.). If collection is required either by civil action or by municipal claim, a penalty of 10% and interest at the rate of 10% per annum shall be added and collected as provided by law.”

**SECTION II. REPEALER** All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed upon the effective date of this Ordinance.

**SECTION III. SEVERABILITY** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions.

**SECTION IV. EFFECTIVE DATE** This Ordinance shall take effect Five (5) days after the date of its enactment.

**ENACTED AND ADOPTED** by the Board of Commissioners this \_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**TOWNSHIP OF POCONO,  
MONROE COUNTY,  
PENNSYLVANIA**

\_\_\_\_\_  
**JERROD BELVIN**  
*Township Manager*

\_\_\_\_\_  
**ELLEN GNANDT**  
*President, Board of Commissioners*

# **TLC PARK PEDESTRIAN BRIDGE REPLACEMENT PROJECT**

**POCONO TOWNSHIP, MONROE COUNTY, PA**

**PROJECT NO. POCO-00172**

## **PROJECT TIMELINE**

- **03/06/2026 (Fri.) BID ADVERTISEMENT #1**
- **03/13/2026 (Fri.) BID ADVERTISEMENT #2**
- **03/18/2026 (Wed.) MANDATORY PREBID MEETING AT 10:00 AM**
- **03/27/2026 (Fri.) CONTRACTOR'S QUESTIONS DUE BY 5:00 PM**
- **03/31/2026 (Tues.) FINAL ADDENDUM (IF REQUIRED)**
- **04/06/2026 (Mon.) BIDS DUE AT 11:00 AM, BIDS PUBLICLY READ AT BOARD OF COMMISSIONERS MEETING BEGINNING AT 6:00 PM**
- **04/06/2026 (Mon.) BID AWARD (ANTICIPATED)**
- **04/20/2026 (Mon.) NOTICE TO PROCEED (ANTICIPATED)**
- **06/18/2026 (Thurs.) SUBSTANTIAL COMPLETION (60 DAYS FOLLOWING NOTICE TO PROCEED)**
- **07/18/2026 (Sat.) FINAL COMPLETION**

# POCONO TOWNSHIP PARKS & RECREATION

## Pavilion Rental Request

Mailing Address: 112 Township Dr., Tannersville, PA 18372 • 104 Mountain View Park Lane, Tannersville  
 Pocono Township: (570)-629-1922 • Park: (570) 629-7324 • poconopa.gov • parksandrec@poconopa.gov

### REQUEST TO UTILIZE:

- Pavilion #1 (max. 150 ppl)
- Pavilion #2 (max. 75 ppl)
- Pavilion #3 (max. 200 ppl, includes stage)
- Pavilion #4 (max. 100 ppl)

**For Office Use Only**

Facility Assigned: \_\_\_\_\_

Payment Received: Amount: \_\_\_\_\_

Cash \$ \_\_\_\_\_  Check # \_\_\_\_\_

DARYL ZIMMERMAN      8-7-1955      HAMILTON DAY LODGE  
 Name (person responsible)      Date of Birth      Event Name on Sign

*Person Responsible is required to be on-site during the entire event, please bring Pavilion Approval (Permit) and I.D.*

MASONIC ORGANIZATION (non-profit) cook-out for underprivileged children (P.A.T.H.)  
 Name and Description of group/organization (league, private party, bus/corp., non-profit, etc.)

2720 LIMBROCK DRIVE STROUDSBURG, PA. 18360 - Hamilton  
 Physical Address (Street, City, State, Zip)      Municipality/Township

75 Bull Pine Rd. E. STROUDSBURG, PA. 18301  
 Mailing Address (if different from above) (PO Box, City, State, Zip)

7/10/26      10-25      (Park Hours 10am-8pm)      100-125  
 Event Date      Event start & end time      Expected guests (#)

DARYL ZIMMERMAN      570-223-3749      zimbo@ptd.net  
 Contact Name      Contact Phone      Contact Email

I AGREE TO ADHERE TO THE RULES AND REGULATIONS AS POSTED ON POCONOPA.GOV AND ON THE BACK OF THIS FORM.  
 I TAKE FULL RESPONSIBILITY FOR THE ACTIONS OF THE ABOVE GROUP/ ORGANIZATION - INITIAL: BZ

Daryl Zimmerman      SECRETARY      2/12/26  
 Signature      Position with org/group      Today's Date

*Applications will be accepted after January 1st of the rental year*

**Pocono Township Resident Fees:**

Private Party or Non-Profit (In Twsp)

- Mon, Tues, Wed, Thurs - \$50/day (any pavilion)
- Fri, Sat, Sun - \$100/day (any pavilion)

**Non-Resident Fees:**

Private Party, Corporations, Business, Non-Profit

**Monday - Sunday**

- Pavilion 2/4 - \$200/day
- Pavilion 1/3 - \$300/day

Pocono Township Representative, Official Signature and Title \_\_\_\_\_ Date \_\_\_\_\_



*Hamilton Day Lodge #814*

*Rimrock Masonic Center*

*2720 Rimrock Drive*

*Stroudsburg, PA 18360*



*William G. Petruccelli, Worshipful Master*

*Daryl L. Zimmerman, P.M., Secretary*

February 12, 2026

To: Pocono Township Commissioners;

My name is Daryl Zimmerman and I am the Secretary of the Hamilton Day Lodge #814 Free & Accepted Masons. We are a non-profit organization that has "adopted" P.A.T.H., a local support group for single moms here in Monroe County, as our charitable organization.

We have already provided their children with our 5th annual "Breakfast with Santa" where we provided a hot breakfast, a visit from Santa, in which we gave them gifts from their "Letter to Santa", live music, singing and dancing! Each year it is such a blessing to see the joy in their faces as they open gifts they would not have expected because of their situations.

I shared this with you as we are excited to provide them with a 5th annual summer picnic, cookout, fun and games at Mountain. View Park. We SINCERELY appreciate your kindness in providing us with a pavilion in the Park, as in the past, to do so. We are looking to do this on **July 18, 2026** and would like to use the big pavilion near the baseball field, playground & bathroom, if possible, as our group has grown! (and we are old!!) (Pavilion #3 I've been told)

Just some additional information regarding our relationship with underprivileged children, we will continue to raise funds for our 6th Annual "Breakfast with Santa" and if all goes well, hopefully continue with this annual summer picnic!

I also would like to extend an invitation to you and any of your staff to attend our "Breakfast with Santa" on **Saturday, December 5, 2026**, and experience the joy of the children, as we sincerely appreciate your kindness in providing us the facility to continue this summer experience!

Thank you for your kindness and generosity!!

May God continue to Bless us all!!

Fraternally,

*Daryl L. Zimmerman*

Daryl L. Zimmerman, P.M., Secretary  
[secy0814@pagrandlodge.org](mailto:secy0814@pagrandlodge.org) or [zimbo@ptd.net](mailto:zimbo@ptd.net)  
570-223-3749

**POCONO TOWNSHIP PLAN STATUS**  
02/17/2026

Temp. 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. Approval/Deny	Comments
<b>Pending BOC Decision</b>												
1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	3/9/2026	2/9/2026	3/2/2026	2/23/2024		PC Rec. Denial 2/9/26	6 month extension rec'd 8/5/25
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	2/28/2026	N/A	<del>2/17/2026</del>	3/11/2025		N/A	Extension to 2/28 rec'd 11/12
1445	POCO-R1180	-	Min. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Devt	Prelim/Final	3/30/2026	3/9/2026	3/16/2026	2/10/2026	2/2/2026	PC Approval 1/12/26	Extension to 3/30 rec'd 12/8
<b>Special Exceptions, Conditional Use</b>												
<b>Pending Item List for Planning Commission</b>												
<b>Pending Item List for Board of Commissioners</b>												

**POCONO TOWNSHIP PLAN STATUS**  
02/17/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approval/Deny	BOC Approve/Deny	Approval Expiration (1 Yr)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
<b>CONDITIONAL PRELIMINARY APPROVAL</b>													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Devt	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	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					

<b>PRD TENTATIVE PLAN APPROVAL</b>													
1388	POCO-R0690	2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning RW 1/17/23		Tentative Plan Approved 1/16/24					

<b>CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED</b>													
1331			Sanoff 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	4/6/2018				
1334		1130284R	Sanoff 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	6/9/2018				
1341		1730043R	SAPA Poconos Hospitality	Land Devt	Prelim/Final	7/19/2022	Recommended for Approval 12/8/25	Conditional Approval 12/18/17	Approval Extended to 4/1/25				
1313	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	12/15/2026	6/15/2026	9/15/2026		
1360													
1368	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt of Consultation	Prelim/Final	9/16/2025	Recommended for Approval 6/9/25	Approved 9/15/25	9/15/2026	3/15/2026	6/15/2026		
1362		1930083R	Sanoff 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	11/3/2026	5/3/2026	8/3/2026		
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	11/17/2026	5/17/2026	8/17/2026		
1372A	POCO-R0621	-	Camp Lindemere Dining Hall LD (6/9/25)	Land Devt	Prelim/Final	8/12/2025	Recommended for approval 6/23/25	Approved 7/7/25	7/7/2026	1/7/2026	4/7/2026		
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	4/7/2026	10/7/2025	1/7/2026		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 4/12/25	4/12/2026	10/21/2025	1/21/2026		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	2/18/2026	8/18/2025	1/18/2026		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	4/7/2026	10/7/2025	1/7/2026		Phase D

**POCONO TOWNSHIP PLAN STATUS**  
02/17/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approval/Deny	BCC Approval/Deny	Approved Expiration (1 yr)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
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	12/6/2022	6/15/2026	9/15/2026		
1388	POCO-R0690	2130154R	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025	N/A	12/15/2025	12/15/2026	6/15/2026	9/15/2026		
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/1/2022	Conditional Approval 4/18/22	4/18/2023	6/15/2026	9/15/2026		
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 11/3/2026	5/3/2026	8/3/2026		Extension Received 11/3/25
1401	POCO-R0630	2330223R	6111 Land Development - Dual Brand Hotel LD (4/8/24)	Land Dev't	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25	6/16/2026	12/16/2025	3/16/2026		Project not moving forward per owner
1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Dev't	Final	8/1/2023	Conditional Approval 7/10/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		Extension Rec'd 6/16/25
1415	POCO-R0629	2230198R	Erle Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/12/2025	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 5/6/2026	11/6/2025	2/6/2026		Extension Rec'd 6/16/25
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Dev't	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25	Approval Extended to 2/18/27	8/18/2026	11/18/2026		Extension Rec'd 1/20/26
1425	POCO-R0680	-	Brookdale Spa (11/10/25)	Land Dev't	Final	12/4/2025	Recommended for Approval 12/8/25	Approved 12/15/25	12/15/2026	6/15/2026	9/15/2026		
1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Dev't	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1434	POCO-R0950	-	Gorski Lot Joiner	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24	12/16/2025	6/16/2025	9/16/2025		
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Dev't	Prelim/Final	6/5/2025	Conditional Approval 6/9/25	Conditional Approval 7/17/25	7/17/2026	1/17/2026	4/17/2026		
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Dev't	Prelim/Final	7/28/2025	Conditional Approval 5/12/25	Approved 6/2/25	6/2/2026	12/2/2025	3/2/2026		
1447	POCO-R1240	-	122 & 144 Paweda Hill (7/14/25)	Minor Sub / Consol.	Final	8/13/2025	Approval 7/14/25	Approved 8/18/25	8/18/2026	2/18/2026	5/18/2026		
1449	POCO-R1290	-	Trapasso Route 611 Hotel - Rev. Final Plan (9/10/25)	Land Dev't	Final	11/10/2025	Approval Rec. 11/10/25	Approved 11/17/25	11/17/2026	5/17/2026	8/17/2026		
1450	POCO-R1320	-	Carl E. Sluiter Easement Relocation (Hillbilly Ac.) (10/6/25)	Rev. to Apprd Plan	Final	12/16/2025	N/A	Approved 2/2/26	2/2/2027	8/2/2026	11/2/2026		
<b>LAND DEVELOPMENT WAIVER APPROVAL</b>													
	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					

**POCONO TOWNSHIP PLAN STATUS**  
02/17/2026

Trp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approval/Deny	BOC Approve/Deny	Approval Expiration (1/1/21)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
<b>LAND DEVELOPMENT WAIVER DENIAL</b>													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					
<b>RECORDED</b>													
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	
1364		1930090R	Sarnoff 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	Sarnoff Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Devt	Prelim/Final	6/19/2020	Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	
1372	POCO-R0621	2030104R	Camp Lindemere	Land Devt	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/24	
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				6/29/23	
1375	POCO-R0624	2030115R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Devt	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				1/11/6/23	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Devt	Prelim	7/11/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	21301152	Bartonville 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				2/6/24	
1390		2130168R	Sarnoff Pasteur B83 Cold Storage (1/12/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Devt/Partners (Mawa-Tannersville Inj) (8/8/22)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steeles Warehouse Addition (1/10/22)	Commercial Land Devt	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 10/7/22				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				2/12/25	

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1401	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				11/30/23	
1404		2230191R	Sanoff Pasteur 887 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
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				8/8/23	
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				10/31/23	
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consol'd. (10/10/23)	Land Devt & Lot Consol'd.	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 Consol'd.	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 Approval 4/8/2024	Conditional Approval 4/23/24				7/2/24	
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 9/9/24				10/28/25	
1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/9/24				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	
1431	POCO-R0810	-	Hoquous Ridge/Back 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				11/21/24	
1433	POCO-R0920	-	Terrey - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/24	
1435	POCO-R0960	-	Persoloe Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	
1440	POCO-R1100	-	DeIazio 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	

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<b>DENIED</b>													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (09/13/13)	Commercial Land Devt	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 06/21/21					Appealed
	N/A	2030121R	Zlito & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Rejected 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 Rejected 10/17/22					

**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 nomination to withdraw appl. rec'd 1/21/2022
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							LD Application Withdrawn 2/12/24
1388	N/A	2130154R	The Ridge (8/8/22)	Land Devt	Prelim/Final	9/26/2022							Application Withdrawn 6/13/25
1401	POCC-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025							Application Withdrawn 5/12/23
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 4/30/25
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn 4/30/25
1424	POCC-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	8/15/2024							Application Withdrawn 10/1/25
1439	POCC-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025							Application Withdrawn 1/17/26
1451	POCC-R1340	-	3172 Rte. 715 - Shanti Dayal (11/10/25)	Land Devt	Final	12/3/2025							Application Withdrawn 1/12/26
1453	POCC-R1360	-	Mt. Villa Resort (406 Cherry Lane Rd.) (11/10/25)	Land Devt	Preliminary	12/8/2025							

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<b>Sketch Plans</b>												
		1730040R	KenBAR Investment Group (Inactive)	Commercial Land Devt					6/5/2020			
		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1380		2230188R	Inoquois Ridge	Major Sub, Land Devt					6/22/2022			
1402		2230188R	Inoquois 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 Yury Bogutsky 2812 Rt 0611	Land Devt					5/3/2023			
1417		2330228R	Harmony Domes 310 Hallett Road	Land Devt					9/3/2025			Sketch Plan #2 rec'd 8/19/25
1422		2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378		POCO-RO970	Incline Village Expansion	Land Devt					11/8/2024			
1436		POCO-R1010	437-439 Scollun Avenue	Land Devt					11/25/2024			
1448		POCO-R1280	Pocohanne Point Apartments	Land Devt					8/28/2025			
1452		POCO-R1350	TL Really Corp. Learn Road	Land Devt					10/28/2025			
<b>Final Plans Under Consideration</b>												
<b>Preliminary Plans Under Consideration</b>												
1446		POCO-R1250	Members First Federal CU (10/14/25)	Land Devt	Prelim/Final	5/17/2026	4/13/2026	5/4/2026	10/31/2025	2/9/2026		Extension to 5/17 rec'd 1/13
1387		POCO-R1030	Alaska Peles - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/30/2026	12/14/2026	12/21/2026	4/27/2023	2/9/2026		Extension rec'd 10/14/25

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Land Development Waiver Applications Under Consideration												