

**Pocono Township Board of Commissioners  
Regular Meeting Minutes  
May 4, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on May 4, 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, absent; Matt Long, present, Charles Keppler, present.

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

**Announcements**

Executive Session was held April 27<sup>th</sup> to discuss personnel

**Public Comment**

Time stamp: 6:01 – Lisa Buchholz – Non-Resident – Spoke in support of Josh Knapp to serve on the EAC.

Time stamp: 6:02:30 – Cheryl Parks – Blasting near her home.

**Presentations**

Time stamp: 6:07:24 - Interviews of Environmental Advisory Council:

- Gianna Leo Falcon
- Timothy Wah
- Lorette Battle
- Kyle Van Fleet (Planning) - Already interviewed
- Jim Pellegrini - Already interviewed
- Randy Peechatka - Already interviewed
- Josh Knapp - Already interviewed
- Chris Grape-Garvey - Already interviewed
- BOC Rep

Time stamp: 6:20 Charles Keppler made a motion, seconded by Natasha Leap to appoint Timothy Wah to the EAC. All in favor. Motion carried.

Time stamp: 6:20:18 Ellen Gndt made a motion, seconded by Charles Keppler to appoint Randy Peechatka to the EAC. All in favor. Motion carried.

Time stamp: 6:21:30 Natasha Leap made a motion, seconded by Matt Long, to appoint Jim Pellegrini to the EAC. All in favor. Motion carried.

Time Stamp: 6:21:45 Matt Long made a motion, seconded by Natasha Leap, to appoint Chris Grape-Garvey to the EAC. All in favor. Motion carried.

Time Stamp: 6:22 Ellen Gndt made a motion, seconded by Natasha Leap, to appoint Kyle VanFleet as Planning Commission Representative to the EAC. Time Stamp: 6:23 Charles Keppler statement.

Time Stamp: 6:29:31 Roll call; Ellen Gndt, aye; Natasha Leap, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

Time stamp 6:29:58 Matt Long made a motion, seconded by Charles Keppler, to appoint Ellen Gndt the BOC representative to the EAC. Roll call: Ellen Gndt, abstain; Natasha Leap, aye; Matt Long, aye; Charles Keppler, aye. Motion carried.

Time stamp: 6:32:17 Natasha Leap made a motion, seconded by Matt Long, to appoint Josh Knapp to the EAC. Time stamp 6:37:20 Motion to table by Charles Keppler, seconded by Ellen Gndt, to allow Solicitor to come to his conclusion. All in favor. Motion carried.

**Consent Agenda** Time stamp 6:40:42

- Ellen Gndt made a motion, seconded by Natasha Leap, to approve a consent agenda of the following items:
  - Old business consisting of the minutes of the April 22, 2026 regular meeting of the Board of Commissioners.

- Financial transactions through May 4, 2026 as presented, including ratification of expenditures in the amount of \$339,595.59 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

### **NEW BUSINESS**

- Time stamp 6:42:26 Ellen Gndt made a motion, seconded by Charles Keppler, to postpone the following four motions until the next meeting of the BOC :Motion to appoint \_\_\_\_\_ as Township Secretary; Motion to appoint \_\_\_\_\_ as Township Right to Know, Motion to appoint \_\_\_\_\_ as Assistant Township Secretary, Motion to appoint \_\_\_\_\_ as Assistant Right to Know Officer. All in favor. Motion carried.
- Time stamp: 6:43:13 Charles Keppler made a motion, seconded by Matt Long, to draft an update to the Data Center Ordinance confining them to the Industrial zones only. Discussion took place. All in favor. Motion carried.
- Time stamp: 7:15:54 Ellen Gndt made a motion, seconded by Natasha Leap, to authorize the Solicitors office to prepare the required amendment to the Data Center Ordinance. All in favor. Motion carried.
- Time stamp: 7:18 Charles Keppler made a motion, seconded by Ellen Gndt, to remove Josh Knapp from the table. Ellen Gndt, aye; Natasha Leap, aye; Matt Long, aye; Charles Keppler, aye; Motion carried.
- Time stamp: 7:19 Natasha Leap made a motion, seconded by Matt Long, to appoint Josh Knapp to the EAC. All in favor. Motion carried.
- Time stamp: 7:21:08 Charles Keppler made a motion, seconded by Ellen Gndt (for discussion), for Township Manager to coordinate with Christ Episcopal Church regarding the storage of food and equipment in any municipal space the township has unoccupied. Discussion took place. All in favor. Motion carried.
- Time stamp: 7:27:57 Ellen Gndt made a motion, seconded by Natasha Leap, to waive Pavillion fees for Pocono Mountain East Junior High Emotional Support Class 7<sup>th</sup> & 8<sup>th</sup> grades. All in favor. Motion carried.
- Time stamp: 7:28:29 Natasha Leap made a motion, seconded by Ellen Gndt, for solicitor to draw up and to enter into an MOU for Krisann MacDougall with increase in hourly rate of \$3.75/hr. effective immediately. Discussion took place. All in favor. Motion carried.
- Time stamp: 7:30 Ellen Gndt made a motion, seconded by Natasha Leap, to increase Brian Ephensshade rate to base union rate of \$29.83/hr. effective immediately. All in favor. Motion carried.
- Time stamp: 7:30:59 Ellen Gndt made a motion, seconded by Natasha Leap, to have Treasurer reallocate necessary budgeted funds to proper line items with no effect on the overall budget. All in favor. Motion carried.
- Time stamp: 7:32 Charles Keppler made a motion, seconded by Ellen Gndt, to advertise with regard to the three open positions on the planning board. All in favor. Motion carried.
- Time stamp: 7:33:23 Ellen Gndt made a motion, seconded by Matt Long, to approve the appointment of Salvator Furino and John Veti as Pennsylvania Special Fire Police who have been verified to possess the training required by Pocono Township Volunteer Fire Company, which exceeds all State requirements. All in favor. Motion carried.
- Time stamp: 7:34:09 Discussion regarding extension for Wawa Developer. Time stamp: 7:36:46 Ellen Gndt made a motion, seconded by Natasha Leap, to authorize township solicitor to draft a Resolution extending the time frame of LDP 1415 Ertle Wawa Resolution 2025-23 for 60 days. All in favor. Motion carried.

### **Commissioner Comments**

#### **Ellen Gndt – President Time stamp: 7:37:27**

Requested clarification from the township engineer regarding Core5 sewer line along Stadden Road and the residents of Ruby Lane .

#### **Matt Long – Vice-Chairman**

Time stamp: 7:46 Long term budget projection time frame.  
Time stamp: 7:49:57 Manager Posting  
Time stamp: 7:52 EAC meeting time frame

**Commissioner Comments**

**Natasha Leap** – Commissioner

**Mike Velardi** – Commissioner

**Charles Keppler** – Commissioner

Time stamp: 7:54:53 Park Board meeting schedule status

**Reports**

**Public Works and Manager Report** – Time stamp 7:55:36

Spread bumps on learn Rd. and general cleanup throughout the township. Parks maintenance and Pickleball Court benches were topic of discussion. Police Wing bid peds were discussed.

**Zoning Report-SFM Consulting** – Time stamp 8:01

Paul Morgan went over the current items being handled by the zoning office.

**Township Engineer Report- Jon Tresslar** Time stamp 8:12:40

Updated everyone on Swiftwater Solar along with Core5 and the TASA Project.

**Township Solicitor Report-Leo V. DeVito.** Time stamp 8:13:36

Matt Long made a motion, seconded by Natasha Leap, to send the Township Solicitor to the 1328 Golden Slipper Zoning Hearing. All in favor. Motion carried.

An update was given regarding the Open Space project and will be preparing the consensus to present.

Work session dates were discussed.

Time stamp: 8:19:19 Ellen Gmandt made a motion, seconded by Matt Long, to open the agenda to add a motion regarding the work session. Roll call: Ellen Gmandt, aye; Natasha Leap, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

Time stamp 8:19:32 Ellen Gmandt made a motion, seconded by Matt Long, to cancel the work session originally scheduled for May 13<sup>th</sup>. All in favor. Motion carried.

Marty Nickel – Pocono Vacation Rental owners – read some reviews regarding Pocono Short Term Rentals.

**Adjournment** – Ellen Gmandt made a motion, seconded by Matt Long, to adjourn the meeting at 8:24 p.m. to enter into executive session and will not return. All in favor. Motion carried.