



POCONO TOWNSHIP COMMISSIONERS
AGENDA

June 1, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/82566974787?pwd=Q91FIC9mhwHBvwmpcLxqdrwtreQIAm.1>

Meeting ID: 825 6697 4787

Passcode: 313059

Open Meeting

Pledge of Allegiance

Roll Call

Announcements –.

- An Executive Session was held prior to this meeting for personnel matters.
- Presidents Opening remarks regarding meeting protocol and decorum.
- Motion to approve the agenda. **(Action Item)**

Public Comment-

Public Comment Policy has changed.

At the beginning of each meeting, any member of the public may speak for up to three (3) minutes on any Township business.

During consideration of action items on the agenda, Pocono Township residents, elected officials, and defined stakeholders, may provide additional comment, limited to one (1) minute per item."

Hearings - None

Resolutions

- Motion to approve Resolution 2026-21 outlining the Pocono Township Social Media Policy. ***(Possible Action Item)***
- Motion to approve Resolution 2026-22 Fee Schedule for Public Assemblies and Special Events. ***(Possible Action Item)***

Old Business

- Motion to approve the minutes of the May 4th meeting. ***(Possible Action Item)***
- Solicitors' findings on deed restrictions regarding MCTI.
- Motion to _____ MCTI rezoning map and authorize solicitor to advertise public hearing. ***(Possible Action Item)***

Consent Agenda

- Motion to approve a consent agenda of the following items: ***(Possible Action Item)***
 - Old business consisting of the minutes of the May 18, 2026 regular meeting of the Board of Commissioners.
 - Financial transactions through June 1, 2026 as presented, including ratification of expenditures in the amount of \$361,012.02 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: ***(Action Items)***

NEW BUSINESS

- Motion to renew MCTI contract same terms except at a new increased hourly rate of \$97.84 formerly \$88.07/hr. ***(Possible Action Item)***
- Motion to waive pavilion #3 rental fees for Pocono Mountain East Boys' Volleyball. ***(Possible Action Item)***
- Motion to waive pavilion #2 rental fees for Monroe County Special Olympics (Nonprofit) ***(Possible Action Item)***
- Motion to discuss proposed ordinance(s) concerning the use of public property for assemblies and organized gatherings, and to authorize solicitor review prior to advertisement. ***(Possible Action Item)***
- Motion to refer draft of Public Gathering and Protest Ordinance to the township Solicitor for review and possible advertisement for Public Hearing for adoption. ***(Possible Action Item)***
- Motion to authorize township solicitor to draft and advertise the hearing for the proposed changes to the Park Ordinance. ***(Discussion and Possible Action Item)***
- Motion to approve the Release, waiver of Liability, and Assumption of Risk Agreement for use of Township Property and Special Events. ***(Discussion and Possible Action Item)***
- Motion to reject all Materials Bids received. ***(Possible Action Item)***
- Motion to waive the zoning permit fees for the Pocono Heritage Land Trust Trail Head Sign. ***(Possible Action Item)***

Personnel**Report of the President****Ellen Gndt – Chair**

- EAC meeting will be held June 18th from 6-7 pm.
- Park Board meeting will be held June 23rd at 1 pm.

Matt Long – Vice-Chairman**Commissioner Comments**

Natasha Leap – Commissioner

Mike Velardi – Commissioner

Charles Keppler – Commissioner

Reports

Township Manager’s Report –

Public Works/Sewer Report – Patrick Briegel

Police – Chief James Wagner

Zoning – SFM Consulting – Paul Morgan

Township Engineer Report – T&M Associates

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

Adjournment

RESOLUTION NO. 2026-21

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA ADOPTING A SOCIAL MEDIA POLICY

WHEREAS, the Board of Commissioners of Pocono Township (“Township”) is committed to transparency, effective communication, and responsible governance; and

WHEREAS, social media platforms can serve as useful tools for disseminating Township information, engaging with residents, and promoting public awareness of Township services, meetings, and programs; and

WHEREAS, the use of social media by Township officials, employees, appointees, committee members, and volunteers may create legal, operational, and constitutional considerations, including those arising under the First Amendment to the United States Constitution, the Pennsylvania Sunshine Act, the Right-to-Know Law, and applicable labor laws; and

WHEREAS, the Board of Commissioners desires to establish clear, viewpoint-neutral guidelines governing the use of official Township social media accounts and the discussion of Township-related matters on personal social media accounts, while preserving the constitutional rights of individuals; and

WHEREAS, the Board of Commissioners finds that the adoption of a Social Media Policy serves a legitimate governmental interest and promotes clarity, accountability, and public trust.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Pocono Township and it is hereby resolved as follows:

I. Adoption of Social Media Policy

The Social Media Policy is hereby adopted and approved.

II. Applicability

The Social Media Policy shall apply to all members of the Board of Commissioners, Township employees, appointed officials, committee members, volunteers, and any other individuals acting on behalf of the Township (“Covered Individuals”).

III. Official Township Social Media Accounts

1. Official Township social media accounts may be created and maintained only with authorization of the Board of Commissioners or the Township Manager.

2. Official Township social media accounts are Township property and shall be used solely for lawful governmental purposes.

3. Content published on official Township social media accounts constitutes government speech and may be regulated by the Township in a content-neutral and viewpoint-neutral manner consistent with applicable law.

IV. Personal Social Media Accounts

1. Private Capacity Preserved.

Members of the Board of Commissioners and other Covered Individuals retain the full right to maintain and use personal social media accounts in their private capacity. Speech on a personal social media account is presumptively private speech and does not constitute official Township action, policy, or endorsement.

2. No Conversion to Official Account.

A personal social media account shall not be deemed an official Township account solely because the account holder identifies themselves as a Township Commissioner or discusses Township-related matters, provided the account is not used to conduct official Township business or to speak on behalf of the Township.

3. Limits on Township Regulation.

The Township shall not monitor, regulate, restrict, or discipline Commissioners or other Covered Individuals for lawful speech made on personal social media accounts, except where such speech:

- discloses confidential or non-public Township information;
- constitutes true threats, unlawful harassment, or intimidation;
- uses official Township authority or position to coerce, retaliate, or improperly influence others; or
- is otherwise prohibited by clearly established law.

4. Sunshine Act and Deliberation.

Commissioners shall not use personal social media accounts to engage in deliberation, polling, or serial communications with a quorum of the Board concerning Township business in a manner that would circumvent the Pennsylvania Sunshine Act. This provision shall be interpreted narrowly and shall not prohibit individual expression of opinions or commentary directed to the general public.

5. Disclaimers.

The use of a disclaimer stating that views expressed are personal and not those of the Township is encouraged as a best practice, but disclaimers are voluntary and not required. The absence of a disclaimer shall not, by itself, convert personal speech into official Township speech.

6. No Duty to Moderate.

Commissioners are under no obligation to monitor, moderate, delete, or retain comments posted by third parties on their personal social media accounts, and such third-party content shall not be considered Township records or public forums.

7. Viewpoint Neutrality and Enforcement.

This Policy shall be enforced in a manner that is content-neutral and viewpoint-neutral and shall not be applied to suppress criticism of the Township, its officials, or its policies.

V. Public Forums and Comment Moderation

1. Where the Township permits public comments on official social media accounts, such spaces shall be administered in a viewpoint-neutral manner.

2. Comments may be removed only if they violate the Township's posted comment policy, including but not limited to profanity, true threats, spam, disclosure of confidential information, or content otherwise unlawful.

3. Comments shall not be removed solely because they are critical of the Township, its officials, or its policies.

VI. Open Meetings and Deliberation

Social media shall not be used by Commissioners, committees, or other covered bodies to deliberate Township business, conduct polling, or engage in serial communications that could circumvent the requirements of the Pennsylvania Sunshine Act.

VII. Employee and Labor Rights

Nothing in this Resolution or the Social Media Policy is intended to interfere with or restrain rights protected by the First Amendment, the Pennsylvania Constitution, or applicable labor laws, including the right to engage in protected concerted activity.

VIII. Records Retention and Public Access

1. Content posted on official Township social media accounts may constitute public records subject to retention and disclosure under applicable law.

2. Official social media content shall be retained in accordance with approved records retention schedules.

IX. Enforcement

1. Violations of the Social Media Policy may result in corrective or disciplinary action as permitted by law.

2. Enforcement of the Policy shall be applied in a consistent and viewpoint-neutral manner.

X. Severability

If any provision of this Resolution or the Social Media Policy is held invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

XI. Effective Date

This Resolution shall take effect immediately upon adoption.

RESOLVED AND ADOPTED this ____ day of _____, 20__.

Attest:

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

By: _____

Name:

Township Manager

By: _____

Name: Ellen Gandt

President, Board of Commissioners

RESOLUTION NO. 2026-22

POCONO TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF POCONO TOWNSHIP ESTABLISHING A CONTENT-NEUTRAL FEE SCHEDULE, OPERATIONAL SERVICE FEES, INSURANCE REQUIREMENTS, SECURITY DEPOSITS, AND FACILITY REIMBURSEMENT STANDARDS PURSUANT TO THE POCONO TOWNSHIP PUBLIC ASSEMBLIES AND SPECIAL EVENTS ORDINANCE.

WHEREAS, the Board of Commissioners of Pocono Township has adopted the Pocono Township Public Assemblies and Special Events Ordinance establishing reasonable, content-neutral time, place, and manner regulations governing organized assemblies and special events occurring on Township property; and

WHEREAS, certain assemblies and special events create operational impacts relating to traffic control, parking, sanitation, cleanup, staffing, park operations, emergency access, and public safety; and

WHEREAS, the Township incurs costs associated with police services, public works staffing, opening and closing of park facilities, cleanup, maintenance, and operational support for certain events; and

WHEREAS, the Board of Commissioners desires to establish a uniform and content-neutral fee schedule and reimbursement structure tied solely to operational impacts, municipal service requirements, and objectively identifiable operational or liability risks;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, as follows:

SECTION 1. PURPOSE.

The purpose of this Resolution is to establish a uniform and content-neutral fee schedule, operational reimbursement structure, insurance requirements, security deposit requirements, and staffing standards applicable to special events and organized assemblies occurring on Township property pursuant to the Township Public Assemblies and Special Events Ordinance.

All fees and requirements established herein shall be based solely upon operational impacts, staffing needs, facility usage, sanitation requirements, traffic management, public safety considerations, and risk-management considerations, and shall not be based upon viewpoint, ideology, political affiliation, anticipated public reaction, or the content of expression.

SECTION 2. DEFINITIONS.

ELEVATED OPERATIONAL OR LIABILITY RISK

Activities involving:

- alcohol service;
- fireworks;
- amusement devices;
- inflatables;
- temporary stages or structures;
- concerts;
- athletic tournaments;
- food vendors;
- unusually large attendance; or
- other activities presenting heightened risks of bodily injury, property damage, or operational disruption.

SECTION 3. BASE PERMIT FEES AND OPERATIONAL COSTS.

Anticipated Attendance	Base Permit Fee	Additional Township Service Charges
10 or fewer persons	No Fee	No charges unless Township operational services or accommodations are required
11–25 persons	No Base Fee	Applicant responsible for actual Township costs reasonably necessary for traffic control, sanitation, cleanup, barricades, public safety, opening/closing facilities, or operational accommodations
26–50 persons	\$50.00	Plus actual Township operational and staffing costs where applicable
51–100 persons	\$100.00	Plus actual Township operational and staffing costs where applicable
More than 100 persons	\$250.00	Plus actual Township operational and staffing costs where applicable

SECTION 4. POLICE SERVICES.

Where the Township determines that police services are reasonably necessary for:

- traffic management;
- crowd control;
- roadway safety;
- pedestrian safety;
- emergency access protection;
- public safety; or
- operational support,

the applicant shall reimburse the Township for police staffing costs.

Police services shall be billed at the applicable overtime rate established under the Pocono Township Police Department collective bargaining agreement or applicable employment policies, including:

- overtime wages;
- employer payroll costs;
- pension contributions; and
- associated employment expenses.

Police staffing determinations shall be based solely upon objective operational and public safety considerations.

SECTION 5. PUBLIC WORKS, PARK STAFF, AND FACILITY OPERATIONS.

Where Township personnel are required for:

- opening or closing park facilities;
- facility supervision;
- event setup or breakdown;
- cleanup;
- sanitation services;
- barricade placement;
- maintenance; or
- operational support,

the applicant shall reimburse the Township at the applicable overtime or hourly compensation rate for the assigned employee classification.

The Township may impose a minimum two-hour overtime charge where employees are called in outside normal working hours.

SECTION 6. AFTER-HOURS EVENTS.

Events occurring outside normal park operating hours or requiring after-hours access to Township facilities may require reimbursement for:

- opening facilities;
 - closing facilities;
 - security;
 - staffing;
 - lighting;
 - cleanup; and
 - operational supervision.
-

SECTION 7. CLEANUP, DAMAGE, AND SECURITY DEPOSITS.

Applicants shall remain responsible for:

- cleanup of event areas;
- removal of trash and debris;
- restoration of Township property; and
- reimbursement for damage beyond ordinary wear and tear.

The Township may require a refundable security deposit where reasonably necessary based upon:

- anticipated attendance;
- operational impacts;
- facility usage; or
- risk of property damage.

Security deposits shall be established uniformly and in a content-neutral manner.

SECTION 8. CERTIFICATE OF INSURANCE.

A. ORGANIZATIONAL APPLICANTS.

Organizations, associations, corporations, partnerships, nonprofit entities, businesses, athletic organizations, or other organized groups conducting a special event requiring a permit under the Township Public Assemblies and Special Events Ordinance shall provide a certificate of insurance evidencing commercial general liability coverage.

Such insurance shall:

- name Pocono Township as an additional insured;
- provide coverage for bodily injury and property damage arising from the permitted activity;
- remain effective for the duration of the permitted activity; and
- be issued by an insurer authorized to conduct business within the Commonwealth of Pennsylvania.

Unless otherwise approved by the Township, minimum coverage limits shall be:

- One Million Dollars (\$1,000,000.00) per occurrence; and
- Two Million Dollars (\$2,000,000.00) aggregate.

The Township may require higher coverage limits where reasonably necessary due to:

- anticipated attendance;
- alcohol service;
- temporary structures;
- amusement devices;
- fireworks;
- concerts;
- athletic tournaments;
- vendor activities; or
- other elevated operational or liability risks.

Any increase in coverage requirements shall be based solely upon objective operational or risk-management considerations and shall not be based upon viewpoint, ideology, political affiliation, anticipated public reaction, or the content of expression.

The Township Manager may waive insurance requirements for expressive assemblies involving fewer than twenty-five (25) persons where no elevated operational or liability risks are present.

B. WAIVER OF INSURANCE REQUIREMENT.

The Township Manager or Board of Commissioners may waive or reduce insurance requirements for:

- low-risk activities;
- governmental entities;
- small community events;
- youth recreational activities; or
- events determined to create minimal operational or liability exposure.

Any waiver shall be based solely upon objective operational and risk-management considerations and shall not be based upon viewpoint, ideology, political affiliation, or subject matter of expression.

SECTION 9. RELEASE AND ASSUMPTION OF RISK.

A. INDIVIDUAL APPLICANTS.

Individual applicants conducting activities requiring a permit under the Township Public Assemblies and Special Events Ordinance may be required to execute a Township release and assumption-of-risk agreement relating to:

- ordinary recreational risks;
 - use of Township facilities;
 - cleanup responsibilities; and
 - damage to Township property arising from the permitted activity.
-

B. LIMITATION.

No waiver or release required under this Resolution shall:

- waive constitutional rights;
 - waive claims arising from gross negligence or willful misconduct; or
 - impose requirements based upon the content or viewpoint of expressive activity.
-

SECTION 10. WAIVER OR REDUCTION OF FEES.

The Board of Commissioners may waive or reduce fees for:

- Township-sponsored events;
- governmental functions;
- youth recreational programs;
- nonprofit community activities; or
- events determined to impose minimal operational impacts.

Any waiver or reduction shall be administered in a content-neutral manner and shall not be based upon viewpoint, ideology, political affiliation, or subject matter of expression.

SECTION 11. ADMINISTRATIVE AUTHORITY.

The Township Manager or designee is authorized to:

- administer this Resolution;
 - calculate operational reimbursement costs;
 - coordinate staffing requirements;
 - establish administrative procedures; and
 - implement forms necessary for enforcement of this Resolution.
-

SECTION 12. SEVERABILITY.

If any provision of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

SECTION 13. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption.

RESOLVED AND ADOPTED this ___ day of _____, 2026.

ATTEST:
POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

Assistant Secretary

President, Board of Commissioners

**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 27th 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 7th & 8th 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 Ephenshade 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 Vetj 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

Speed bumps on learn Rd. and general cleanup throughout the township. Parks maintenance and Pickleball Court benches were topic of discussion. Police Wing bid pecs 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 Gndt made a motion, seconded by Matt Long, to open the agenda to add a motion regarding the work session. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

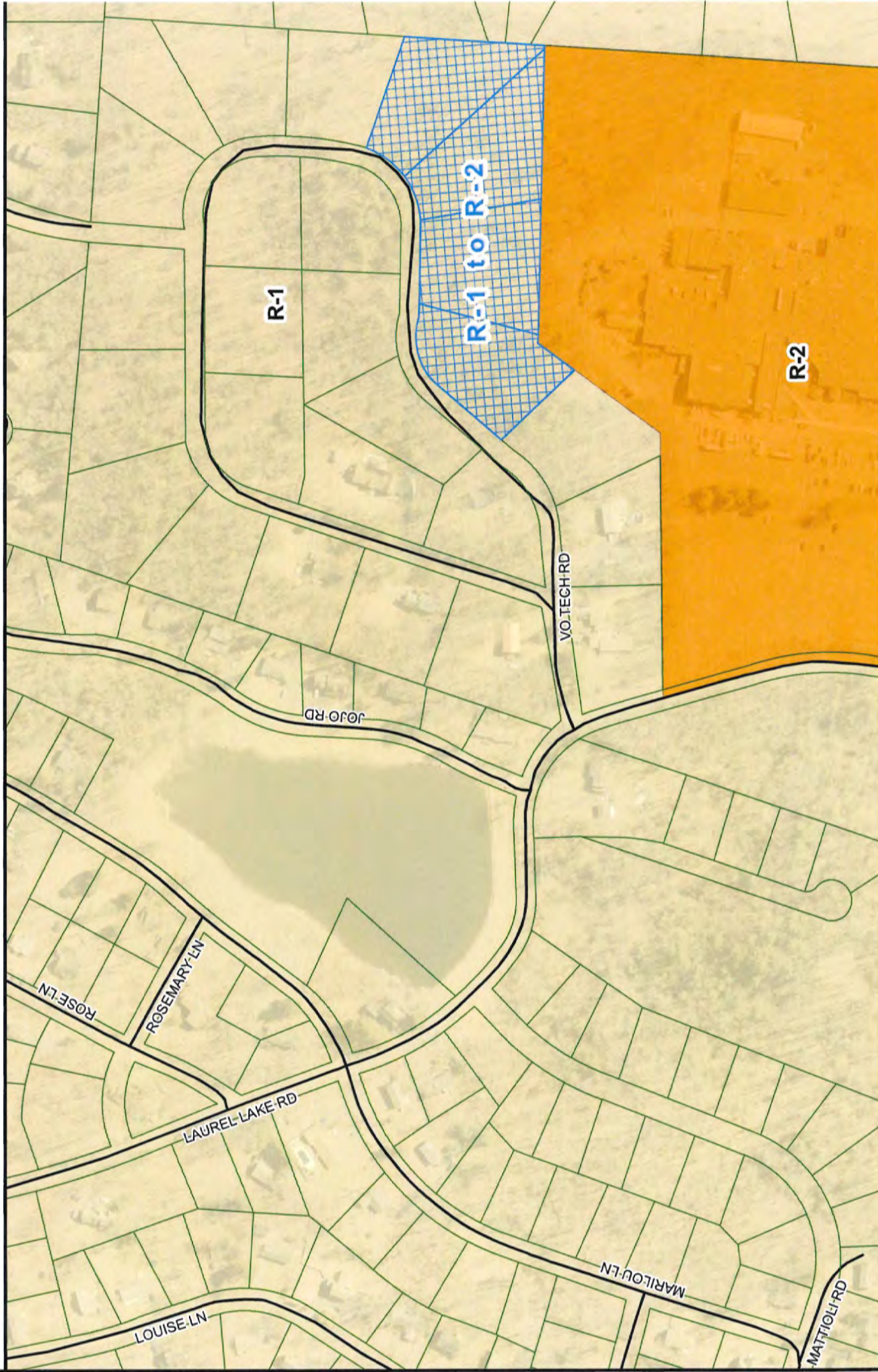
Time stamp 8:19:32 Ellen Gndt made a motion, seconded by Matt Long, to cancel the work session originally scheduled for May 13th. All in favor. Motion carried.

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

Adjournment –Ellen Gndt 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.

EXHIBIT 1 - MONROE COUNTY TECHNICAL INSTITUT

ZONING MAP AMENDMENT - POCONO TOWNSHIP - MONROE COUNTY - PENNSYLVAN



**Pocono Township Board of Commissioners
Regular Meeting Minutes
May 18, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on May 18, 2026 and was opened by Chair Ellen Gndandt at 6:00 p.m. followed by the Pledge of Allegiance.

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

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

Announcements

Time stamp: 6:00:19

Ellen Gndandt opened a discussion to amend the agenda in order to appoint the chairman of the Environmental Advisory Council prior to their first meeting on Thursday, May 21, 2026. Ellen Gndandt made a motion, seconded by Matt Long to amend the agenda to add and appoint a temporary chairman of the EAC. All in favor. Motion carried. Ellen Gndandt made a motion, seconded by Matt Long to approve the agenda. All in favor. Motion carried.

Public Comment

Time stamp: 6:03:52 – Elizabeth Casciano –construction along Stadden Rd.

Time stamp: 6:09:28 – Lisa Latten – restrictions on organized demonstrations.- non resident

Time stamp: 6:11:47 – John Burns – MCTI Re-Zoning

Time stamp: 6:21:18 – Gina Loyak – MCTI Re-Zoning

Time stamp: 6:23:24 – Patrice Lanucci – MCTI Re-Zoning

Time stamp: 6:27:27 – Cheryl Parks – Core5 Blasting

Time stamp: 6:31:52 – Donna McMahon – Organized demonstrations

Time stamp: 6:34:08 - Donna Jennings – Organized demonstrations – non resident

Time stamp: 6:34:47 – Terry Corso - Organized demonstrations – non resident

Time stamp: 6:35:47 – Gina Loyak – Ordinance for demonstrations

Time stamp: 6:36:42 – Jim Pellegrini - Ordinance for demonstrations

Time stamp: 6:38:39 – Elizabeth Casciano - Ordinance for demonstrations

Time stamp: 6:41:08 – Joe Folsom - Ordinance for demonstrations

Time stamp: 6:42:20 – John Burns – MCTI Re-Zoning

Time stamp: 6:43:01 - Patrice Lanucci – Ordinance for demolitions

Time stamp: 6:46:38 – Tim Harrison – Status of Zoning Update

Presentations - Time stamp: 6:49:45 - Melissa Hutchison – T&M Associates – MS-4 Presentation

Resolutions Time stamp: 7:01

Mike Velardi made a motion, seconded by Matt Long, to approve Resolution 2026-20 extending the time frame for the Ertle Development LLC Wawa Project. All in favor. Motion carried.

Consent Agenda Time stamp: 7:05

- Ellen Gndandt made a motion, seconded by Charles Keppler, to ratify the approval of hiring the investigator for the most recent investigation. Roll call: Ellen Gndandt, aye; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion carried.
- Ellen Gndandt made a motion, seconded by Matt Long to postpone the Old business consisting of the minutes of the May 4, 2026 regular meeting of the Board of Commissioners. All in favor. Motion carried.
- Ellen Gndandt made a motion, seconded by Matt Long, to approve the Financial transactions through May 18, 2026 as presented, including ratification of expenditures in the amount of \$677,094.99 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

NEW BUSINESS Time stamp: 7:09:38

- Ellen Gndt made a motion, seconded by Charles Keppler, to postpone the 2026 Materials Bids due to fuel prices for FOB and Delivery. All in favor. Motion carried.
- Mike Velardi made a motion, seconded by Matt Long, to waive the Fees for Tannersville Lions Club on Pavillion #3 for August 11th. All in favor Motion carried.
- Ellen Gndt made a motion, seconded by Mike Velardi, to approve the purchase of two (2) new, fully upfitted Police Ford Explorers not to exceed \$110,000 each, budgeted for 2026. All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Mike Velardi, to approve the Change Order #1 for the Learn Road Roundabout Project. Patrice Lanucci – voiced her opinion on the contractor. Tim Harrison – questioned change. All in favor. Motion carried.
- Mike Velardi made a motion, seconded by Matt Long, to waive and return the Pocono Mountain East Little League permit fees for in light of the backstop construction work performed at the Pocono Township Little League Field. All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Mike Velardi (for discussion), to amend the Park Ordinance to restrict organized demonstrations and protest activities within designated children's park and playground areas where necessary to promote child safety, pedestrian access, public welfare, and the intended recreational use of the facilities and provide for alternative designated areas. Time stamp 7:17:11 Mike Velardi had the floor. Time stamp 7:18:52 Solicitor DeVito had the floor. Time stamp 7:22:38 Charles Keppler had the floor. Time stamp 7:24:37 Solicitor DeVito had the floor. Time stamp 7:26:49 Matt Long had the floor. Time stamp 7:28:50 Ellen Gndt had the floor. Time stamp 7:30:49 Mike Velardi had the floor. Time stamp 7:31:36 Charles Keppler had the floor. Time stamp 7:33:10 Chief Jim Wagner had the floor. Time stamp 7:34:37 Matt Long had the floor. Time stamp 7:35:16 Solicitor DeVito had the floor. Time stamp 7:36:10 Charles Keppler had the floor. Public Comment began: Time stamp 7:37:48 Richard Infante – nonresident commented – Time stamp 7:39 Patrice Lenucci commented on Code of Conduct. Time stamp 7:41:22 Robert Turnbull commented on Ordinance discussion. Time stamp 7:42:51 Jim Pellegrini clarified his applause. Time stamp 7:43:35 Monica Garrity Commented to ask the children if they want to play at a park with a protest. Time stamp 7:45:04 Gina Loyak commented on the protests. Time stamp 7:45:45 Cheryl Parks commented on the protests. Time stamp 7:48:15 Robin Kunz Commented on the protests. Roll call: Ellen Gndt, aye; Mike Velardi, nay; Matt Long, nay; Charles Keppler, nay. Motion fails.
- Time stamp 7:52.15 Matt Long made a motion, seconded by Charles Keppler, to postpone the Social Media Policy. All in favor. Motion carried.
- Time stamp: 7:55 Ellen Gndt made a motion, seconded by Mike Velardi (for discussion), to approve the amended Park Advisory Board By-Laws. Time stamp 7:55:01 Charles Keppler had the floor. Charles Keppler made a motion, seconded by Ellen Gndt, to say that the Park Board will elect their own chair. All in favor. Motion carried. Back to the original motion: All those in favor. Motion carried.
- Time stamp 8:02 Ellen Gndt made a motion, seconded by Mike Velardi, to postpone the MCTI Re-zoning Map and authorize Township Solicitor to advertise the hearing until the next BOC meeting. All in favor. Motion carried.
- Time stamp: 8:06 - Mike Velardi made a motion, seconded by Matt Long, to approve the purchase of an Impact 3000 Hot Water Pressure Washer budgeted for 2026, in the amount of \$8,050.00 (half of the budgeted amount). All in favor. Motion carried.
- Ellen Gndt made a motion, seconded by Matt Long to appoint Jim Pellegrini as the temporary chairman of the EAC to run the first meeting to be scheduled at a later date. All in favor. Motion carried.

Commissioner Comments

Ellen Gndt – President

- Trees removed that were cut behind Ruby Lane. Paul addressed Cheryl Parks questions regarding more blasting on Core5 project.

Matt Long – Vice-Chairman

Commissioner Comments

Natasha Leap – Commissioner

Mike Velardi – Commissioner

- Time stamp: 8:17 – Addressed false rumors about him resigning along with his opinion on a number of items addressed over the past few meetings to include amusement taxes and parks. He reminded everyone exactly what Memorial Day stands for. Time stamp: 8:19 – Matt Long commented regarding the amusement tax and parks.

Charles Keppler – Commissioner

- Time stamp: 8:20:44 – Questioned the status of the AED review. He also questioned the speed limit on Cherry Lane Church Road. Pat Briegel commented. Charles questioned the solicitor on the status of the amendment to the Data Center Ordinance.

Reports

Manager Report –

Police – James Wagner, Chief – Time stamp: 8:24 Updated everyone on the vandalizing of Glenwood Hall along with the destruction of the nets at Mountain View and TLC parks. Chief thanked Erica on her assistance with the investigation. Chief Wagner also summarized the stats for the month.

Public Works – Patrick Briegel - Time stamp: 8:26:30 – The TLC Splash Pad is going to be opened this coming weekend. The Public Works crew worked with the Park staff to replace the roof on Pavilion One. The PW crew is also working on the back parking lot, tree work, and mowing.

Zoning Report-SFM Consulting – Time stamp: 8:28 – Paul Morgan updated everyone on the stats for the month. He informed everyone that the Zoning Hearing for 1328 Golden Slipper Road has been rescheduled to the 23rd of June.

Township Engineer Report- Jon Tresslar – Time stamp: 8:31:17 – Demolition has started on the TLC park walking bridge. Swiftwater Solar work has been completed but still have an outstanding notice of violation from DEP regarding discharge from two basins. Regarding the possible traffic study, they normally run between 3-5k.

Township Solicitor Report-Leo V. DeVito – Time stamp: 8:35:44

- Golden Slipper Zoning Hearing – Leo updated everyone on the variance request and that zoning and the township will be there in objection.
- Locked AED Program – Monroe County Control Center Indemnification Release form - Leo updated everyone on his findings regarding the AED topic. The Board members weighed in on this matter.

Adjournment –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting at 8:45 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Monday June 1, 2026

SUMMARY

Ratify

General Fund	\$	504.95
Payroll	\$	176,368.19
Sewer Operating	\$	355.48
Capital Reserve	\$	81,858.69

Bill List

TOTAL General Fund	\$	70,301.81
TOTAL Sewer OPERATING Fund	\$	17,500.38
TOTAL Sewer CONSTRUCTION Fund	\$	3,519.70
TOTAL Capital Reserve Fund	\$	10,602.82

TOTAL EXPENDITURES	\$	361,012.02
---------------------------	-----------	-------------------

<u>Total Interfund Transfer</u>	\$	-
---------------------------------	----	---

Use of Grant Funds

<u>Total ARPA Transfers</u>	\$	122.25
-----------------------------	----	--------

Notes:

POCONO TOWNSHIP CHECK LISTING Monday June 1, 2026

General Fund

Date	TYPE	Vendor	Memo	Amount
05/11/2026	TRANSFER ADP		PAYROLL 5/11/26 - 5/24/26	\$ 176,368.19
			TOTAL PAYROLL	\$ 176,368.19

General Expenditures

Date	Check	Vendor	Memo	Amount
05/20/2026	4021	Scott's Signs and Printing	Service Plaques/Engraving 3ea	450.00
05/26/2026	4022	Blue Ridge Communications	Kenny's Way Internet	54.95
			TOTAL General Fund Bills \$	504.95

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
05/18/2026	1679	BLUE RIDGE COMMUNICATIONS	Pump Station 5 Phone	66.23
05/18/2026	1680	Verizon	Sewer SCADA System	36.76
05/20/2026	1681	Verizon Wireless	Sewer Modems	120.03
05/26/2026	1682	BLUE RIDGE COMMUNICATIONS	Phones	132.46
			TOTAL Sewer Operating Fund	\$ 355.48

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
05/19/2026	1174	FNB EQUIPMENT FINANCE	Peterbilt 548 Single Axel	46,358.69
05/19/2026	1175	Kotretsos, Eleni B.	Learn Road Roundabout TASA Easement Reiss	35,500.00
			TOTAL Capital Reserve Fund \$	81,858.69

TOTAL General Fund

TOTAL Sewer Operating

Total Capital Reserve

TOTAL

\$	504.95	
\$	355.48	Authorized by:
\$	81,858.69	Transferred by:
\$	82,719.12	

POCONO TOWNSHIP CHECK LISTING

Monday June 1, 2026

General Fund

Date	Check	Vendor	Memo	Amount
05/27/2026	4023	AFLAC	Supplemental Ins	293.74
05/27/2026	4024	AMERICAN UNITED LIFE INSURANCE CO.	G-00617954-0000-000 GTL	3,243.19
05/27/2026	4025	Anglemyer, Austin	2/16 & 5/14/26 Reimbursement	225.36
05/27/2026	4026	ARGS Technology, LLC	Apr 2025 Police IT Support	125.00
05/27/2026	4027	Best Auto Service & Tire Center	Vehicle repair	4,650.13
05/27/2026	4028	Brand, Andrew	Diesel Classes Reimb 3/3/26 thru 5/13/26	1,334.00
05/27/2026	4029	Brodhead Creek Regional Authority	Water	151.42
05/27/2026	4030	Casella Waste Systems, Inc.	MVP Garbage	355.00
05/27/2026	4031	Cintas Corp.	Mats, Uniforms, Toiletries	1,075.24
05/27/2026	4032	Davidheiser's Inc.	Calibrations	630.00
05/27/2026	4033	DES-CPR, Inc.	Apr 2026 TWP Recycling	50.00
05/27/2026	4034	Eric A. Moses Co.	Gloves, FRT	155.93
05/27/2026	4035	Gotta Go Potties, Inc.	TLC & MVP Parks	890.00
05/27/2026	4036	GreatAmerica Financial Services, Corp.	Mailroom Copier	192.64
05/27/2026	4037	Gross Law Office, LLC	Per Diem Legal Services	7,700.00
05/27/2026	4043	Miller, Larry	Carrier & Duty Bag Reimb	348.00
05/27/2026	4044	Mountain Road Feed Store	Proland Scape & Straw for Old Mill Rd Back Gate	214.00
05/27/2026	4045	Mountain Valley Landscaping	Grapple Machine - Pesticide Spray Rental	550.00
05/27/2026	4046	Nationwide - 457	457 Plan	5,509.46
05/27/2026	4047	Pinney Bowes	Postage Rental	193.11
05/27/2026	4048	Pocono 4 Wheel Drive Center	Gray Quick Connect for Truck 1	35.00
05/27/2026	4049	PPL Electric Utilities	TLC Park Lights	516.12
05/27/2026	4050	Southern Petroleum Laboratories Inc (SPL)	SDWA Monthly	264.00
05/27/2026	4052	Staples	Office Supplies	80.74
05/27/2026	4053	Steele's Hardware, Inc.	Supplies	741.64
05/27/2026	4054	Steele's Hardware, Inc.	Supplies	56.44
05/27/2026	4055	Steele's Hardware, Inc.	Supplies	104.62
05/27/2026	4056	Steele's Hardware, Inc.	Supplies	82.31
05/27/2026	4057	Streichler's	Ammo	939.93
05/27/2026	4058	Suburban Propane	87 Octane CONV Reg 971.0 gal	3,795.35
05/27/2026	4059	Synatek	2.5 gal Glyphosate 41%	55.00
05/27/2026	4060	T&M Associates	Engineering	6,689.84
05/27/2026	4061	The Joes / Henry Callie	6/17/26 Concert Music	400.00
05/27/2026	4062	TRAISSR, LLC	Apr 2026 Saas	733.33
05/27/2026	4063	US BANK - Lockbox CM9722	TWP Police Pension	12,355.67
05/27/2026	4064	Waste Management of Pennsylvania, Inc.	Old Mill Rd Trash Removal	247.46
TOTAL GENERAL FUND				\$70,301.81

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
05/27/2026	1683	BRODHEAD CREEK REGIONAL AUTHORITY	Water	115.65
05/27/2026	1684	BRODHEAD CREEK REGIONAL AUTHORITY	WWTP Prevoznik Inv 15944	125.00
05/27/2026	1685	Evoqua Water Technologies LLC	PS 5 Vapordink 4/12/26 - 5/11/26	1,100.00
05/27/2026	1686	J.P. Mascaro & Sons	PS 5 Waste Removal May 2026	312.25
05/27/2026	1687	REGIONAL ENVIRONMENTAL SERVICE	Pump Station 5 Pumping	1,800.00

05/27/2026	1688	Steele's Hardware, Inc.	PVC Cap for Sewer	16.99
05/27/2026	1689	Steele's Hardware, Inc.	Supplies	58.44
05/27/2026	1690	T&M ASSOCIATES	Engineering	13,245.40
05/27/2026	1691	TRAIISR, LLC	Sewer Saas Apr 2026	366.67
05/27/2026	1692	West End Equipment Rentals	Tire Assembly for Mower for Sewer	359.98
TOTAL Sewer Operating Fund				\$17,500.38

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
05/27/2026	1052	T&M Associates	Engineering	3,519.70
TOTAL Sewer Construction Fund				\$3,519.70

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
05/27/2026	1176	Galls, LLC	Voice Projection Unit w/Microphone Assembly	1,769.99
05/27/2026	1177	Northeast Masonry	Salt Shed Repair	3,860.00
05/27/2026	1178	T&M Associates	Engineering	4,972.83
TOTAL Capital Reserve Fund				\$10,602.82

General Fund	\$	70,301.81
Sewer Operating	\$	17,500.38
Sewer Construction Fund	\$	3,519.70
Capital Reserve	\$	10,602.82
TOTAL	\$	101,924.71

Authorized by: _____
 Transferred by: _____

May 23, 2026

Dear Pocono Township,

The Pocono Mountain East Boy's Volleyball Program is requesting to rent Pavilion 3 (with stage) at Mountain View Park on June 4, 2026. The request is for their annual banquet that helps conclude their 2026 season. Parents and players will be invited to enjoy food, speeches, and a few awards for our outstanding athletes.

Thank you in advance for your consideration. The Pocono Mountain East Boy's Volleyball program really appreciates it.

Thank you!

Coaches

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 # _____

Briana Ferrara

7/7/2000

Pocono Mountain East
Boy's Volleyball Banquet

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.

Pocono Mountain East Boy's Volleyball

Name and Description of group/organization (league, private party, bus/corp., non-profit, etc.)

231 Pocono Mountain School Road, Swiftwater PA 18370

Physical Address (Street, City, State, Zip)

Municipality/Township

Mailing Address (if different from above) (PO Box, City, State, Zip)

06/04/2026

Event Date

4-7pm

Event start & end time

(Park Hours 10am-8pm)

70-80

Expected guests (#)

Briana Ferrara

Contact Name

917-626-7834

Contact Phone

Bmferrara4@gmail.com

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: BF

Briana Ferrara

Signature

Coach

Position with org/group

05/25/26

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

**Special
Olympics**
Pennsylvania



Monroe County

P.O. Box 378, Bartonsville PA 18321 – (570) 798-7662 – copamonroecounty@gmail.com

May 26, 2026

To Whom This May Concern:

Monroe County Special Olympics Pennsylvania is now in its 28th year of providing year round sports training and competitions in a variety of Olympic-types sports for children and adults with intellectual disabilities. Special Olympics give these individuals continued opportunities to develop physical fitness, demonstrate courage, experience joy, and participate in a sharing of gifts, skills, and friendship with their families, other Special Olympics athletes and in the community.

We currently have over 100 athletes participating with our organization. The Monroe County Chapter is run by dedicated volunteers. Also with the training of athletes and attending competitions with them, we are also responsible for all fees incurred related to training and competitive activities, including the cost of equipment, uniforms competition fees and travel expenses.

On June 12, 2026 we would like to get together at pavilion #2 of Mountainview Part to send off an athlete to the 2026 National Games in Minneapolis to represent Monroe County in Powerlifting. He will be flying to Minneapolis on June 19, 2026.]

I am asking Pocono Township to consider waving the fee for the use of the pavilion.

Our 501-c3 is number is 23-2078543 (if needed a copy will be provided upon request.)

Please feel free to contact me with any questions or concerns. I am available at 570-460-2952, my email address is viola@monroecounty.org. My home address is 24477 Pa Route 715. Tannersville, Pa. 18372.

Thank you for your consideration of our request.

Sincerely,

Viola (Gigi) Rue

Fundraising Coordinator,

Head Coach Track

**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 ____, PUBLIC
GATHERINGS AND PROTESTS; AND REPEALING ALL ORDINANCES OR PARTS
OF ORDINANCES INCONSISTENT HEREWITH**

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 __ Public Gatherings And Protests

§ __-1. Purpose and intent.

The Board of Commissioners finds and determines that:

- A. Pocono Township has been and will likely in the future be requested to permit the gathering of substantial numbers of people for the purposes of public entertainment, protest, amusement and/or recreation of various designations, on property dedicated to general public assemblage; and
- B. The Board of Commissioners has studied and determined that an ordinance which prescribes the procedure and rules and regulations for conducting public gatherings is necessary to protect the health, safety and welfare of the citizens of Township, County, Pennsylvania, and desires to adopt an ordinance to accomplish these objectives.

§ __-2. Definitions.

As used in this chapter, unless the context requires otherwise:

PROTEST

All assemblies of people gathered for the purpose of a demonstration or other similar action to express a belief in regards to a person, place or thing, that occurs on public property; and/or any assembly that is likely to require Township resources above and beyond the general scope provided every day, regardless of the number of persons or the duration of said protest involved.

PUBLIC GATHERING

All assemblies of people on public property gathered for the purpose of public entertainment, amusement, protest or recreation, reasonably anticipated to number more than 50 for a continuous period of 45 minutes or more.

SPONSOR

Any natural person, association, partnership, firm, corporation, joint venture or any other legal entity whatsoever, who initiates, organizes, promotes, permits, conducts or causes to be advertised, a public gathering or protest.

§ __-3. Permit required.

- A. It shall be unlawful for any sponsor to organize, promote, permit, conduct, or cause to be advertised a public gathering or protest, unless a permit has been obtained pursuant to this chapter. A separate permit shall be required for each public gathering or protest for the period of time designated by the permit.
- B. No public gathering or protest may be held within the boundaries of Pocono Township unless the sponsor jointly applies for and is granted a permit as herein provided:
 - (1) No permit shall be granted for a public gathering of more than 48 hours duration, unless the application specifically requests, and the permit specifically allows, an extension of that period.
 - (2) No applicant shall be under 18 years of age.
 - (3) No permit may be transferred or assigned.
 - (4) In case of dispute over the number of people reasonably anticipated to attend the public gathering, the decision of the Board of Commissioners of the Township shall control, based on all facts available and brought to its attention by whatever source.

§ ___-4. Applications.

- A. Applications shall be made on forms specified by the Board of Commissioners or its designated agent and shall contain at least the following information:
 - (1) The full legal names, addresses and telephone numbers of all sponsors.
 - (2) The property to be utilized for the public gathering or protest.
 - (3) The program for the public gathering, or a brief narrative statement as to the purpose for which the public gathering or protest is to be conducted.
 - (4) Evidence that all permits and licenses as required by state and county statutes, ordinances and regulations enacted thereunder have been obtained, or will be obtained, if applicable.
 - (5) A statement of the number of persons expected to attend such event and the duration of such event.

- C. For public gatherings or protests reasonably anticipated to number more than 100, additional specific information and details may be requested relating to:
 - (1) Food and drink facilities and providers thereof.
 - (2) Sanitary and waste disposal facilities and providers thereof.
 - (3) Transportation and parking facilities.
 - (4) On-site medical facilities and providers thereof.
 - (5) Janitorial services and post-gathering trash removal and site restoration and providers thereof.
 - (6) Lighting and other utility services.
 - (7) Applicants' statement that they shall abide by the terms and provisions of this chapter, and all laws, rules and regulations of the United States, Commonwealth of Pennsylvania, County of Monroe and Township of Pocono.

- D. Permit Fees
 - (1) Public gatherings or protests reasonably anticipated to number less than 100 shall not be subject to any permit fee.

- (2) Public gatherings or protests reasonably anticipated to number more than 100 shall pay the Township a sum as set from time to time by resolution of the Board of Commissioners before issuance of a permit.
 - (3) Public gatherings or protests that have reserved a pavilion and paid the fee associated therewith shall not be subject to any additional permitting fees.
- E. The Board of Commissioners, or its agent, shall either grant or deny the application for permit upon review and at its discretion.

§ ___-5. Responsibilities of permittees; conduct.

- A. The public gathering or protest permittees must maintain the sanitary and sewage facilities, parking facilities, medical service facilities, and other facilities and utilities provided in accordance with the plans submitted and approved, and in a safe and healthful manner.
- B. No permittee, or persons having control of the public gathering or protest, shall condone any illegal conduct on the premises, including, but not limited to, disorderly conduct or illegal possession, sale, or use of intoxicating beverages or drugs.
- C. The burden of preserving order during the public gathering or protest is upon the permittees of the public gathering or protest. Any violations of the laws of the Commonwealth of Pennsylvania, or its rules and regulations, or of the terms and conditions of this chapter, or other ordinances of the county or of the Township, or of the conditions of the permit granted hereunder may be cause for immediate revocation of the permit by the Board of Commissioners of Township or by the Pennsylvania Department of Environmental Protection or by the Pennsylvania State Police, upon notification to the person in charge that a violation exists and the failure of the person in charge to take immediate action to correct the violation. Upon revocation of any permit, the permittees of the public gathering shall immediately terminate the assembly and provide for the orderly dispersal of those in attendance.
- D. The Board of Commissioners of the Township, its authorized agents and representatives shall be granted access to the public gathering/protest at all times for the purpose of inspection and enforcement of the terms and conditions imposed herein.

- E. No programmed entertainment, amusement or recreation or use of sound amplification equipment shall be provided or permitted to violate the Township's ordinances regulating noise, lighting, etc., or shall be operated in a location which is fewer than 300 feet from any school, church, or place or institution of human habitation, and, if on a public road, must be done in a manner so as to not disrupt the regular flow of traffic.
- F. At the conclusion of the program, the permittees shall terminate the assembly or gathering and shall supervise the orderly dispersal of those in attendance. No one shall be permitted to remain overnight on the licensed premises unless overnight camping or other facilities were approved by the Township pursuant to the application process and this chapter.

§ ___-6. Violations and penalties.

Any person who initiates, organizes, promotes, permits, conducts or causes to be advertised a public gathering/protest without obtaining the permit provided in this chapter, or who knowingly conducts, permits or allows a public gathering/protest with a permit but in violation of the terms and provisions of this chapter and of the permit granted, or who shall counsel, aid or abet such violation or failure to comply, upon conviction thereof by any Magisterial District Judge, shall be subject to a fine of not more than \$500, together with costs. In default of the payment of any fine, the defendant shall be sentenced to jail for period not exceeding 30 days.

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**

Township Manager

ELLEN GNANDT

President, Board of Commissioners

POCONO TOWNSHIP

MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026-__

AN ORDINANCE OF THE TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES TO ADD A NEW CHAPTER REGULATING PUBLIC ASSEMBLIES, SPECIAL EVENTS, AND ORGANIZED GATHERINGS ON TOWNSHIP PROPERTY; ESTABLISHING CONTENT-NEUTRAL TIME, PLACE, AND MANNER REGULATIONS; ESTABLISHING DESIGNATED ASSEMBLY AREAS; PROVIDING PERMIT PROCEDURES; AND PROVIDING FOR ENFORCEMENT AND PENALTIES.

SECTION I. PURPOSE AND INTENT.

The Board of Commissioners of Pocono Township finds and declares as follows:

A. Pocono Township owns and maintains parks, recreational facilities, municipal properties, administrative facilities, community facilities, and public grounds for the benefit and use of Township residents and the general public.

B. Certain Township properties are designed and maintained primarily for active recreation, municipal operations, pedestrian access, vehicular circulation, children's activities, athletic programming, fishing access, public meetings, and similar governmental or recreational purposes.

C. Organized assemblies, special events, demonstrations, and large gatherings may create impacts relating to traffic, parking, sanitation, emergency access, public safety, noise, pedestrian circulation, preservation of recreational use, and the safe use of Township facilities.

D. The Township recognizes and respects the constitutional rights of free speech, assembly, and expression guaranteed by the United States Constitution and the Constitution of the Commonwealth of Pennsylvania.

E. The purpose of this Chapter is to establish reasonable, content-neutral time, place, and manner regulations governing the use of Township property for organized assemblies and special events while preserving public safety, protecting recreational facilities, ensuring access to public property, and preserving the intended use of Township facilities.

SECTION II. DEFINITIONS.

For purposes of this Chapter, the following terms shall have the meanings indicated:

ASSEMBLY

Any organized gathering of persons on Township property for expressive activity, demonstrations, rallies, ceremonies, entertainment, recreation, community events, or similar organized purposes.

DESIGNATED ASSEMBLY AREA

A Township-owned area identified by resolution of the Board of Commissioners as appropriate for organized assemblies and public gatherings.

ORGANIZER

Any individual, organization, association, partnership, corporation, or other entity responsible for organizing, conducting, sponsoring, promoting, or coordinating an assembly or special event.

SPECIAL EVENT

An organized activity occurring on Township property reasonably anticipated to:

1. Involve twenty-five (25) or more persons;
2. Require temporary traffic or parking management;
3. Require temporary sanitary facilities or waste management;
4. Utilize amplified sound;
5. Require exclusive or priority use of Township property;
6. Involve temporary structures, stages, tents, tables, or equipment;
7. Materially interfere with ordinary recreational or governmental operations; or
8. Continue for more than one (1) hour.

TOWNSHIP PROPERTY

Any real property, park, recreational facility, building, parking area, trail, sidewalk, municipal facility, open space, or grounds owned, leased, or operated by Pocono Township.

SECTION III. APPLICABILITY.

A. This Chapter shall apply uniformly to all organized assemblies and special events occurring on Township property regardless of the viewpoint, subject matter, purpose, identity of participants, or content of expression.

B. This Chapter shall not apply to:

1. Casual park use by members of the public;
2. Spontaneous expressive activity involving fewer than ten (10) persons that does not materially interfere with public safety, traffic, parking, recreational use, or governmental operations;
3. Government-sponsored events;
4. Activity conducted entirely within a properly reserved pavilion or facility in accordance with Township park regulations, unless otherwise determined by the Township due to operational impacts.

C. Nothing in this Chapter shall be interpreted to prohibit peaceful expressive activity protected by the United States Constitution or the Constitution of the Commonwealth of Pennsylvania.

SECTION IV. DESIGNATED ASSEMBLY AREAS.

A. The Township may identify designated assembly areas by resolution where organized assemblies and special events may occur.

B. The Township hereby recognizes that certain Township-owned properties possess adequate parking, pedestrian access, visibility, sanitary access, and traffic accommodations suitable for larger organized assemblies.

C. The Township may designate the following areas as preferred assembly locations:

1. The lawn area adjacent to Glenwood Hall along Route 611;
2. Open lawn areas surrounding the Township's former municipal building;
3. Open lawn and exterior gathering areas associated with the Township's new municipal building;
4. Other areas designated by resolution of the Board of Commissioners.

D. The Township may limit organized assemblies at Township properties with constrained parking capacity, limited sanitary facilities, restricted access, safety limitations, or operational conflicts, provided reasonable alternative locations remain available.

SECTION V. PERMIT REQUIRED.

A permit shall be required for any special event occurring on Township property.

No permit shall be required solely because an activity involves expressive conduct, demonstrations, speech, or the communication of viewpoints.

SECTION VI. RECREATIONAL FACILITY BUFFER AREAS.

A. No organized assembly or special event subject to this Chapter shall occur within fifty (50) feet of any:

1. Children's playground;
2. Splash pad or water play area;
3. Athletic field during active use;
4. Basketball, tennis, pickleball, volleyball, or similar court during active use;
5. Fishing access area, dock, pier, or designated fishing location;
6. Reserved pavilion during the permitted reservation period;
7. Youth program area during scheduled programming.
8. Dog Parks

B. The purpose of such buffer areas is to preserve safe recreational use, prevent interference with active recreational facilities, maintain pedestrian circulation, and protect public safety.

C. Nothing herein shall prohibit ordinary pedestrian passage through such areas.

SECTION VII. APPLICATION PROCEDURES.

A. Applications for permits shall be submitted to the Township Manager or designated Township official upon forms provided by the Township.

B. Applications should be submitted at least seven (7) calendar days prior to the proposed event whenever reasonably practicable.

C. Applications shall contain only the information reasonably necessary for the Township to evaluate operational, traffic, safety, and logistical impacts, including:

1. Name and contact information of organizer;
2. Proposed date, time, and location;
3. Estimated attendance;

4. Whether amplified sound will be utilized;
5. Whether temporary structures or equipment will be utilized;
6. Whether traffic, parking, or sanitary accommodations may be necessary.

D. The Township shall not require disclosure of the content of speech, political affiliation, ideology, or viewpoint.

E. Applications involving spontaneous assemblies responding to recent or unforeseen events shall be processed as expeditiously as reasonably practicable.

SECTION VIII. APPROVAL STANDARDS.

A. The Township shall issue a permit unless it determines that:

1. The proposed event would unreasonably obstruct emergency vehicle access;
2. The proposed event would exceed the safe occupancy or parking capacity of the property;
3. The proposed event would materially conflict with a previously permitted use of the property;
4. The proposed event would create a substantial risk to public safety that cannot reasonably be mitigated;
5. The proposed event would occur within a prohibited recreational facility buffer area established by this Chapter;
6. The application contains a material falsehood.

B. Permit decisions shall be content neutral and shall not be based upon the viewpoint, subject matter, or anticipated public reaction to any expressive activity.

C. The Township shall approve, conditionally approve, or deny an application within five (5) business days of receipt of a completed application.

D. Any denial shall be provided in writing stating the specific reasons for denial.

E. Any applicant may appeal a denial to the Board of Commissioners within five (5) business days.

SECTION IX. FEES.

A. No permit fee shall be charged for expressive assemblies reasonably anticipated to involve fewer than twenty-five (25) persons unless Township resources are reasonably necessary for traffic control, sanitation, cleanup, or public safety.

B. The Township may establish reasonable permit fees by resolution for special events requiring substantial Township services or operational accommodations.

C. Fees shall not be based upon the content of expression, anticipated public reaction, or viewpoint of participants.

SECTION X. CONDUCT OF EVENTS.

A. Organizers shall comply with all applicable Township ordinances relating to:

1. Noise;
2. Traffic and parking;
3. Alcohol;
4. Littering and waste disposal;
5. Park operating hours;
6. Fire safety;
7. Public safety.

B. No event shall obstruct public roadways, trails, sidewalks, building entrances, emergency access routes, or parking access in a manner not authorized by permit.

C. Amplified sound shall comply with Township noise regulations.

D. Organizers shall be responsible for reasonable cleanup of the event area.

E. No overnight occupation or camping shall occur on Township property unless expressly authorized by permit.

SECTION XI. ENFORCEMENT.

A. Township officials and law enforcement personnel may enforce this Chapter in a content-neutral manner.

B. Prior to revocation of a permit or dispersal of an event, organizers shall be provided reasonable notice of any violation and reasonable opportunity to cure the violation when practicable under the circumstances.

C. Immediate action may be taken where necessary to address imminent threats to public safety or substantial obstruction of emergency access.

SECTION XII. VIOLATIONS AND PENALTIES.

Any person who knowingly violates the provisions of this Chapter shall, upon conviction before a Magisterial District Judge, be subject to a fine not exceeding Six Hundred Dollars (\$600.00) plus costs of prosecution. Each day a violation continues shall constitute a separate offense.

SECTION XIII. SEVERABILITY.

If any sentence, clause, section, or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION XIV. REPEALER.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION XV. EFFECTIVE DATE.

This Ordinance shall become effective five (5) days after enactment.

ENACTED AND ORDAINED this ___ day of _____, 2026.

ATTEST:
TOWNSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA

Township Manager

President, Board of Commissioners

POCONO TOWNSHIP

**RELEASE, WAIVER OF LIABILITY, AND ASSUMPTION OF RISK AGREEMENT
FOR USE OF TOWNSHIP PROPERTY AND SPECIAL EVENTS**

EVENT INFORMATION

Name of Event/Assembly: _____

Date(s) of Event: _____

Location of Event: _____

Organizer/Applicant Name: _____

Address: _____

Telephone Number: _____

Email Address: _____

RELEASE AND WAIVER

In consideration for permission to use Township property and/or conduct the above-referenced event or activity, the undersigned Applicant voluntarily agrees as follows:

1. The Applicant understands that participation in or organization of activities occurring on Township property may involve certain inherent risks, including but not limited to:
 - o bodily injury;
 - o property damage;
 - o accidents;
 - o weather conditions;
 - o recreational hazards;
 - o crowd-related incidents;
 - o vehicular or pedestrian incidents;
 - o and other risks associated with public gatherings and recreational activities.
2. The Applicant voluntarily assumes all ordinary risks associated with the permitted activity and use of Township property.
3. The Applicant agrees to release, waive, discharge, and hold harmless Pocono Township, its elected officials, officers, employees, agents, volunteers, and representatives from any

and all claims, demands, causes of action, damages, losses, liabilities, costs, or expenses arising from or related to:

- the Applicant's use of Township property;
- the permitted activity;
- or participation in the event,

except to the extent caused by gross negligence or willful misconduct of the Township.

PROPERTY DAMAGE AND CLEANUP RESPONSIBILITY

The Applicant agrees to:

- maintain the permitted area in a safe and orderly condition;
 - remove trash and debris generated by the event;
 - comply with all Township ordinances, rules, permit conditions, and lawful directives;
 - and reimburse the Township for damage to Township property beyond ordinary wear and tear caused by the Applicant or participants associated with the event.
-

COMPLIANCE WITH LAWS

The Applicant agrees to comply with:

- all federal, state, and local laws;
 - all Township ordinances and park regulations;
 - the Pocono Township Public Assemblies and Special Events Ordinance;
 - and all permit conditions issued by the Township.
-

NO WAIVER OF CONSTITUTIONAL RIGHTS

Nothing contained in this Agreement shall be interpreted to:

- waive constitutional rights;
 - waive claims arising from gross negligence or willful misconduct;
 - or impose restrictions based upon viewpoint, ideology, political affiliation, or the content of expression.
-

INDEMNIFICATION

To the extent permitted by law, the Applicant agrees to indemnify and hold harmless Pocono Township from claims arising directly from the Applicant's negligent acts or omissions associated with the permitted activity.

ACKNOWLEDGMENT

The undersigned acknowledges that:

- they have read and understand this Agreement;
 - they voluntarily agree to its terms;
 - and they are authorized to execute this Agreement on behalf of themselves or the organization identified herein.
-

APPLICANT SIGNATURE

Signature: _____

Printed Name: _____

Date: _____

ORGANIZATION (IF APPLICABLE)

Organization Name: _____

Title/Position: _____

TOWNSHIP REPRESENTATIVE

Approved By: _____

Title: _____

Date: _____

Item #	Material	Delivery	QUANTITY	Locust Ridge (COSTARS)	Shiffer Bituminous	Wayco Inc	Hei-Way
1	2A, DGA, Crushed Stone	FOB	3,000	10.65		8	
1	2A, DGA, Crushed Stone	Delivered	3,000			20	
2	Cold Patch QPR High Performance	FOB	200				\$120 FOB \$160 Del
3	#57, 2B, ¾" Crushed Stone	FOB	200	16.9		13	
3	#57, 2B, ¾" Crushed Stone	Delivered	200			26	
4	SP Surge	FOB	500			14	
4	SP Surge	Delivered	500			28	
5	#1, Ballast, 2-4" Crushed Stone	FOB	500	13.95		13.5	
5	#1, Ballast, 2-4" Crushed Stone	Delivered	500			26.5	
6	2RC Crushed Stone	FOB	500			8	
6	2RC Crushed Stone	Delivered	500			20	
7	#3 Crushed stone	FOB	500	13.95		13.5	
7	#3 Crushed stone	Delivered	500			26.5	
8	R-3 Crushed stone - Gabion	FOB	300			14	
8	R-3 Crushed stone - Gabion	Delivered	300			27	
9	R-4 Crushed stone	FOB	300	17.5		15	
9	R-4 Crushed stone	Delivered	300			28	
10	R-5 Crushed stone	FOB	300	22.9		16	
10	R-5 Crushed stone	Delivered	300			29	
11	R-6 Crushed stone	FOB	300	22.9		18	
11	R-6 Crushed stone	Delivered	300			31	
12	R-7 Crushed stone	FOB	300	22.9		23	
12	R-7 Crushed stone	Delivered	300			35	
13	Asphalt 9.5mm pg64s-22 0.0<0.3 (SRL-L)	FOB	2,500	68.9		84	
13	Asphalt 9.5mm pg64s-22 0.0<0.3 (SRL-L)	Delivered	2,500				
14	Asphalt 19mm pg64s-22 0.0<0.3 (SRL-L)	FOB	1,000	63.5		72	
14	Asphalt 19mm pg64s-22 0.0<0.3 (SRL-L)	Delivered	1,000				
15	Asphalt 25mm pg64s-22 0.0<0.3 (SRL-L)	FOB	500	58		66	
15	Asphalt 25mm pg64s-22 0.0<0.3 (SRL-L)	Delivered	500				
16	Tack Oil	FOB	1,000		4		

Tannersville Woods Nature Preserve

Managed by Pocono Heritage Land Trust

PUBLIC ACCESS DAWN TO DUSK

This property protects a beautiful stretch of the Pocono Creek lined with century-old trees. The trail connection was made possible by the generous support of Pocono Township and the Insalaco family.





OLD MILL RD

WINDING CREEK RD

X

PUBLIC NOTICE
POCONO TOWNSHIP
Environmental Advisory Council Meeting

The Pocono Township Environmental Advisory Council (EAC)
will conduct their first meeting to be held at the
Pocono Township Municipal Building
located at 205 Old Mill Road,
Tannersville, PA on
June 18, 2026 at 6:00 p.m.

**PUBLIC NOTICE
POCONO TOWNSHIP
Park Board Meeting**

The Pocono Township Park Board
will conduct their first meeting to be held at the
Pocono Township Municipal Building
located at 205 Old Mill Road,
Tannersville, PA on
June 23, 2026 at 1:00 p.m.

POCONO TOWNSHIP PLAN STATUS
06/01/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approved Expiration (1/2)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1368		2130146R	Stadler Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1425	POCO-R0680	-	Brookdale Spa (9/8/24)	Land Dev't	Preliminary	7/2/2025	Approval Rec. 6/8/25	Approval 7/7/25					
PRD TENTATIVE PLAN APPROVAL													
1388	POCO-R0690	2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 1/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIMINARY APPROVAL - NOT RECORDED													
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17					
1313		1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	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		
1358	POCO-R0730	1630068R1	Tannersville Point Apartments (2023) (6/10/24)	Land Dev't Lot Consolidation	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	Sansof Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020					
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Dev't	Prelim/Final	3/9/2026	Approval Rec. 10/14/25	Approved 11/3/25	11/3/2026	5/3/2026	8/3/2026		
1388	POCO-R0680	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 4/11/2022	Conditional Approval 4/18/22					
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	
1412	POCO-R0629	2330269R	GWL-Employee-Housing (4/19/23)	Land Dev't	Final	8/4/2023	Conditional Approval 7/19/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024	Project not moving forward per owner	
1415	POCO-R0629	2230198R	Erle Development Waiva (10/10/23)	Land Dev't	Prelim/Final	8/12/2025	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 7/6/2026	11/6/2026	2/6/2026	60 Day Extension Rec'd 5/18/26	
1423	POCO-R0614	-	Brookdale 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		
1445	POCO-R1180	-	Mtn. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Dev't	Prelim/Final	2/10/2026	Approval Rec. 1/1/26	Approved 2/17/26	2/17/2027	8/17/2026	11/17/2026		

POCONO TOWNSHIP PLAN STATUS
06/01/2026

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 Approval/Deny	Approved Expiration 11 yr.3	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
1446	POCO-R1250		Members First Federal CU (10/14/25)	Land Devt	Prelim/Final	4/9/2026	Approval 4/13/26	Approved 4/22/26	4/22/2027	10/22/2026	1/22/2027		
1449	POCO-R1290		Trapasso Route 611 Hotel - Rev. Final Plan (9/10/25)	Land Devt	Final	11/10/2025	Approval Rec. 11/10/25	Approved 11/17/25	11/17/2026	5/17/2026	8/17/2026		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910		MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940		Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000		Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020		Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					
RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2022	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Devt	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/26/2024	
1299			Sanofi Quality Control Buildings									2/19/2026	
1314			Sanofi Flu Building									2/19/2026	
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Devt	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017				2/19/2026	
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Devt	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017				2/19/2026	
1364		1930090R	Sanofi B-78 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Devt	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	

POCONO TOWNSHIP PLAN STATUS
06/01/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration 17 #1	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
1372	POCO-R0621	2030104R	Camp Lindemere	Land Devt	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/2024	
1372A	POCO-R0621	-	Camp Lindemere Dining Hall LD (6/9/25)	Land Devt	Prelim/Final	8/12/2025	Recommended for approval 6/23/25	Approved 7/7/25				2/19/2026	
1373	POCO-R0616	2130141R	CORE S-Warner Road Warehouse (Final Plan) (11/10/25)	Land Devt	Final	10/30/2025	Approval Rec. 11/10/25	Approved 11/17/25				2/19/2026	
1374	1930089R	-	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval				6/29/2023	
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				11/16/2023	
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25				3/4/2026	Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/8/2025	Recommended for approval 4/14/25	Approved 4/21/25				3/4/2026	Phase B
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/4/2025	Recommended for approval 2/10/25	Approved 2/18/25				3/4/2026	Phase C
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25				3/4/2026	Phase D
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Devt	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1383		2130157R	Sanoff Pasteur B-55 VDL2 Loading Dock Addition (8/8/21)	Commercial Land Devt	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21				2/19/2026	
1384	N/A	2130152	Barfonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/20/21	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/2024	
1390		2130168R	Sanoff Pasteur B83 Cold Storage (11/22/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 12/3/23	Conditional Approval 2/6/23				8/17/2023	
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				3/20/22	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/21)	Commercial Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/2023	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Devt	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/20/22	
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				12/20/22	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/20/22	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Erbree) (6/27/22)	Land Devt	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23				2/12/2025	
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25				5/1/2026	
1404		2230191R	Sanoff Pasteur B87 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/2023	
1410	N/A	2230206R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/2023	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/2023	

POCONO TOWNSHIP PLAN STATUS
06/01/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approved Expiration (Y1)	6 Mo. to Expiration	3 Mo. to Expiration	Reconciliation Date	Comments
1418	N/A	2330231R	Fardia Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/19/23				10/31/2023	
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
1420	POCO-R0628	2330238R	Youngfien Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	
1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/26/2024	Conditional Approval 4/8/2024	Conditional Approval 4/23/24				7/2/2024	
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	-	Wierr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24				10/28/2025	
1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1430	POCO-R0820	-	Sarcof Building 57 Addition (7/8/24)	Land Devt	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24				2/19/2026	
1431	POCO-R0810	-	Iroquois Ridge/Back Minor Subdivision (Sullivan Trail) (7/8/24)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24				11/7/2024	
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				11/21/2024	
1433	POCO-R0920	-	Tarney - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/2024	
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				12/17/2025	
1435	POCO-R0960	-	Persoleo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/5/2025	Conditional Approval 6/9/25	Conditional Approval 7/1/25				3/18/2026	
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt	Prelim/Final	7/28/2025	Conditional Approval 5/12/25	Approved 6/2/25				3/4/2025	
1440	POCO-R1100	-	DeFazio Lot Joinder - 5120 Laurel Loop (2/3/25)	Lot Comb.	Final	3/19/2025	N/A	Approved 4/7/25				4/9/2025	
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laurel Lake Road (2/3/25)	Lot Comb.	Final	3/18/2025	N/A	Approved 4/7/25				7/22/2025	
1443	POCO-R1160	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	6/25/2025	N/A	Approved 7/1/25				7/22/2025	
1444	POCO-R1150	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	6/12/2025	Conditional Approval 5/12/25	Approved 6/2/25				8/5/2025	
1447	POCO-R1240	-	122 & 144 Paweda Hill (7/14/25)	Minor Sub./ Consolid.	Final	8/13/2025	Approval 7/14/25	Approved 8/18/25				9/9/2025	
1450	POCO-R1320	-	Carl E. Slutter Easement Relocation (Hilbilly Ac.) (10/6/25)	Rev. to Agrvd Plan	Final	12/16/2025	N/A	Approved 2/2/26				5/18/2026	
1454	POCO-R1410	-	596 Hearthstone Circle (Morro) (3/16/26)	Lot Comb.	Final	4/1/2026	N/A	Approved 4/22/26				5/6/2026	

POCONO TOWNSHIP PLAN STATUS
06/01/2026

Twp. Ref No.	TAM Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approved Expiration (Yr)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	unknown date	Recommended Denial 5/24/21	BOC Denied 06/21/21					Appealed
1405	N/A	2030121R	Zito & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Denied 06/21/21					
1414	POCO-R0612	2230192R	Blessing (Murtz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Denied 10/17/22					
		2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	2/23/2024	Recommended Denial 2/9/26	BOC Denied 3/2/26					
WITHDRAWN													
1371		1630006R	Tannersville Point Apartments (10/22/16)	Residential Land Devt	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Withdrawn as condition of new development
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Devt	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025							Application Withdrawn 6/13/25
1406	N/A	2230193R	Core 5 Sladden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	8/15/2024							Application Withdrawn 4/30/25
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025							Denial Rec. 9/10/25
1451	POCO-R1340	-	3172 Rte. 715 - Shanti Dayal (11/10/25)	Land Devt	Final	12/3/2025							Application Withdrawn 1/7/26
1453	POCO-R1360	-	ML Villa Resort (406 Cherry Lane Rd.) (11/10/25)	Land Devt	Preliminary	12/8/2025							Application Withdrawn 1/12/26

POCONO TOWNSHIP PLAN STATUS

06/01/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Sketch Plans												
		1730040R	KenBAR Investment Group (inactive)	Commercial Land Devt					6/5/2020			
1380		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1402		2230188R	Iroquois Ridge	Major Sub, Land Devt					6/22/2022			
1403		2230189R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt					7/19/2022			
1380		2330219R	Lands of Yury Bogutskiy 2812 Rt 0611	Land Devt					5/3/2023			
1417	POCO-R1270	2330228R	Harmony Domes 310 Hallett Road	Land Devt					9/3/2025			Sketch Plan #2 rec'd 8/19/25
1422	POCO-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378	POCO-R0970	-	Incline Village Expansion	Land Devt					11/8/2024			
1436	POCO-R1010	-	437-439 Scobrun Avenue	Land Devt					11/25/2024			
1448	POCO-R1280	-	Pocohanne Point Apartments	Land Devt					8/28/2025			
1452	POCO-R1350	-	TL Realty Corp. Learn Road	Land Devt					10/28/2025			
Final Plans Under Consideration												
Preliminary Plans Under Consideration												
1387	POCO-R1030	2130161R	Alaska Pele's - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/30/2026	12/14/2026	12/21/2026	4/27/2023	4/14/2026		Extension rec'd 10/14/25

POCONO TOWNSHIP PLAN STATUS

06/01/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS
06/01/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Pending BOC Decision												
1388	POCO-R0890	2130154R	Phase 3 - The Ridge PRD (5/4/26)	PRD	Final	6/18/2026	N/A	6/15/2026			N/A	45 Days for BOC Approval per Ord.
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	11/16/2026	N/A	11/16/2026	3/11/2025		N/A	Extension to 11/16/26 read 5/6/26
1453-A	POCO-R1360	-	Mountain Villa Resort (406 Cherry Lane Road) (4/6/26)	Lot Line Adjust.	Final	7/5/2026	N/A	6/15/2026	4/15/2026		N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												