



POCONO TOWNSHIP COMMISSIONERS
AGENDA

June 15, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/86968887097?pwd=WQ2LbJxPHt7qbFGp5t6YMB126ajZEM.1>

Meeting ID: 869 6888 7097

Passcode: 873387

Open Meeting

Pledge of Allegiance

Roll Call

Announcements –

Public Comment-

Public Comment Policy has changed.

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

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

Presentations

Q1 2026 Treasurers Report – Regina Zuvich

Presentation of service plaques to the following former members of the Planning Commission:
Claire Learn and Joe Folsom.

- Motion to advance Jordan Merring from an alternate to a full member with the Planning Commission effective immediately with a term to expire 9/16/2027. **(Possible Action Item)**

Interviews for one member and two alternate members for the Planning Commission.

- Frank Riehle
- John L. Wallens
- William Lynch

- Motion to appoint _____ as a member and, _____, _____ as alternate members to the Pocono Township Planning Commission to complete the current term with an expiration date of 1/2/2027. **(Possible Action Item)**

Lehigh Valley Health Network, Atty. S. Graham Simmons III – Golden Slipper Zoning Matter.

Hearings

Resolutions

- Motion to approve Resolution 2026-23 Act 537 Update **(Possible Action Item)**
- Motion to approve Resolution 2026-24 Learn Road Condemnation of land for Right-of-way and Aerial Easement. **(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 June 1, 2026 regular meeting of the Board of Commissioners.
 - Financial transactions through June 15, 2026 as presented, including ratification of expenditures in the amount of \$698,163.11 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: **(Action Items)**

NEW BUSINESS

- Motion to nominate _____ for EMC and submit for the governor's appointment. **(Possible Action Item)**
- Motion to approve the sponsorship of two teams to attend the PMCOG Annual Fundraising Golf Tournament to support Monroe County Nonprofits. **(Possible Action Item)**
- Motion to waive Pavillion #4 fee's for NEPA 10-13 Club (Retired Law Enforcement) **(Possible Action Item)**
- Motion to approve Pocono Logistics (an approved land development)Waiver request of Section of Subdivision & Land Development Ordinance: SALDO §390-59D (to use a stone pavement area in lieu of paving) as per the recommendation of the Planning Commission. **(Possible Action Item)**
- Motion to waive pavilion #1 fees for the Girl Scouts of PA **(Possible Action Item)**
- Motion to discharge the Pocono Township Planning Commission from consideration of the updated Data Center Ordinance Draft review. **(Possible Action Item)**
- Motion to schedule a hearing on the updated Data Center Ordinance. **(Possible Action Item)**
- Motion to perform a speed study on Cherry Lane Church Road. **(Possible Action Item)**
- Motion to approve the construction escrow release #4 of Phase 2 – Lands of The Spirit of Swiftwater in the amount of \$35,198.85 **(Possible Action Item)**
- Motion to approve the conditional final plan for Phase 3 PRD - The Ridge. **(Possible Action Item)**
- Motion to approve the AED Indemnification Agreement with the County Control Center reviewed by Township Solicitor. **(Possible Action Item)**
- Motion to approve the Sewer Rules and Regulations reviewed by Township Solicitor. **(Possible Action Item)**
- Motion to authorize the zoning office to investigate both, 268 Laurel Lake Road and 3408 Route 715 in accordance with chapter 382 of the Township Code of Ordinance. **(Possible Action Item)**

Personnel

Report of the President

Ellen Gndt

- EAC meeting will be held June 18th from 6-7p.m. as advertised.
- Park Board Meeting will be held June 23rd at 1p.m. as advertised.

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

TREASURER'S QUARTERLY REPORT SUMMARY
QUARTER 1 2026
REVENUE

	2025					
	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 2,265,897	\$ 100,850	\$ 269	\$ 1,074,394	\$ 29,637	\$ 574
Q2						
Q3						
Q4						
Total	\$ 2,265,897	\$ 100,850	\$ 269	\$ 1,074,394	\$ 29,637	\$ 574
2026 BUDGET	\$ 19,000,564	\$ 9,719,245	\$ 438,173	\$ 4,940,980	\$ 800,000	\$ 500
% OF BUDGET	11.93%	1.04%	0.06%	21.74%	3.70%	114.79%

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

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

EXPENSE

2026

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 2,480,197	\$ 252,479	\$ -	\$ 754,966	\$ 133,113	\$ 74,024
Q2						
Q3						
Q4						
TOTAL	\$ 2,480,197	\$ 252,479	\$ -	\$ 754,966	\$ 133,113	\$ 74,024
2026 BUDGET	\$ 21,060,023	\$ 9,719,245	\$ 458,173	\$ 4,370,866	\$ 1,441,500	\$ 73,000
% OF BUDGET	11.78%	2.60%	0.00%	17.27%	9.23%	101.40%

2025

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

2024

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

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
Income						
301.100 · Real Estate Taxes - Current	440,651.39	1,034,777.11	-594,125.72	42.58%	4,139,108.41	10.65%
301.102 · Specialty Taxes	128,300.78	200,000.01	-71,699.23	64.15%	800,000.00	16.04%
310.200 · Earned Income Taxes	486,319.35	474,999.99	11,319.36	102.38%	1,900,000.00	25.60%
Taxes Other						
301.200 · Real Estate Taxes - Delinquent	63,990.07	30,000.00	33,990.07	213.3%	120,000.00	53.33%
301.300 · Returned Taxes - Upset Sale	0.00	500.01	-500.01	0.0%	2,000.00	0.00%
310.100 · Real Estate Transfer Taxes	160,790.44	75,000.00	85,790.44	214.39%	300,000.00	53.60%
310.500 · Local Services Taxes	127,894.81	112,500.00	15,394.81	113.68%	450,000.00	28.42%
Total Taxes Other	352,675.32	218,000.01	134,675.31	161.78%	872,000.00	40.44%
Licenses, permits and fees						
321.800 · Cable TV Franchise Fees	29,313.82	37,500.00	-8,186.18	78.17%	150,000.00	19.54%
322.100 · Application fees	0.00	24.99	-24.99	0.0%	100.00	0.00%
Total Licenses, permits and fees	29,313.82	37,524.99	-8,211.17	78.12%	150,100.00	19.53%
Fines and Forfeits						
331.100 · Court Fines - District Magistra	14,614.01	12,500.01	2,114.00	116.91%	50,000.00	29.23%
331.110 · Motor Vehicle Code Violations	5,578.96	3,750.00	1,828.96	148.77%	15,000.00	37.19%
Total Fines and Forfeits	20,192.97	16,250.01	3,942.96	124.26%	65,000.00	31.07%
341.010 · Interest on Investments	84,174.22	37,500.00	46,674.22	224.47%	150,000.00	56.12%
342.100 · Sewer Rent	6,227.10	6,227.10	0.00	100.0%	24,908.36	25.00%
Other State Grants						
354.100 · Police Grants	0.00	999.99	-999.99	0.0%	4,000.00	0.00%
354.102 · COP GRANT	0.00	20,833.32	-20,833.32	0.0%	83,333.33	0.00%
355.010 · Public Utility Realty Tax	0.00	1,875.00	-1,875.00	0.0%	7,500.00	0.00%
355.040 · Alcoholic Beverage Licenses	2,600.00	249.99	2,350.01	1,040.04%	1,000.00	260.00%
355.050 · Pension System State Aid	0.00	0.00	0.00	0.0%	399,127.00	0.00%
355.070 · Foreign Fire Insurance	0.00	0.00	0.00	0.0%	96,972.00	0.00%
Total Other State Grants	2,600.00	23,958.30	-21,358.30	10.85%	591,932.33	0.44%
Police Services & OT Reim.						
362.100 · Police Services	16,627.54	10,250.01	6,377.53	162.22%	41,000.00	40.55%
362.101 · Reimbursement Police overtime	1,058.64	3,500.01	-2,441.37	30.25%	14,000.00	7.56%
Total Police Services & OT Reim.	17,686.18	13,750.02	3,936.16	128.63%	55,000.00	32.16%
Building Permits						
362.410 · Building Permits	369,837.81	99,999.99	269,837.82	369.84%	550,000.00	67.24%
Total Building Permits	369,837.81	99,999.99	269,837.82	369.84%	550,000.00	67.24%
Charges for Services						
361.101 · Sewer Admin. Services	70,361.00	49,657.20	20,703.80	141.69%	198,628.85	35.42%
361.310 · Subdivision, Land Develop Fees	800.00	1,500.00	-700.00	53.33%	6,000.00	13.33%
361.330 · Zoning Hearing Board Fees	2,000.00	1,625.01	374.99	123.08%	6,500.00	30.77%
361.700 · Reproduction of Records	0.00	12.51	-12.51	0.0%	50.00	0.00%
362.110 · Sale of Police Reports	1,220.00	1,250.01	-30.01	97.6%	5,000.00	24.40%
362.300 · Zoning Permits	98,275.50	11,000.01	87,275.49	893.41%	44,000.00	223.35%
362.301 · GRADING PERMITS	0.00	1,250.01	-1,250.01	0.0%	5,000.00	0.00%
362.440 · Sewer System Permits	2,325.00	4,250.01	-1,925.01	54.71%	17,000.00	13.66%
362.450 · Use & Occupancy Permits	0.00	500.01	-500.01	0.0%	2,000.00	0.00%
362.475 · Well Permits	1,375.00	300.00	1,075.00	458.33%	1,200.00	114.56%

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
362.485 · Sign Permits	0.00	375.00	-375.00	0.0%	1,500.00	0.00%
362.493 · TRANSIENT DWELLING	13,125.00	49,374.99	-36,249.99	26.58%	197,500.00	6.65%
362.495 · UCC Fees	220.50					
362.600 · Miscellaneous Permits	550.00					
363.500 · Public Works Services	0.00	3,125.01	-3,125.01	0.0%	12,500.00	0.00%
Total Charges for Services	190,252.00	124,219.77	66,032.23	153.16%	496,878.85	38.29%
367.140 · Pavilion Rental Fees	7,400.00	5,499.99	1,900.01	134.55%	22,000.00	33.64%
367.200 · Recreation Prog. Services	1,585.00	600.00	985.00	264.17%	2,400.00	66.04%
Other Operating Revenue						
387.100 · Contributions and Donations	44,572.00	20,000.00	24,572.00	222.86%	20,000.00	222.86%
387.200 · Fees in Lieu of Improvements	0.00	6,249.99	-6,249.99	0.0%	25,000.00	0.00%
389.600 · Police Sales	170.00					
Total Other Operating Revenue	44,742.00	26,249.99	18,492.01	170.45%	45,000.00	99.43%
Other Financing Sources						
391.100 · Sale of Surplus Property	320.00	5,000.01	-4,680.01	6.4%	20,000.00	1.60%
392.300 · Interfund Transfers	74,024.41	0.00	74,024.41	100.0%	73,000.00	101.40%
393.100 · Proceeds Long Term Debt	0.00	0.00	0.00	0.0%	8,875,000.00	0.00%
395.000 · Refunds of Prior Year Expenses	0.00	36,558.90	-36,558.90	0.0%	146,235.59	0.00%
395.001 · EE Portion Health Ins.	9,594.93	5,499.99	4,094.94	174.45%	22,000.00	43.61%
Total Other Financing Sources	83,939.34	47,058.90	36,880.44	178.37%	9,136,235.59	0.92%
Total Income	2,265,897.28	2,366,616.18	-100,718.90	95.74%	19,000,563.54	11.93%

Expense

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
General Government						
400.110 · Salary & Wages - Legislative	6,812.50	6,812.50	0.00	100.0%	27,250.00	25.00%
400.192 · Legislative SSI Tax	521.16	521.16	0.00	100.0%	2,084.63	25.00%
400.260 · Minor Equipment	523.95	249.99	273.96	209.59%	1,000.00	52.40%
400.420 · Dues, Subscriptions & Membershi	650.00	375.00	275.00	173.33%	1,500.00	43.33%
400.460 · Legislative -Meetings & Training	1,642.92	750.00	892.92	219.06%	3,000.00	54.76%
400.540 · Legislative - Donations	0.00	249.99	-249.99	0.0%	1,000.00	0.00%
401.110 · Admin Salaries & Wages	33,600.00	36,399.99	-2,799.99	92.31%	145,600.00	23.08%
401.192 · Admin SSI Taxes	2,546.01	2,784.60	-238.59	91.43%	11,136.40	22.86%
401.196 · Admin Health Insurance	11,125.84	8,344.74	2,781.10	133.33%	33,379.00	33.33%
401.198 · Non-Uniformed Pension Plan	3,024.00	3,276.00	-252.00	92.31%	13,104.00	23.08%
401.199 · Admin Life and Disability Ins	258.90	300.39	-41.49	86.19%	1,201.60	21.55%
401.200 · Administration Allowances	1,507.24	2,000.01	-492.77	75.36%	8,000.00	18.84%
401.220 · Admin Operating Supplies	0.00	125.01	-125.01	0.0%	500.00	0.00%
401.231 · ADMIN VEHICLE GASOLINE	0.00	249.99	-249.99	0.0%	1,000.00	0.00%
401.235 · ADMIN VEHICLE REPAIRS & MA	0.00	187.50	-187.50	0.0%	750.00	0.00%
401.260 · Admin Minor Equipment	0.00	375.00	-375.00	0.0%	1,500.00	0.00%
401.420 · Admin Dues, Subscriptions & Mer	5,054.64	1,500.00	3,554.64	336.98%	6,000.00	84.24%
401.460 · Admin Meetings & Training	2,774.00	6,000.00	-3,226.00	46.23%	24,000.00	11.56%
402.110 · Fin Admin Salaries & Wages	19,950.76	22,350.00	-2,399.24	89.27%	89,400.00	22.32%
402.192 · Fin Admin SSI Taxes	1,523.13	1,709.79	-186.66	89.08%	6,839.10	22.27%
402.196 · Fin Admin Health Insurance	4,646.76	3,740.76	906.00	124.22%	14,963.00	31.06%
402.198 · Fin Admin Non-Uni Pension Plan	1,795.56	2,011.50	-215.94	89.27%	8,046.00	22.32%
402.199 · Fin Admin Life & Disability Ins	258.90	261.00	-2.10	99.2%	1,044.00	24.80%

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
402.310 · Fin Admin Professional Svcs	16,299.50	7,625.01	8,674.49	213.76%	30,500.00	53.44%
403.110 · Tax Collection Salaries & Wages	2,307.72	2,499.99	-192.27	92.31%	10,000.00	23.08%
403.192 · Tax Collection SSI Taxes	176.52	191.25	-14.73	92.3%	765.00	23.07%
403.199 · Tax Collection Bond Ins	0.00	500.01	-500.01	0.0%	2,000.00	0.00%
403.215 · Tax Collection Postage	0.00	725.01	-725.01	0.0%	2,900.00	0.00%
403.220 · Tax Collection Operating Supply	414.33	399.99	14.34	103.59%	1,600.00	25.90%
403.310 · Tax Collection Professional Sv	10,658.80	12,500.01	-1,841.21	85.27%	50,000.00	21.32%
404.310 · Township Solicitor	22,319.34	18,750.00	3,569.34	119.04%	75,000.00	29.76%
404.314 · Legal Services Special Counsel	0.00	3,750.00	-3,750.00	0.0%	15,000.00	0.00%
405.110 · Secretary Salaries & Wages	41,208.24	49,019.01	-7,810.77	84.07%	196,075.98	21.02%
405.120 · Secretary OT	3,600.04	1,749.99	1,850.05	205.72%	7,000.00	51.43%
405.179 · Secretary Longevity	800.00	1,400.00	-600.00	57.14%	1,400.00	57.14%
405.192 · Secretary SSI Taxes	3,519.27	3,910.59	-391.32	89.99%	15,642.41	22.50%
405.196 · Secretary Health Insurance	20,419.36	14,300.01	6,119.35	142.79%	57,200.00	35.70%
405.199 · Secretary Non-Uni Pension Plan	4,176.11	4,411.71	-235.60	94.66%	17,646.84	23.66%
405.199 · Secretary Life & Disability Ins	658.77	901.26	-242.49	73.09%	3,605.00	18.27%
405.460 · Secretary Meetings & Training	403.00	125.01	277.99	322.37%	500.00	80.60%
406.215 · Gen Govt Postage	2,695.71	3,209.08	-513.37	84.0%	6,400.00	42.12%
406.220 · Gen Govt Operation Supplies	5,321.82	1,875.00	3,446.82	283.83%	7,500.00	70.96%
406.310 · Gen Govt Professional Svcs	7,174.09	8,700.00	-1,525.91	82.46%	34,800.00	20.62%
406.320 · Gen Govt Communications	2,479.19	3,050.01	-570.82	81.29%	12,200.00	20.32%
406.340 · Gen Govt Advertising & Printing	7,426.62	3,500.01	3,926.61	212.19%	14,000.00	53.05%
406.374 · Gen Govt Office Equipment Maint	0.00	125.01	-125.01	0.0%	500.00	0.00%
406.384 · Gen Govt Equipment Leases	281.97	750.00	-468.03	37.6%	3,000.00	9.40%
407.252 · Computer Parts & Supplies	0.00	750.00	-750.00	0.0%	3,000.00	0.00%
407.260 · Technology Minor Equipment	194.00	750.00	-556.00	25.87%	3,000.00	6.47%
407.421 · Gen Gov. SAS Subscriptions	11,816.42	14,952.30	-3,135.88	79.03%	59,809.22	19.76%
407.450 · Contracted Services	15,823.47	29,250.00	-13,426.53	54.1%	117,000.00	13.52%
407.451 · GEN GOV IT CONTRACTED SEI	7,547.00	8,625.00	-1,078.00	87.5%	34,500.00	21.88%
408.310 · Township Engineer	12,365.93	21,500.01	-9,134.08	57.52%	86,000.00	14.38%
409.220 · Building Operating Supplies	763.30	1,500.00	-736.70	50.89%	6,000.00	12.72%
409.260 · New Building Maint Minor Equip.	67.51	999.99	-932.48	6.75%	4,000.00	1.69%
409.360 · Building Utilities	34,242.75	24,999.99	9,242.76	136.97%	100,000.00	34.24%
409.361 · New Building Utilities & Maint.	1,319.64	37,500.00	-36,180.36	3.52%	150,000.00	0.88%
409.373 · Building Maint & Repairs	366.98	7,500.00	-7,133.02	4.89%	30,000.00	1.22%
409.374 · New Bid. Cntrct. Janitor Serv.	4,002.00	11,250.00	-7,248.00	35.57%	45,000.00	8.89%
409.450 · Building Contracted Services	3,115.15	6,000.00	-2,884.85	51.92%	24,000.00	12.98%
Total General Government	342,180.82	410,120.17	-67,939.35	83.43%	1,629,844.18	20.99%
Public Safety						
410.120 · Police Salaries & Wages-Admin	29,520.01	31,980.00	-2,459.99	92.31%	127,920.00	23.08%
410.130 · Police Salaries & Wages-Officer	480,119.41	519,854.64	-39,735.23	92.36%	2,079,418.54	23.09%
410.140 · Police Salaries & Wages-Civilia	28,980.32	31,552.65	-2,572.33	91.85%	126,210.66	22.96%
410.179 · Police Longevity Pay	11,944.91	11,223.54	721.37	106.43%	44,894.11	26.61%
410.180 · Police Overtime Wages	14,220.60	48,750.00	-34,529.40	29.17%	195,000.00	7.29%
410.185 · Sick & Vacation Buy Back	1,841.41	33,500.01	-31,658.60	5.5%	134,000.00	1.37%
410.187 · Police Overtime Civ Support	90.99	375.00	-284.01	24.26%	1,500.00	6.07%

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
410.191 · Uniform Allowance	4,080.92	4,599.99	-519.07	88.72%	18,400.00	22.18%
410.192 · Police SSI Taxes	43,533.88	51,808.53	-8,274.65	84.03%	207,234.16	21.01%
410.195 · Police Health Insurance	174,568.95	143,874.99	30,693.96	121.33%	575,500.00	30.33%
410.197 · Police Pension Plan	0.00	0.00	0.00	0.0%	290,523.00	0.00%
410.198 · Police Life & Disability Ins	6,017.80	7,209.99	-1,192.19	83.47%	28,840.00	20.87%
410.199 · Police Non-Uniform Pension	2,808.69	2,750.01	58.68	102.13%	11,000.00	25.53%
410.200 · Police 457 Contribution	3,352.36	2,100.00	1,252.36	159.64%	8,400.00	39.91%
410.215 · Police Postage	498.48	750.00	-251.52	66.46%	3,000.00	16.62%
410.216 · Police Community Outreach	122.92	1,875.00	-1,752.08	6.56%	7,500.00	1.64%
410.220 · Police Operating Supplies	1,042.76	1,875.00	-832.24	55.61%	7,500.00	13.90%
410.221 · Crime Scene Supplies	0.00	249.99	-249.99	0.0%	1,000.00	0.00%
410.222 · Ammunition/Field Materials	0.00	5,499.99	-5,499.99	0.0%	22,000.00	0.00%
410.231 · Vehicle Fuel	7,990.14	13,749.99	-5,759.85	58.11%	55,000.00	14.53%
410.238 · Uniform Expense	0.00	1,749.99	-1,749.99	0.0%	7,000.00	0.00%
410.260 · Police Minor Equipment	679.24	11,250.00	-10,570.76	6.04%	45,000.00	1.51%
410.270 · Police IT	8,962.50	10,500.00	-1,537.50	85.36%	42,000.00	21.34%
410.310 · Police Professional Services	5,073.75	6,750.00	-1,676.25	75.17%	27,000.00	18.79%
410.314 · Civil Service Comm Solicitor	0.00	875.01	-875.01	0.0%	3,500.00	0.00%
410.317 · POLICE NEW HIRES EXP	10,994.92	17,499.99	-6,505.07	62.83%	70,000.00	15.71%
410.320 · Police Communications	8,018.07	7,492.50	525.57	107.02%	29,970.00	26.75%
410.331 · Travel/Lodging	2,587.91	3,125.01	-537.10	82.81%	12,500.00	20.70%
410.341 · Police Advertising & Printing	0.00	300.00	-300.00	0.0%	1,200.00	0.00%
410.373 · Police Maint & Repair Bldg	2,109.36	2,787.51	-678.15	75.67%	11,150.00	18.92%
410.374 · Police Equipment Maint	410.00	1,250.01	-840.01	32.8%	5,000.00	8.20%
410.384 · POLICE EQUIPMENT LEASES	207.00	249.99	-42.99	82.8%	1,000.00	20.70%
410.420 · Police Dues, Subscriptions	821.77	249.99	571.78	328.72%	1,000.00	82.18%
410.421 · POLICE SaaS SUBSCRIPTIONS	35,996.29	14,499.99	21,496.30	248.25%	58,000.00	62.06%
410.450 · Police Contracted Services	66,984.16	31,200.00	35,784.16	214.69%	124,800.00	53.67%
410.451 · Police Vehicle Maintenance	10,558.75	12,500.01	-1,941.26	84.47%	50,000.00	21.12%
410.460 · Police Meetings & Training	1,480.02	9,000.00	-7,519.98	16.45%	36,000.00	4.11%
410.470 · Police Sales Fees	0.93					
411.232 · Fire Department Fuel	4,076.39	5,000.01	-923.62	81.53%	20,000.00	20.38%
411.540 · Foreign Fire Payments	0.00	0.00	0.00	0.0%	96,972.00	0.00%
413.310 · Prof Services -BC Officer	245,912.74	72,500.01	173,412.73	339.19%	440,000.00	55.89%
413.311 · Prof Services - SEO	3,900.00	6,000.00	-2,100.00	65.0%	24,000.00	16.25%
413.319 · Code Enforcement UCC Fees	0.00	249.99	-249.99	0.0%	1,000.00	0.00%
414.220 · Planning & Zoning Supplies	260.31	125.01	135.30	208.23%	500.00	52.06%
414.310 · Planning & Zoning Prof Svcs	17,170.00	21,125.01	-3,955.01	81.28%	84,500.00	20.32%
414.313 · Planning & Zoning Engineering	0.00	2,499.99	-2,499.99	0.0%	10,000.00	0.00%
414.314 · Planning & Zoning Legal	19,560.09	16,250.01	3,310.08	120.37%	65,000.00	30.09%
414.319 · MS4 Fees	2,718.75	3,750.00	-1,031.25	72.5%	15,000.00	18.13%
414.341 · Planning & Zoning Advertising	1,190.80	624.99	565.81	190.53%	2,500.00	47.63%
414.421 · Planning & Zoning SaaS subs.	1,442.01	2,287.50	-845.49	63.04%	9,150.00	15.76%
415.220 · Emer Mgmt Operating Supplies	0.00	249.99	-249.99	0.0%	1,000.00	0.00%
415.364 · Emergency Management Operatic	301.08	1,500.00	-1,198.92	20.07%	6,000.00	5.02%
415.431 · EMA GASOLINE	174.65	125.01	49.64	139.71%	500.00	34.93%

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
415.434 · EMA VEHICLE MAINT.	651.63	750.00	-98.37	86.88%	3,000.00	21.72%
415.460 · Emer Mgmt Meetings & Training	0.00	500.01	-500.01	0.0%	2,000.00	0.00%
Total Public Safety	1,262,977.67	1,178,396.85	84,580.82	107.18%	5,251,082.47	24.05%
Public Works - Other						
427.220 · Solid Waste Coll Supplies	162.50	375.00	-212.50	43.33%	1,500.00	10.83%
427.450 · Contracted Svcs - Clean-Up Days	0.00	8,000.01	-8,000.01	0.0%	32,000.00	0.00%
Total Public Works - Other	162.50	8,375.01	-8,212.51	1.94%	33,500.00	0.49%
PW-Hwys, Roads & Streets						
430.110 · Public Works Salaries	192,503.62	241,861.23	-49,357.61	79.59%	967,444.92	19.90%
430.120 · Public Works OT Wages	36,235.87	12,500.01	23,735.86	289.89%	50,000.00	72.47%
430.179 · PW Longevity	700.00	1,925.01	-1,225.01	36.36%	7,700.00	9.09%
430.192 · Public Works SSI Taxes	18,218.36	19,605.90	-1,387.54	92.92%	78,423.58	23.23%
430.196 · Public Works Health Insurance	114,776.45	69,062.49	45,713.96	166.19%	276,250.00	41.55%
430.198 · Public Works N-U Pension	19,643.94	22,151.52	-2,507.58	88.68%	88,606.13	22.17%
430.199 · Public Works Life & Disab Ins	3,133.77	3,168.00	-34.23	98.92%	12,672.00	24.73%
430.220 · Public Works Oper Supplies	1,061.92	3,474.99	-2,413.07	30.56%	13,900.00	7.64%
430.231 · Public Works Gasoline	3,739.49	2,250.00	1,489.49	166.2%	9,000.00	41.55%
430.232 · Public Works Diesel	20,968.85	12,500.01	8,468.84	167.75%	50,000.00	41.94%
430.234 · Public Works Vehicle Supplies	46.00	500.01	-454.01	9.2%	2,000.00	2.30%
430.238 · Public Works Uniforms	937.83	4,749.99	-3,812.16	19.74%	19,000.00	4.94%
430.242 · PW Safety Gear & Equip	853.25	1,500.00	-646.75	56.88%	6,000.00	14.22%
430.260 · Public Works Minor Equip Purch	1,110.52	2,000.01	-889.49	55.53%	8,000.00	13.88%
430.261 · PW Shop Tools	368.84	1,749.99	-1,381.15	21.08%	7,000.00	5.27%
430.310 · Public Works Professional Svcs	925.00	624.99	300.01	148.0%	2,500.00	37.00%
430.320 · Public Works Communications Ex	0.00	875.01	-875.01	0.0%	3,500.00	0.00%
430.341 · Public Works Advertising	0.00	200.01	-200.01	0.0%	800.00	0.00%
430.373 · Public Works Maint & Rep Bldg	5,744.30	3,249.99	2,494.31	176.75%	13,000.00	44.19%
430.376 · PW Equip. Maint. & Supp.	27,719.20	15,624.99	12,094.21	177.4%	62,500.00	44.35%
430.384 · Public Works Equip Rental	207.00	4,250.01	-4,043.01	4.87%	17,000.00	1.22%
430.420 · Public Works Dues, Subscription	2,775.40	112.50	2,662.90	2,467.02%	2,950.00	94.08%
430.421 · PW SaaS SUBSCRIPTIONS	9,292.38	3,500.01	5,792.37	265.5%	14,000.00	66.37%
430.450 · Public Works Contracted Svcs	140.00	1,875.00	-1,735.00	7.47%	2,000.00	7.00%
430.451 · Public Works Vehicle Maint	5,360.92	3,000.00	2,360.92	178.7%	12,000.00	44.67%
430.460 · Public Works Meetings & Trainin	1,225.74	2,499.99	-1,274.25	49.03%	10,000.00	12.26%
430.650 · Public Works Hand Tool Purch	0.00	249.99	-249.99	0.0%	1,000.00	0.00%
432.220 · Snow & Ice Rem Oper Supplies	56,903.45	31,250.01	25,653.44	182.09%	125,000.00	45.52%
432.375 · Snow & Ice Rem Equipment Main	9,667.56	2,000.01	7,667.55	483.38%	11,000.00	87.89%
432.450 · Snow & Ice Rem Subcontractors	0.00	0.00	0.00	0.0%	0.00	0.00%
433.220 · Traffic Signals & Signs Supply	1,779.75	1,875.00	-95.25	94.92%	7,500.00	23.73%
433.360 · Traffic Signals & Signs Utiliti	1,049.25	1,250.01	-200.76	83.94%	5,000.00	20.99%
433.450 · Traffic Signals Contracted Svcs	5,141.58	5,750.01	-608.43	89.42%	23,000.00	22.35%
438.220 · Road Maint Supplies	7,225.78	24,999.99	-17,774.21	28.9%	100,000.00	7.23%
438.613 · Vegetation Control	0.00	1,250.01	-1,250.01	0.0%	5,000.00	0.00%
Total PW-Hwys, Roads & Streets	549,456.02	503,436.69	46,019.33	109.14%	2,013,746.63	27.29%
Culture and Recreation						
452.390 · Recreation fees	225.29	249.99	-24.70	90.12%	1,000.00	22.53%

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
454.110 · Park Salary & Wage	11,883.04	62,854.50	-50,971.46	18.91%	251,417.98	4.73%
454.120 · Park OT	576.23	750.00	-173.77	76.83%	3,000.00	19.21%
454.192 · Park SSI	961.59	4,865.76	-3,904.17	19.76%	19,462.98	4.94%
454.196 · Park Health Insurance	11,125.84	8,344.74	2,781.10	133.33%	33,379.00	33.33%
454.198 · Park N-J Pension Plan	1,158.21	1,198.29	-40.08	96.66%	4,793.22	24.16%
454.199 · Park Life & Disability Ins	0.00	283.14	-283.14	0.0%	1,132.60	0.00%
454.220 · Park Operating Supplies	1,431.44	1,749.99	-318.55	81.8%	7,000.00	20.45%
454.231 · Park Vehicle Fuel	1,880.88	975.00	905.88	192.91%	3,900.00	48.23%
454.238 · Park Uniforms	0.00	500.01	-500.01	0.0%	2,000.00	0.00%
454.260 · Park Minor Equipment	497.91	1,250.01	-752.10	39.83%	4,900.00	10.16%
454.320 · Park Communications	509.41	425.01	84.40	119.86%	1,700.00	29.97%
454.340 · Park Advertising & Printing	0.00	375.00	-375.00	0.0%	1,500.00	0.00%
454.360 · Park Utilities	4,116.02	5,000.01	-883.99	82.32%	20,000.00	20.58%
454.373 · Park Repairs & Maintenance	726.76	4,500.00	-3,773.24	16.15%	18,000.00	4.04%
454.374 · Park Equipment Maintenance	0.00	2,000.01	-2,000.01	0.0%	8,000.00	0.00%
454.450 · Park Contracted Services	10,217.85	7,625.01	2,592.84	134.0%	30,500.00	33.50%
454.451 · Park Vehicle Maintenance	40.14	24.99	15.15	160.62%	200.00	20.07%
454.452 · Park Program Expenditures	300.00	624.99	-324.99	48.0%	2,500.00	12.00%
454.460 · Park Meetings & Training	0.00	112.50	-112.50	0.0%	450.00	0.00%
457.450 · Community Events	8,039.29	15,000.00	-6,960.71	53.6%	60,000.00	13.40%
Total Culture and Recreation	53,689.90	118,708.95	-65,019.05	45.23%	474,835.78	11.31%
Debt Service						
471.100 · New Twp Complex Principal	0.00	162,043.74	-162,043.74	0.0%	648,175.00	0.00%
471.101 · Wayne Bank Loan Payoff	0.00	0.00	0.00	0.0%	5,287,401.00	0.00%
471.300 · Bond Issuance Cost	0.00	0.00	0.00	0.0%	87,599.00	0.00%
472.000 · NEW TWP COMPLEX LOAN INT	0.00	56,200.50	-56,200.50	0.0%	224,802.00	0.00%
Total Debt Service	0.00	218,244.24	-218,244.24	0.0%	6,247,977.00	0.00%
Benefits and Withholding						
483.194 · Employer Pd Unemployment Com	0.00	8,750.01	-8,750.01	0.0%	35,000.00	0.00%
483.195 · Employer Pd Worker's Comp	72,586.93	73,248.00	-661.07	99.1%	292,992.00	24.77%
483.200 · Federal Healthcare Tax	0.00	0.00	0.00	0.0%	200.00	0.00%
Total Benefits and Withholding	72,586.93	81,998.01	-9,411.08	88.52%	328,192.00	22.12%
Insurance						
486.350 · Property & Liability Insurance	195,625.75	54,371.01	141,254.74	359.8%	217,484.00	89.95%
486.355 · Professional Bonds	2,517.00	3,750.00	-1,233.00	67.12%	15,000.00	16.78%
Total Insurance	198,142.75	58,121.01	140,021.74	340.91%	232,484.00	85.23%
Other Expenses						
463.540 · TIF	0.00	0.00	0.00	0.0%	216,000.00	0.00%
491.000 · Refund of Prior Year Revenues	1,000.00	249.99	750.01	400.02%	1,000.00	100.00%
Total Other Expenses	1,000.00	249.99	750.01	400.02%	217,000.00	0.46%
Interfund Transfers Out						
492.300 · Interfund Transfer to Cap Fund	0.00	1,131,361.37	-1,131,361.37	0.0%	1,131,361.37	0.00%
UNCOMMITTED FUNDS TRANSFER	0.00	1,131,361.37	-1,131,361.37	0.0%	1,131,361.37	0.00%
Total 492.300 · Interfund Transfer to Cap Fu	0.00	0.00	0.00	0.0%	3,500,000.00	0.00%
492.310 · Transfer to Capital Fund Reserv	0.00	0.00	0.00	0.0%		

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

Total Interfund Transfers Out
Total Expense
Net Income

Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
0.00	1,131,361.37	-1,131,361.37	0.0%	4,631,361.37	0.00%
2,480,196.59	3,709,012.29	-1,228,815.70	66.87%	21,060,023.43	11.78%
-214,299.31	-1,342,396.11	1,128,096.80	15.96%	-2,059,459.89	10.41%

CASH ACCOUNT BALANCES
GENERAL CASH
PAYROLL
FEES IN LIEU COMMITTED
KOLLAR COMMITTED

Q1 2026	Q2 2026	Q3 2026	Q4 2026
8,501,617.98			
187,893.30			
201,859.80			
5,488.97			
\$ 8,896,860.05			

Operating_Reserve_Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
Income						
341.010 · Interest on Investments	5,392.74	0.00	5,392.74	0.00%	900,000.00	0.00%
354.030 · ROUNDABOUT LEARN TASA	0.00	225,000.00	-225,000.00	0.0%	116,163.00	0.00%
355.006 · LSA Monroe Co 2021 (6/30/2025)	0.00	29,040.75	-29,040.75	0.0%	405,000.00	0.00%
355.010 · LSA 2019 RH TRN LN C00072203	0.00	101,250.00	-101,250.00	0.0%	500,000.00	0.00%
355.011 · MULTIMODAL RH TRN LN C000072896	0.00	125,000.01	-125,000.01	0.0%	187,500.00	0.00%
355.012 · LSA RH TRN LN 2021 C000078523	0.00	46,875.00	-46,875.00	0.0%	187,500.00	0.00%
355.013 · GTRK GRANT TLC PARK 2026	0.00	46,875.00	-46,875.00	0.0%	142,000.00	0.00%
355.015 · MULTIMODAL RIMROCK 2021 C0000076	0.00	35,499.99	-35,499.99	0.0%	344,220.20	0.00%
355.016 · ARP FEDERAL FUNDS	0.00	86,055.06	-86,055.06	0.0%	500,000.00	0.00%
355.017 · DCED C000083397 ROUNDABOUT (AWA)	0.00	125,000.01	-125,000.01	0.0%	46,000.00	0.00%
355.018 · DCED MTF 2021 (6/30/2025) Award	0.00	11,500.02	-11,500.02	0.0%	250,000.00	0.00%
355.019 · LSA GRANT TLC BRIDGE BTW PONDS	0.00	62,499.99	-62,499.99	0.0%	100,000.00	0.00%
355.020 · DCED MTF 2022 Award	0.00	24,999.99	-24,999.99	0.0%	15,000.00	0.00%
355.022 · ESSA COMMUNITY GRANT	0.00	3,750.00	-3,750.00	0.0%	450,000.00	0.00%
355.023 · LSA GRANT TLC OUTDOOR GYM	0.00	112,500.00	-112,500.00	0.0%	257,000.00	0.00%
355.024 · LSA POLICE CARS	0.00	64,249.98	-64,249.98	0.0%	250,000.00	0.00%
355.025 · GRANT LAUREL LAKE DRAINAGE	0.00	62,499.99	-62,499.99	0.0%	20,000.00	0.00%
391.100 · SALE OF GENERAL FIXED ASSETS	0.00	4,999.98	-4,999.98	0.0%		
392.010 · Transfer from General Fund	0.00	0.00	0.00	0.0%	4,631,361.37	0.00%
UNCOMMITTED TRANSFER	0.00	0.00	0.00	0.0%	4,631,361.37	0.00%
Total 392.010 · Transfer from General Fund	0.00	0.00	0.00	0.0%	417,500.00	22.86%
393.000 · Capital Lease Proceeds	1,95,457.41	104,375.01	-8,917.60	91.46%	9,719,244.57	1.04%
Total Income	100,850.15	1,271,970.78	-1,171,120.63	7.93%		
Expense						
401.000 · Municipal Capital Comprehensive	26,156.44	859,428.07	-833,271.63	3.04%	3,437,712.34	0.76%
401.001 · ADMINISTRATION COMPREHENSIVE	0.00	58,374.99	-58,374.99	0.0%	233,500.00	0.00%
410.000 · POLICE CAPITAL COMPREHENSIVE	90,602.91					
2025 VEHICLE + UPFIT	53,018.89	1,055,475.00	-1,002,456.11	5.02%		
410.000 · POLICE CAPITAL COMPREHENSIVE - Other	143,621.80	1,055,475.00	-911,853.20	13.61%	4,221,900.00	1.26%
Total 410.000 · POLICE CAPITAL COMPREHENSIVE	15.00				4,221,900.00	3.40%
429.205 · Bank Charges	0.00	53,499.99	-53,499.99	0.0%	214,000.00	0.00%
430.000 · PW CAPITAL COMPREHENSIVE	0.00	53,499.99	-53,499.99	0.0%	214,000.00	0.00%
Total 430.000 · PW CAPITAL COMPREHENSIVE	39,300.00	94,999.98	-55,699.98	41.37%	380,000.00	10.34%
438.610 · Maintenance & Repairs of Roads	0.00	248,749.98	-248,749.98	0.0%	995,000.00	0.00%
454.000 · PARK CAPITAL COMPREHENSIVE	42,166.35	54,416.55	-12,250.20	77.49%	217,666.26	19.37%
471.000 · PRINCIPAL LEASES	1,219.01	4,866.48	-3,647.47	25.05%	19,465.97	6.26%
472.000 · INTEREST ON LEASES	252,478.60	2,429,811.04	-2,177,347.44	10.39%	9,719,244.57	2.6%
Total Expense	-151,628.45	-1,157,840.26	1,006,211.81	13.1%	0.00	
Net Income	Q1 2025	Q2 2025	Q3 2025	Q4 2025		
CASH ACCOUNT BALANCES	442,719.52					
PLGIT CAPITAL RESERVE	11,516.70					
CAPITAL RESERVE CASH	\$ 454,236.22	\$ -	\$ -	\$ -		
TOTAL						

Liquid_Fuels_Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
Income						
341.010 - Interest on Investments	268.86	10,000.00	-9,731.14	2.69%	10,000.00	2.69%
355.020 - State Liquid Fuels Funds	0.00	428,173.21	-428,173.21	0.0%	428,173.21	0.0%
Total Income	268.86	438,173.21	-437,904.35	0.06%	438,173.21	0.06%
Expense						
439.600 - Capital Construction	0.00	458,173.21	-458,173.21	0.0%	458,173.21	0.0%
Total Expense	0.00	458,173.21	-458,173.21	0.0%	458,173.21	0.0%
Net Income	268.86	-20,000.00	20,268.86	-1.34%	-20,000.00	-1.34%
CASH ACCOUNTS BALANCE	Q1 2026	Q2 2026	Q3 2026	Q4 2026		
LIQUID FUELS CASH	29,117.11	-	-	-		
TOTAL	\$ 29,117.11	\$ -	\$ -	\$ -		

Sewer_Operating_Fund
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
Income						
341.010 · Interest on Investments	45,252.97	24,999.99	20,252.98	181.01%	100,000.00	45.25%
364.110 · Connection/Tapping Fees	22,500.00	187,500.00	-165,000.00	12.0%	750,000.00	3.00%
364.120 · Sewer Use Fees	996,909.01	1,015,245.00	-18,335.99	98.19%	4,060,980.00	24.55%
364.130 · Reserve Capacity Fee	9,731.88	7,500.00	2,231.88	129.76%	30,000.00	32.44%
Total Income	1,074,393.86	1,235,244.99	-160,851.13	86.98%	4,940,980.00	21.74%
Expense						
429.100 · Utilities						
429.101 · PPL	8,541.52	10,749.99	-2,208.47	79.46%	17,183.71	49.71%
429.105 · MetEd	1,540.30	1,062.48	477.82	144.97%	2,452.19	62.81%
429.106 · Blue Ridge Communications	989.40	1,125.00	-135.60	87.95%	1,784.16	55.45%
429.107 · BCRA Water	265.03	424.98	-159.95	62.36%	496.40	53.39%
429.108 · PenTeleData	1,025.93	1,125.00	-99.07	91.19%	1,707.43	60.09%
429.109 · Verizon	469.17	525.00	-55.83	89.37%	782.99	59.92%
429.111 · JP Mascaró	918.35	799.98	118.37	114.8%	1,542.85	59.52%
429.112 · FUEL & HEATING OIL	0.00	1,224.99	-1,224.99	0.0%	0.00	
429.113 · Utilities- ATT Firstnet	0.00	574.98	-574.98	0.0%	852.80	0.00%
Total 429.100 · Utilities	13,749.70	17,612.40	-3,862.70	78.07%	26,802.53	51.3%
429.200 · BCRA Sewage Treatment	389,977.23	399,499.98	-9,522.75	97.62%	779,123.80	50.05%
429.244 · Operating Supplies	2,393.93				2,436.92	98.24%
429.300 · Professional Services						
429.400 · Engineering	45,892.66	43,749.99	2,142.67	104.9%	73,911.89	62.09%
429.401 · Sewer Legal	1,056.00	3,750.00	-2,694.00	28.16%	2,112.00	50.00%
429.404 · SEWER ADMIN SERVICES	49,657.20	49,657.20	0.00	100.0%	66,209.60	75.00%
429.405 · O & M	27,320.87	45,000.00	-17,679.13	60.71%	60,674.25	45.03%
429.406 · KEYSTONE ENGINEERING	0.00	3,750.00	-3,750.00	0.0%	0.00	
429.407 · Professional Services - Other	0.00	6,249.99	-6,249.99	0.0%	0.00	
429.408 · SEWER RENT	6,227.10	6,227.10	0.00	100.0%	8,302.80	75.00%
429.300 · Professional Services - Other	14,177.49				17,584.89	80.62%
Total 429.300 · Professional Services	144,331.32	158,384.28	-14,052.96	91.13%	228,795.43	63.08%
429.374 · Equipment Repair & Maintenance	77,529.96	31,249.98	46,279.98	248.1%	125,000.00	62.02%
429.376 · CONTRACTED SERVICES	2,097.00				0.00	
471.000 · Debt Principal - Long and Short						
471.200 · 1st Keystone 7.5M	0.00	0.00	0.00	0.0%	636,000.00	0.00%
471.500 · PennVest Loan	104,927.30	105,523.68	-596.38	99.44%	422,094.78	24.86%
Total 471.000 · Debt Principal - Long and Short	104,927.30	105,523.68	-596.38	99.44%	1,058,094.78	9.92%
472.000 · Debt Interest - Long and Short						
472.200 · 1st Keystone 7.5M Interest	0.00	0.00	0.00	0.0%	57,526.00	0.00%
472.500 · PennVest Loan Interest	13,911.01	13,314.60	596.41	104.48%	53,258.46	26.12%
Total 472.000 · Debt Interest - Long and Short	13,911.01	13,314.60	596.41	104.48%	110,784.46	12.56%
486.352 · Insurance Expense (Liability)	6,048.25	6,249.99	-201.74	96.77%	25,000.00	24.19%
492.100 · Transfer to Sewer Construction	0.00	750,000.00	-750,000.00	0.0%	750,000.00	0.00%
Total Expense	754,965.70	1,481,834.91	-726,869.21	50.95%	4,370,866.45	17.27%
Net Income	319,428.16	-246,589.92	566,018.08	-129.54%	570,113.55	56.03%

Sewer_Operating_Fund
 Profit & Loss Budget vs. Actual
 Q1 2026

CASH ACCOUNT BALANCES
 1st Northern Bank
 PLGIT Sewer Operations
 TOTAL

Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
Q1 2026	Q2 2026	Q3 2026	Q4 2026		
	797,483.45				
	4,338,569.21				
\$ 5,136,052.66	\$ -	\$ -	\$ -		

Sewer_Construction_Fund
Profit & Loss Budget vs. Actual

Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
Income						
341,010 · Interest on Investments	29,636.66	12,499.98	17,136.68	237.09%	50,000.00	59.27%
392,000 · Transfer from Operations	0.00	750,000.00	-750,000.00	0.0%	750,000.00	0.0%
Total Income	29,636.66	762,499.98	-732,863.32	3.89%	800,000.00	3.7%
Expense						
429,200 · General Project	10,370.00	299,874.99	-289,504.99	3.46%	1,199,500.00	0.86%
429,313 · Engineering - Collection System	122,739.35	23,749.98	98,989.37	516.8%	95,000.00	129.2%
429,740 · CAPITAL PURCHASES MACHINERY	0.00	36,750.00	-36,750.00	0.0%	147,000.00	0.0%
489,000 · Bank Fees	4.00	0.00	4.00	100.0%	0.00	0.0%
Total Expense	133,113.35	360,374.97	-227,261.62	36.94%	1,441,500.00	9.23%
Net Income	-103,476.69	402,125.01	-505,601.70	-25.73%	-641,500.00	16.13%
	Q1 2026	Q2 2026	Q3 2026	Q4 2026		
CASH ACCOUNTS BALANCE	419,569.53					
FKB MM 2021	38,600.72					
1ST NORTHERN	2,810,606.93					
PLGIT	\$ 3,268,777.18	\$ -	\$ -	\$ -	\$ -	\$ -

ARP FUND
Profit & Loss Budget vs. Actual
Q1 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	2026 Full Budget	% of Budget
Income						
341.001 - INTEREST ON INVESTMENTS	573.93	500.00	73.93	114.79%	500.00	114.79%
Total Income	573.93	500.00	73.93	114.79%		
Expense						
492.010 - TRANSFER TO GENERAL FUND	74,024.41	73,000.00	1,024.41	101.4%	73,000.00	101.4%
Total Expense	74,024.41	73,000.00	1,024.41	101.4%	73,000.00	
Net Income	-73,450.48	-72,500.00	-950.48	101.31%	-72,500.00	
CASH ACCOUNTS BALANCES	Q1 2026	Q2 2026	Q3 2026	Q4 2026		
PLGIT ARPA	121.87					
TOTAL CASH	\$ 121.87	\$ --	\$ --	\$ --		

Frank D Riehle

Henryville, PA 18332

Phone

Email:

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

May 18, 2026

Dear Board of Commissioners,

Please accept this letter as my formal expression of interest in the current vacancy on the Pocono Township Planning Commission. As a resident and local business owner within the township, I am deeply committed to the responsible development, infrastructure health, and long-term prosperity of our community.

My interest in this position stems from a strong desire to contribute to the balanced growth of Pocono Township. I believe that effective municipal planning requires a careful harmony between economic expansion and the preservation of the unique character and natural resources that make our township an ideal place to live and work. Because my daily professional work gives me a direct, hands-on perspective of our local terrain, land use, and infrastructure, I am eager to bring that practical insight to the review of subdivision and land development plans.

Furthermore, I deeply value the importance of objective, rule-based decision-making. I am committed to thoroughly studying and upholding the standards set forth in both our local zoning ordinances and the Pennsylvania Municipalities Planning Code. I understand the responsibilities of this volunteer role and am fully prepared to dedicate the necessary time to review agenda packets in advance and participate actively in the scheduled meetings on the second and fourth Monday of each month.

Thank you for your time, your service to our township, and for considering my application for this role. I look forward to the possibility of discussing how my background, practical experience, and dedication to Pocono Township can benefit the Planning Commission and the community at large.

Sincerely,

Frank D Riehle

Frank D. Riehle

Summary of Qualifications:

- Versatile skill set with experience in research, data analysis, and problem solving
- Quick learner adaptable to new product knowledge and new computer skills to achieve management goals.
- Evaluation of products and services to best fit client needs.
- Understanding and implementation of a variety of computer software platforms -automotive and business- Google Office Suite, Microsoft Word, Excel, Access--to achieve project goals. NY Life Proprietary Software.Yardbook specialized, cloud-based business management software for the landscaping and lawn care.
- Effective verbal/written communication skills.
- Ability to work independently as well as part of a team.
- Attention to detail and excellent organization skills.9

Relevant Work Experience:

- SimplyLawns by Frank– Owner– May 2018 to Present**
 - Manage all advertising, estimating, contract writing, billing, collections, and customer communications
 - Organize all scheduling, routing, and materials for all job sites
 - Maintain and repair all equipment for the business
 - Perform all job site duties per customer contracts and property specifications.

Education:

- East Stroudsburg University, East Stroudsburg PA Graduated 2017--B.S. Business Administration**
 - Major: Business Management Concentrations: Finance and Entrepreneurship**
 - Program Coursework:** Financial Management, Small Business Management, Entrepreneurship, Quantitative Business Analysis, Investment Management, Human Resource Management, Business Ethics,
- Sussex County Community College, Newton, NJ. Graduated 2013-A.S. Business Administration**
 - Program Coursework:** Business Law, Business Management, Financial Accounting, Managerial Accounting, Marketing, Microeconomics, Statistics.
- Lincoln Technical Institute, Union, NJ Graduated 1994—Auto Technician Degree.**

Previous Work Experience:

New York Life Mutual Insurance Company, Scranton, PA- Life Insurance Agent, March 2014 – March 2016

- Consulted/conferenced with clients, scheduled clients for necessary underwriting requirements, utilized proprietary software to run product illustrations for clients.
- Searched local business and mortgage databases to target likely clients, researched/analyzed company websites to pinpoint potential matches for guaranteed issue and simplified issue VPDs.
- Maintained/updated client phone database, produced and distributed mass-mailings, maintained client files.

Professional Certifications:

- Pennsylvania Producer License with the following lines of authority—life, health insurance, and fixed annuities
- New Jersey Producer License with the following lines of authority—life, health insurance, and fixed annuities

Previous Work Experience:

Automotive Technician Experience: 1993-2013

- Managed Customer relations including communication of both problems and solutions, translating computer diagnostics into laymen terms, and test driving vehicles with customers to determine and validate vehicle problems as well as solutions.
- Analyzed vehicle problems using computer diagnostics, multimeters, stethoscopes, fiber-optic cameras; diagnose specific codes to determine proper repair; acquire appropriate parts and customer approval of the final repair; perform final repair and verify vehicle problem has been corrected.
- Paper Documentation of all phases of the vehicle repair process from analysis of problems to verification of repair.
- Continuing education to keep updated with current technology— Wi Tech, ISIS, and DRB Diagnostic Applications.

SUMMARY/QUALIFICATION

- Over 40 years as a Clinical development professional, with 25 years of global project management/team leader experience for Phase 1-4 clinical trials.
- I am an innovative leader, taking my passion for development of safe efficacious therapies and translating that to the growth and personal development of study management teams and the successful completion of clinical programs.
- I have successfully been part of multiple transitions facing clinical development, having gone from pen and paper documentation to laptop to AI.
- Travel capabilities up to 25%

Project Manager/Team Lead: Managed individuals and cross-functional teams which included training and personal development at both global and local levels; project management including timelines, finances, resources, strategy, audit management, and risk management/mitigation. Also integration of study teams from acquired company into parent organization.

Therapeutic Area/Product Experience: rare disease (hemophilia, immune thrombocytopenia, hypoparathyroidism), cardiovascular (hypertension, angina, dysrhythmia, heart failure), osteoporosis, gastrointestinal, imaging agents, central nervous system (epilepsy/migraine/MS), oncology, auto-immune disease (arthritis).

Subject Matter Expert: Informed Consent, Observational Trials, and Patient Advocacy.

PROFESSIONAL EXPERIENCE

Associate Director, Oncology

ICON(FSP to Pfizer) Jul 2022 -Current

- Leading vendor management for Phase II and Phase III oncology program, providing oversight, budget control, and recommendations to management on vendor performance.
- Lead transition from Seagen Phase III oncology study to Pfizer.
- Integrated into the use of Pfizer systems for audits and day to day operations

Lead Global Study Manager, Rare Blood Disease Sanofi

Jul 2019 – June 2022

- Worked to integrate the procedures and processes central to the development of rare blood disease therapies from Bioverativ and Principia to Sanofi, including the integration of personnel and ongoing/in development studies
- Provided solutions within the study team to maintain continuity to the hemophilia and immune thrombocytopenia programs in the transition from separate companies to a unified organization
- Led global study teams in the successful development of an observational study and development and completion of the pediatric study in hemophilia and phase 2 immune thrombocytopenia

- Provided input based upon regulations and experience to help improve systems within Sanofi for more efficient reporting and program development; this has led to my extending proposals to the CEO which are under consideration

Leader, Clinical Operations**Bioverativ****Aug 2018 – Jun 2019**

- Partners with Clinical Development and other functions to develop operationally feasible and clear protocol concepts and final protocols.
- Leverage phase and operational expertise to establish study level operational strategy in alignment with the Clinical Development Plan (CDP) and program level strategy.
- High level oversight of clinical studies by establishing the operational strategy and securing excellence in execution through the CRO partner.
- Leverage appropriate ongoing data review to identify and mitigate patient safety, study design, data integrity or study conduct issues
- Ensure all operational aspects support end point integrity and data validity.
- Able to think strategically to best position a study within the current Clinical Development Plan, based on changing internal and external landscapes within phase, disease or therapeutic area.
- Chairs clinical development team meetings and drives effective and efficient team operations through communication, goal setting and strategy implementation
- Has a robust understanding of the study design including rationale, end points and patient population, and will ensure that the operational strategy supports both feasibility and scientific integrity. Develops and leverages Phase expertise (e.g. Phase I, II, III, IV), therapeutic knowledge, as well as internal and external data to develop protocols and experts operational strategy for one or more clinical studies.
- Builds a rich knowledge of specific Area(s) of Expertise within a phase.
- Utilizes operational expertise and scientific assessment to evaluate study feasibility: assess end point measurement options, and ensure the successful execution of study(ies).
- Seeks interdependencies and synergies with other trials and programs to enhance excellence in planning and execution across all studies in a phase
- Follows established procedures and SOPs; seeks ways to improve and streamline processes to support the GCO CRO outsourcing model; provides feedback via appropriate channels for opportunities to improve processes or set best practices
- Is an advocate for the COL group and a visible contributor and vehicle to promote interaction
- Provides oversight to study support staff (ie CTL, CTA)
- Actively participates in initiatives and process improvements contributing to functional excellence in Clinical Operations

Assoc. Director, Clinical Operations Lead**Biogen-Idec****Jan 2018 – Jun 2018**

- Reorganized ShareNet filing from two years of no entry to auditable status
- Implemented two new programs in Medical Evidence Research Innovation department

- Oversaw program roll-out of novel patient evaluation tool in four major markets
- Implemented risk management program in EMR program
- Responsibilities include:
 - Quality Assurance within Value Based Medicine department, which expanded to Medical Evidence Research and Innovation (created within Medical Affairs)
 - Leading SMT for novel longitudinal multi-center, multi-protocol program for the study of long-term treatment of Multiple Sclerosis
 - Establishment of Quality procedures for implementing non-interventional trials, including use of Microsoft Project

Senior Clinical Trial Manager Regeneron Pharmaceuticals May 2013 – Dec 2017

- Started patient advocacy program for clinical trial management (arrangement of speakers and presentations, initial contacts of advocacy groups)
- Created standardized informed consent forms; created procedure and country insurance library for company-wide use as the Subject Matter Expert for Informed Consent.
- Operations lead for Phase 1 (respiratory, oncology, and bone disease) and Phase 3 (dermatitis, cardiovascular) studies
- Responsibilities include:
 - Creation and maintenance of study timelines (Microsoft Project),
 - Creation of study budget, including development of rfps and review of proposals for vendors,
 - Study Team Lead, providing leadership of cross-functional team and oversight of CROs
 - Lead for site audits and CAPA responses for both individual sites
 - Assisting Clinical Compliance in the investigation and resolution of Serious Noncompliance issues for sites, CROs, and central labs
 - Scheduling and review of CRO oversight visits and reports

Director Level Consultant NPS Pharmaceuticals Oct 2012 – May 2013

- Provided follow-up to FDA review of NPS Pharmaceuticals audit for NDA
- Developed proposal for medical center clinical research program

Director of Project Management Tarsa Therapeutics Jan 2010 – Aug 2012

- Project manager coordinating CMC, Preclinical, Clinical, and Regulatory activities for the development of osteoporosis drug
- Aligned finances company-wide with corporate goals by use of Microsoft Project and coordination of Legal, Finance, and Project Management
- Responsibilities included Microsoft Project used to coordinate clinical study, manufacturing of IP and approved drug production, regulatory, and marketing.
- QA of investigative sites and CRO
- Development of SOPs for QA processes

Director of Clinical Operations NPS Pharmaceutical May 2004 – Oct 2009

- Joined company as Clinical Research Manager and was promoted to Associate Director then director based on demonstrated success in managing projects (brought Teduglutide in under budget and ahead of time and elimination of NPS1776 program)
- Managed clinical operations (timelines, resources, personnel) for all clinical development of PREOS (osteoporosis), Teduglutide (GI indications), and D-Serine (CNS indications)

- Created programs (timelines, resources, study outlines, and budget) for radiation/chemo-induced enteritis, hypoparathyroidism, and epilepsy programs
- Managed transition of clinical development programs from single location resource to new virtual environment using multiple CRO
- Coordinated NDA planning teams in Salt Lake City, Utah and Parsippany, NJ for teduglutide submission
- Responsibilities included:
 - Leading clinical operations teams in monitoring and site management
 - Program planning using Microsoft Project and Excel to development phase 1-4 programs in development of three different agents (GI, CNS, Metabolics) to include required protocols, human and financial resources required, and timelines
 - Audits of clinical sites and training of personnel in risk management and mitigation
 - QC'ed Trial Master Files

Global Study Manager**Hoffman-LaRoche, Inc.****Dec 1996 – May 2004**

- Successfully piloted first large (525 patient) study using Remote Data Entry system which became the company standard
- Completed peg-interferon Phase III study for Hepatitis C indication which was stalled, saving both time and money
- Became Study Management Team Leader for Global Phase III study 4 months after starting at Hoffmann-La Roche
- Operations lead for Phase III cardiovascular, oncology, Hepatitis C, and pediatric obesity

**Clinical Program Manager,
Senior Clinical Scientist****Squibb Diagnostics/Bracco
Diagnostics, Inc.****March 1990 – Nov 1996**

- Initiated the use of teleconferencing to expedite the start-up of a multicenter trial
- Operations lead for the Phase IV/Physician IND programs
- Created training and development program for CRAs saving time in getting employees up to speed and working independently, creating more value both for the company and employees by reducing training time while establishing quality

EDUCATION

MBA in Management, Lake Forest Graduate School of Management, 1990

BS in Environmental Science/Biology, Bradley University, 1978

CONTINUING EDUCATION

- Project Management-2006
- Compliance Training-2005
- Risk Management-2001
- Working at Non-co-located sites-2000

PUBLICATIONS

Marier JF , Beliveau M , Mouksassi MS , Shaw P , Cyran J , Kesavan J , **Wallens J** , Zahir H , Wells D , Caminis J . Pharmacokinetics, Safety, and Tolerability of Teduglutide, a Glucagon-Like Peptide-2 (GLP-2) Analog, Following Multiple Ascending Subcutaneous Administrations in Healthy Subjects. J Clin Pharmacol. 2008 Nov;48(11):1289-99

Freeland-Graves J, Simenchek C, Feder D, Llanes C, Kim S-Y, Carpenter J, Graves G, **Wallens J**. The effect of PGA on the pharmacokinetics of manganese (Mn) in LumenHance® in normal volunteers. Presented at the 95th Annual Federation of American Societies for Experimental Biology (FASEB) Meeting; April 9-13; Atlanta, GA

Freeland-Graves J, Horton M, Grider A, Simenchek C, Feder D, Llanes C, Kim S-Y, Carpenter J, **Wallens J**, Graves C. Pharmacokinetics of manganese in the imaging agent LumenHance® in normal volunteers and patients with gastrointestinal pathology. Presented at the Fourth Annual International Society of Trace Elements Research in Humans (ISTERH) Meeting; September 25-28, 1995; Taormino, Italy

TECHNICAL SKILLS

- Microsoft Office (Project, Excel, Word, Lync, Powerpoint, Teams)
- ClearTrials
- Clarity
- Phlex and Veeva (eTMF systems)
- PleaseReview
- PDWare
- Visio
- Docutrak
- Adobe Acrobat
- Control Room
- Harmony
- Zoom and Skype

Fw: Planning committee

From Patrick Briegel <pbriegel@poconopa.gov>

Date Sat 5/23/2026 4:11 PM

To Erica Tomas <etomas@poconopa.gov>; Krisann MacDougall <kmacdougall@poconopa.gov>

Fyi...

Kind Regards,
Patrick Briegel
Director of Public Works
Pocono Township

From: William Lynch <wlynch@poconopa.gov>

Sent: Saturday, May 23, 2026 11:34:02 AM

To: Patrick Briegel <pbriegel@poconopa.gov>

Subject: Planning committee

Hello my name is William Lynch, 36 years old and a lifelong resident of Bartonsville in the Laurel Lake community, and I would like to volunteer to the open position in the planning committee. My time spent as a union member and shop steward for the UAW Region 9, Local 1612 has taught me about the importance of social responsibility to our community and our neighbors and has given me experience with the challenges that may arise in seeking compromise amongst a multitude of desires which this position must take into account and represent with integrity, I also feel that my age allows me to understand the history of this town and its roots that the older generations hold high as well as the desire for progress and future opportunities for the youth in our town and their future here. If accepted I intend to do my due diligence and learn whatever may be necessary in order to carry out the task expected of me to the best of my ability.

Thank your consideration

RESOLUTION NO. 2026-23

**A RESOLUTION OF POCONO TOWNSHIP
ADOPTING AN UPDATE TO THE ACT 537 SEWAGE FACILITIES PLAN OF
POCONO TOWNSHIP,
MONROE COUNTY, PENNSYLVANIA (hereinafter "the municipality")**

WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535 No. 537, known as the "Pennsylvania Sewage Facilities Act", as amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the Municipality to adopt an Official Sewage Facilities Plan (Act 537 Plan) providing for wastewater treatment and disposal services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the wastewater disposal needs of the municipality, and

WHEREAS, Reilly Associates has prepared an Act 537 Plan Update which provides an updated plan for sewage facilities in portions of Pocono and Stroud Township, and

WHEREAS, this Plan Update is to document the purchase of the Penn Estates sanitary sewer collection, conveyance and treatment system owned by Nexus Water Group. The sanitary sewer collection, conveyance and treatment system will be purchased by the Pennsylvania American Water Company.

WHEREAS, Pocono Township finds that the Plan described above conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED AND ENECATED by Pocono Township hereby adopt and submit to the Department of Environmental Protection for its approval the above reference Facility Plan. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Facilities Act as amended).

Resolved and enacted this ___ day of _____, _____.

ATTEST

POCONO TOWNSHIP

Secretary

Chairman

POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026-24

A RESOLUTION OF THE POCONO TOWNSHIP BOARD OF COMMISSIONERS FOR PREPARATION AND SUBMISSION OF DECLARATIONS OF TAKING AND RELATED DOCUMENTATION FOR THE CONDEMNATION OF LAND FOR RIGHT-OF-WAY AND AERIAL EASEMENT FOR PUBLIC ROADWAY IMPROVEMENTS IN THE TOWNSHIP OF POCONO, MONROE COUNTY PENNSYLVANIA

WHEREAS, the Township of Pocono, Monroe County, Pennsylvania (the "TOWNSHIP") is a First-Class Township of the Commonwealth of Pennsylvania, with its municipal offices located at 112 Township Drive, Tannersville, PA 18372; and

WHEREAS, the TOWNSHIP has the power to exercise eminent domain in accordance with the provisions in the Pennsylvania Eminent Domain Code of 1964, 26 Pa.C.S.A. § 101, et seq., as amended (the "Code"); and

WHEREAS, the TOWNSHIP, in accordance with its powers, has undertaken a project (the "Project") consisting of, among other things, traffic improvements by way of construction of a traffic circle at the intersection Fish Hill Road and Learn Road in the Township; and

WHEREAS, in order to complete the Project, the TOWNSHIP must also effectuate eminent domain for right-of-way and aerial easement on, in, under, above, over, across and through certain portions land located on Monroe County Tax Parcel 12.8.1.84 and more fully identified in the attached **Exhibit "A"**, Monroe County Tax Parcel 12.8.1.84-1 and more fully identified in the attached **Exhibit "B"**, and Monroe County Tax Parcel 12.8.1.32 and more fully identified in the attached **Exhibit "C"**.

NOW THEREFORE, be it **RESOLVED**, and it is **RESOLVED** by the TOWNSHIP as follows:

1. That the Solicitor is hereby authorized and directed to prepare, and the proper officers to execute, Declarations of Taking for right-of-way and aerial easement on the properties identified in **Exhibit "A"**, **Exhibit "B"** and **Exhibit "C"**, and Notices of Condemnation in accordance with the provisions of the Code.

2. That the Solicitor is hereby authorized and directed to file the Declarations of Taking in the Office of the Prothonotary of Monroe County.

3. That the Solicitor is hereby authorized and directed to record the Notices of Filing of the Declarations of Taking in the Office of the Recorder of Deeds of Monroe County.

4. That the TOWNSHIP, acting by its Solicitor, is hereby authorized and directed to pay, or offer to pay, within sixty (60) days from the filing of the above-mentioned Declarations of Taking, just compensation to condemnees as provided in Section 407 of the Code.

5. That the Solicitor is hereby authorized and directed to send the Notices required by Section 405 of the Code to the record owners of properties in the condemnation areas by certified mail or by publication, if necessary.

6. In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Resolution, it being the intent of this Board that such remainder shall be and shall remain in full force and effect.

7. All resolutions or parts of resolutions, insofar as the same shall be inconsistent herewith, shall be and the same expressly are hereby repealed.

8. That the institution of such proceedings, and any compensation which may be agreed upon or awarded to any party in interest, including the owners of the properties, shall be paid out of the funds of the Township.

9. That this Resolution shall take effect immediately.

DULY ADOPTED, this _____ day of _____, 2026 by the Board of Commissioners of the Township of Pocono , Monroe County, Pennsylvania, in lawful session duly assembled.

ATTEST:

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

By: _____
Patrick Briegel, Interim Township
Manager

By: _____
Ellen Gnandt, President

EXHIBIT "A"

Scott Realty PA, LLC

EXHIBIT "B"

330 Learn, LLC

EXHIBIT "C"

First National Bank of Pennsylvania

**Pocono Township Board of Commissioners
Regular Meeting Minutes
June 1, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on June 1, 2026 and was opened by Chair Ellen Gnadtt at 6:00 p.m. followed by the Pledge of Allegiance.

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

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

Announcements – Time Stamp: 6:01

- An Executive Session was held prior to this meeting for personnel matters.
- Presidents Opening remarks regarding meeting protocol and decorum.
- Ellen Gnadtt made a motion, seconded by Natasha Leap, to approve the agenda. Roll Call: Ellen Gnadtt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.

Public Comment

Time stamp: 6:05 – Cheryl Parks – Quality of life

Time stamp: 6:08 – John Burns – MCTI rezoning

Time stamp: 6:13 – Karen Doliden – Sewer line location

Time stamp: 6:16 – Lonnie Burns – MCTI impact

Time stamp: 6:19 – Lue Ginsburg – Stop signs & speeding

Time stamp: 6:20 – Jim Pellegrini – Electronic speed sign location

Time stamp: 6:21 – Patrice Lannucci – Facebook Settings and Decorum

Time stamp: 6:24 – Josh Knapp – Core5 not good neighbors

Time stamp: 6:27 – Joyce Parks (non-resident) Core5 comments

Resolutions

- Time stamp: 6:29 - Ellen Gnadtt made a motion to approve Resolution 2026-21 outlining the Pocono Township Social Media Policy. No second, motion died.
- Time stamp: 6:34 – Ellen Gnadtt made a motion, seconded by Matt Long, to postpone Resolution 2026-22 Fee Schedule for Public Assemblies and Special Events. All in favor. Motion carried.

Old Business

- Time stamp: 6:31 - Ellen Gnadtt made a motion, seconded by Natasha Leap, to approve the minutes of the May 4th meeting. All in favor. Motion carried. Discussion took place at this time regarding changes to the May 18th's minutes by Charles Keppler and Patrice Lannucci.
- Time stamp: 6:33 - Solicitors' findings on deed restrictions regarding MCTI.
- Time stamp: 6:34 – Ellen Gnadtt made a motion, seconded by Matt Long, to Postpone the MCTI rezoning map and authorization of solicitor to advertise public hearing until the next BOC meeting. All in favor. Motion carried.

Consent Agenda

- Time stamp: 6:35 - Ellen Gnadtt made a motion, seconded by Mike Velardi, to approve the minutes of the May 18, 2026 regular meeting of the Board of Commissioners with the changes mentioned during the motion for the minutes of the 4th. All in favor. Motion carried.
- Time stamp: 6:36 - Ellen Gnadtt made a motion, seconded by Natasha Leap, to approve the 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: Charles Keppler questioned why Taylor

Munoz's name still is appearing on an invoice in addition to a charge for a conversion bolt. All in favor. Motion carried.

NEW BUSINESS

- Time stamp: 6:38 - Ellen Gndt made a motion, seconded by Mike Velardi, to update the hourly rate increase to \$91.59 for police services at MCTI. All in favor. Motion carried. Discussion: lengthy discussion was had by the board on the hourly rate. J. Pellegrini questioned the process. Frank Reilly voiced his opinion. Patrice Lannucci questioned the contract.
- Time stamp: 6:49 - Ellen Gndt made a motion, seconded by Natasha Leap to renew the MCTI contract at the same terms. Discussion: Frank Reilly – review contract first. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.
- Time stamp: 6:50 - Mike Velardi made a motion, seconded by Ellen Gndt, to waive pavilion #3 rental fees for Pocono Mountain East Boys' Volleyball. All in favor. Motion carried.
- Time stamp: 6:51 – Natasha Leap made a motion, seconded by Matt Long, to waive pavilion #2 rental fees for Monroe County Special Olympics (Nonprofit). All in favor. Motion carried.
- Time stamp: 6:51:21 – Ellen Gndt made a motion, seconded by Natasha Leap, to discuss proposed ordinance(s) concerning the use of public property for assemblies and organized gatherings, and to authorize solicitor review prior to advertisement. **Motion has been withdrawn after discussion.**
- Time stamp: 6:55 - Charles Keppler made a motion, with no second, to refer draft of Public Gathering and Protest Ordinance to the township Solicitor for review and possible advertisement for Public Hearing for adoption Charles Keppler made a motion, seconded by Ellen Gndt for discussion, to postpone to a special meeting with a date to be determined to work through the differences between the two drafts. Lengthy discussion took place among the board. The board became confused as to what motion was on the table. Roll call: Ellen Gndt, nay; Natasha Leap, nay; Mike Velardi, nay; Matt Long, nay; Charles Keppler, aye. Motion failed.
- Time stamp: 7:01 - Charles Keppler made a motion, seconded by Matt Long for discussion, to refer draft of Public Gathering and Protest Ordinance to the township Solicitor for review and possible advertisement for Public Hearing for adoption. Lengthy discussion took place. Roll call: Ellen Gndt, nay; Natasha Leap, nay; Mike Velardi, nay; Matt Long, aye; Charles Keppler, aye. Motion failed.
- Time stamp: 7:38 - Ellen Gndt made a motion, seconded by Natasha Leap, to authorize township solicitor to review both ordinances, draft and advertise the hearing for the proposed changes to the Park Ordinance. Discussion: Time stamp: 7:39 Frank Reilly – read a statement. Time stamp: 7:40 Jim Pellegrini – commented on the oversight of the ordinance draft. Time stamp: 7:42 Lew Ginsburg – stated his view. Time stamp: 7:42:42 Josh Knapp – First Amendment stats. Roll call: Ellen Gndt, aye; Natasha Leap, aye; Mike Velardi, aye; Matt Long aye; Charles Keppler, nay. Motion carried.
- 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)**
- Time stamp: 7:46 - Ellen Gndt made a motion, seconded by Mike Velardi, to reject all Materials Bids received. All in favor. Motion carried.
- Time stamp: 7:48 - Ellen Gndt made a motion, seconded by Mike Velardi, to waive the zoning permit fees for the Pocono Heritage Land Trust Trail Head Sign. All in favor. Motion carried.

Personnel

Commissioner Comments

Ellen Gndt – President - Time stamp: 7:48

- 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 Time stamp: 7:49:34

- Data Center information

Charles Keppler – Commissioner Time stamp: 7:51

- PMCCCI
- Data Center Overlay Repeal

Reports

Police – James Wagner, Chief

Public Works & Manager Report – Time stamp: 7:55

- Township space for HOA meeting requests.
- TLC Park Bridge Construction
- Dog park incident addressed by the police.
- Touch a Truck event this weekend at the old municipal building with the fire company selling food.
- Change out of Valve Station One this week.

Zoning Report-SFM Consulting – Time stamp: 7:57:47 – Paul Morgan went over the status of the zoning department along with upcoming zoning hearings.

Time stamp: 8:05 – Charles Keppler had follow-up questions for Pat Briegel regarding the following:

- AED program
- Pocono Land Trust trail from Old Mill to TLC Park

Township Engineer Report- Jon Tresslar – Time stamp: 8:08

- Swiftwater Solar – DEP hearing regarding dirty water discharges.
- Inspection work on current projects under construction
- TLC Park Bridge replacement
- PennBid – future bid options

Township Solicitor Report-Leo V. DeVito. – Time stamp: 8:11:37

- Draft of the proposed amendment for the data center ordinance has been circulated.
- Sewer Rules and Regulations
- Time stamp 8:14:41 Charles Keppler questioned the data center overlay draft

Adjournment –Ellen Grandt made a motion, seconded by Matt Long, to adjourn the meeting at 8:15 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Monday June 15, 2026

SUMMARY

Ratify

General Fund	\$	3,194.43
Payroll	\$	169,221.03
Sewer Operating	\$	25,316.83

Bill List

TOTAL General Fund	\$	316,497.02
TOTAL Sewer OPERATING Fund	\$	157,372.47
TOTAL Sewer CONSTRUCTION Fund	\$	16,640.43
TOTAL Capital Reserve Fund	\$	9,920.90
TOTAL EXPENDITURES	\$	698,163.11

Fire Tax Disbursement	\$	37,737.75
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Budget Adjustments

General Fund-Budget Appropriations	\$	13,793.00
<u>Budget Appropriations</u>	\$	13,793.00

<u>Total ARPA Transfers</u>	\$	122.57
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Notes:

POCONO TOWNSHIP CHECK LISTING Monday June 15, 2026

General Fund

Payroll

Date	TYPE	Vendor	Memo	Amount
06/08/2026	TRANSFER ADP		PAYROLL 5/25/26 - 6/7/26	\$ 169,221.03
TOTAL PAYROLL				\$ 169,221.03

General Expenditures

Date	Check	Vendor	Memo	Amount
06/01/2026	4065	Villani Rental Company	6/6/26 Event Bounce House	275.00
06/01/2026	4066	Blue Ridge Communications	TLC Internet	54.95
06/04/2026	4068	PENTELEDATA	Police & Heritage Ctr Internet	846.13
06/04/2026	4069	PENTELEDATA	Old Mill Rd & TWP Dr Internet	394.89
06/08/2026	4070	PPL Electric Utilities	Alger Ave Area Light	16.57
06/08/2026	4071	PPL Electric Utilities	Sullivan TR & Rt 715 Traffic Light	51.25
06/08/2026	4072	PPL Electric Utilities	Brookdale Rd Traffic Signal	71.65
06/08/2026	4073	PPL Electric Utilities	Kenny's Way Cottage 1	16.61
06/08/2026	4074	PPL Electric Utilities	Winding Cr Rd Area Light	16.36
06/09/2026	4075	PPL Electric Utilities	LED Street Lights	1,451.02
TOTAL General Fund Bills				\$ 3,194.43

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
05/28/2026	1693	MET-ED	PS 4 Electric	435.25
05/29/2026	1694	First Keystone Community Bank	Commercial Loan Interest	24,540.83
06/04/2026	1695	PENTELEDATA	Pump Stations Internet	340.75
TOTAL Sewer Operating Fund				\$ 25,316.83

TOTAL General Fund

TOTAL Sewer Operating

TOTAL

	3,194.43
\$	25,316.83
Authorized by:	
\$	28,511.26
Transferred by:	

POCONO TOWNSHIP CHECK LISTING

Monday June 15, 2026

General Fund

Date	Check	Vendor	Memo	Amount
06/09/2026	4076	American Heritage Life Insurance Company	Supplemental Insurance	472.36
06/09/2026	4077	ARGS Technology, LLC	TWP& Park Services	14,038.14
06/09/2026	4078	Aspen Pest Control, LLC	Old Mill Rd Winter Service	181.00
06/09/2026	4079	Auto Parts of Tannersville, Inc.	Auto Parts	1,944.49
06/09/2026	4080	Best Auto Service & Tire Center	Auto Service	79.98
06/09/2026	4081	Blue Ridge Communications	Police & TWP Phones	323.25
06/09/2026	4082	Broadhead Creek Regional Authority	Twp Drive & Kenny's Way Sewer	247.50
06/09/2026	4083	Cintas Corp.	TWP Mats, Uniforms & Toiletries	1,845.89
06/09/2026	4084	Covert, Kylie	5/27/26 Vest Carrier Reimb	299.00
06/09/2026	4085	DES-CPR, Inc.	Pocono TWP Recycling	50.00
06/09/2026	4086	Fry's Plastic, LLC	Supplies	2,615.64
06/09/2026	4087	Furno Mech Contracting & Furno Fuels	5/19/26 A/C Service on Units 12 & 14	797.50
06/09/2026	4088	Gleco Paints, Inc.	Paint for Roads	119.14
06/09/2026	4089	Gotta Go Polites, Inc.	Touch A Truck & TLC Rental	635.00
06/09/2026	4090	Grant Success Lab	June 2026 Retainer	4,100.00
06/09/2026	4091	GreatAmerica Financial Services Corp.	Mailroom Copier	192.64
06/09/2026	4092	H. M. Bears, Inc.	May 2026 SEO Services	2,450.00
06/09/2026	4093	Highway Equipment & Supply Co.	Track RU 2ea	4,873.36
06/09/2026	4094	Jan-Pro of NEPA	Cleaning	2,520.12
06/09/2026	4095	Kimball Midwest	Washer, Cutoff Wheel, Paint Markers, Cable Ties	536.93
06/09/2026	4096	Lauter, Kevin	6/7/26 Boot Reimb	124.98
06/09/2026	4097	Locust Ridge Quarry	AAASHTO #3 32.78 Ins	1,932.36
06/09/2026	4098	MacDougall, Krisann	4/27/26 thru 6/4/26 Mileage Reimbursement	62.50
06/09/2026	4099	Medico Construction Equipment Inc.	Parts for Paver	941.73
06/09/2026	4100	Monroe County Control Center	Q3 2026 Dispatch Fees	32,967.08
06/09/2026	4101	Monroe County Industrial Development Auth	2026 Camelback TIF	193,782.18
06/09/2026	4102	Mountain Valley Landscaping	6/3 & 4/2026 Rental for Vegetation Control	550.00
06/09/2026	4103	MRM Workers' Compensation Pooled Trust	Install 10 of 12	19,249.31
06/09/2026	4104	Nationwide - 457	457 Plan Pay 12, 2026	5,468.71
06/09/2026	4105	NEPA Business Technologies LLC	June 2026 Phone Support	98.00
06/09/2026	4106	P & D Emergency Services	Truck 1 Service	521.70
06/09/2026	4107	Pocono Locksmith	6/1/26 Service Call	1,453.00
06/09/2026	4108	Pocono Record	1328 Golden Slipper RD Variance	411.83
06/09/2026	4109	Portland Contractors, Inc.	May 2026 Monthly Fee	365.00
06/09/2026	4110	Ray Price Ford MI, Pocono	Insulator for MVP Truck 7	15.90
06/09/2026	4111	Sarcinello Planning & GIS, LLC	May 2026 Services Zoning Ordinance Update	1,660.37
06/09/2026	4112	Southern Petroleum Laboratories Inc (SPL)	Mtn View Park Seasonal Bath House	373.00
06/09/2026	4113	Sparkle Car Wash on 248 LLC	Police Car Washes May 2026	39.48
06/09/2026	4114	Strand Pool Supply LLP	Powder Replacement, Titrating Reagent	32.70
06/09/2026	4115	Suburban Propane	87 Octane & Diesel fuel	6,127.64
06/09/2026	4116	Teamster Local 773 - Non-Uniform	Apr 2026 Union Dues	947.00
06/09/2026	4117	Teamster Local 773 - Non-Uniform	May 2026 Union Dues	1,007.00
06/09/2026	4118	Teamster Local 773 - Police	Apr 2026 Police Union Dues	1,865.00
06/09/2026	4119	Teamster Local 773 - Police	May 2026 Police Union Dues	1,865.00
06/09/2026	4120	Zuwich, Regina	3/20 thru 6/5/26 Mileage Reimbursement:	51.62
06/10/2026	4121	Staples	Office Supplies Summ 7010195494	147.43
06/10/2026	4122	Tornarilis-Simerson, Nicole	D-2026-12 Driveway Permit Overpayment Refund	50.00

06/10/2026 4123 Broughal & DeVito, L.L.P.

Legal General Billing File 2026

6,064.56
TOTAL GENERAL FUND \$316,497.02

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
06/09/2026	1696	Aspen Pest Control, LLC	Pump Stations 1 thru 5 Pest Treatment	213.00
06/09/2026	1697	BLUE RIDGE COMMUNICATIONS	PS 1 & 2 Phone	132.46
06/09/2026	1698	BRODHEAD CREEK REGIONAL AUTHORITY	Jun 2026 O&M	129,161.75
06/09/2026	1699	BRODHEAD CREEK REGIONAL AUTHORITY	Manko/Gold/Katcher/Fox Inv 12408-00009-129642	2,023.77
06/09/2026	1701	Evoqua Water Technologies LLC	PS 5 Bioxide Treatment 5/1/26	12,590.75
06/09/2026	1702	PA One Call System, Inc.	Sewer Mapping	82.28
06/09/2026	1703	Southern Petroleum Laboratories, Inc.	Monthly NPDES	672.00
06/09/2026	1704	EEMA Operations LLC	June 2026 O&M	10,667.21
06/10/2026	1705	BROUGHAL & DEVITO, L.L.P.	Matter 289-14PT0012 Sewer Matters	600.00
06/10/2026	1706	BROUGHAL & DEVITO, L.L.P.	Matter 289-3043-26 General Billing File 2026	1,229.25
TOTAL Sewer Operating Fund				\$157,372.47

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
06/09/2026	1053	E.F. Possinger & Sons, Inc.	5/17-5/23/26 Tri-Axle Loads of Screened Fill	150.00
06/09/2026	1054	Fry's Plastic, LLC	Old Mill Rd Sewer Line Supplies	299.29
06/09/2026	1055	GAYLE CORPORATION	Pump Rebuild/Repair	16,191.14
TOTAL Sewer Construction Fund				\$16,640.43

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
06/10/2026	1179	AT&T Mobility	Nexivity Shield MegaF1	1,140.90
06/10/2026	1180	Kimmel Architecture, Inc.	Renovate NCC Campus Bldg Phase I & II 24-055 - Police Wing	8,780.00
TOTAL Capital Reserve Fund				\$9,920.90

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
06/05/2026	1074	Pocono Township Volunteer Fire Co	2026 Pmt 3 and Int A	37,737.75
TOTAL Fire Tax				\$37,737.75

General Fund	\$	316,497.02
Sewer Operating	\$	157,372.47
Sewer Construction Fund	\$	16,640.43
Capital Reserve	\$	9,920.90
TOTAL	\$	538,168.57

Authorized by: _____
Transferred by: _____

Monday June 15, 2026

GENERAL FUND		FROM		TO		Amount	Explanation
		Amount		Amount			
406.374	Gen Govt Office Equipment Maint	\$ 98.00	405.460 Secretary Meetings & Training	\$ 98.00			Line needs to be increased to meet expenses for the remainder of the year
		\$ 195.00	402.460 Fin Admin Meetings & Training	\$ 195.00			Line needs to be increased to meet expenses for the remainder of the year
409.361	New Building Utilities & Maint	\$ 8,000.00	407.451 Gen Gov't IT Contracted Svcs	\$ 8,000.00			Line needs to be increased to meet expenses for the remainder of the year
		\$ 5,000.00	405.124 Secretary OT	\$ 5,000.00			Line needs to be increased to meet expenses for the remainder of the year
454.238	Park Uniforms	\$ 500.00	454.451 Park Vehicle Maintenance	\$ 500.00			Line needs to be increased to meet expenses for the remainder of the year
TOTAL ADJUSTMENTS		\$ 13,793.00		\$ 13,793.00			

POCONO MOUNTAIN COUNCIL OF GOVERNMENTS

5520 MUNICIPAL DRIVE, TOBYHANNA, PA 18466- 570.894.8490 EXT 3 *FAX 570.894.8413

May 4, 2026

Dear Municipal Leaders and Community Members,

On behalf of the Monroe County Council of Governments and participating townships, we are proud to invite your business to become a donor or sponsor of the **2026 COG Golf Charity Tournament** on **Thursday, August 20, 2026**. Event arrival time is 9:00AM with an **10:00AM Gunshot Start**. This event brings together business leaders, municipal officials, and community partners for a day of connection, visibility, and support for countywide nonprofit agencies.

This tournament is more than just a community event—it is an opportunity for your business to make a meaningful local impact while gaining recognition among residents, professionals, and decision-makers throughout Monroe County. Your sponsorship helps strengthen an event that supports important charitable efforts, while also aligning your business with community leadership and goodwill.

As a sponsor, your organization will receive valuable exposure through event signage, the tournament program, business card placement, and on-site recognition. In addition, the event provides a unique setting to build relationships with representatives from municipalities and organizations across the county, creating meaningful networking opportunities for your business.

We offer several sponsorship levels to accommodate different levels of support, including **County Sponsor, Municipal Sponsor, Board Sponsor, Tee Sponsor, and Dinner Only** participation. We would also be interested in discussing a custom donation or sponsorship that reflects your organization's level of interest and commitment. We also host a **Tricky Tray Raffle** and welcome any and all donations of prizes to raffle off as well.

To ensure your business is included in promotional and printed event materials, please be sure to respond by **July 20, 2026**. Early commitments are especially valuable and help us maximize recognition for our sponsors in advance of the event.

Your support will help make the 2026 tournament a success and continue its positive impact on nonprofit agencies serving communities throughout Monroe County. We sincerely hope you will join us as a valued partner in this important event.

Please feel free to contact either of us directly to discuss sponsorship opportunities or participation.

Sincerely,

Erin Masker

Monroe County COG Treasurer

emasker@coolbaughtwp.org

570-894-8490 ext. 3

Krisann MacDougall

Monroe County COG Secretary

kmacdougall@poconopa.gov

(570)629-1922 x1216

P.S. Sponsoring the tournament is a powerful way to show your commitment to the Monroe County community while promoting your business to a wide and engaged audience. Please submit your commitment by **July 20, 2026** to take full advantage of sponsor recognition opportunities.



MONROE COUNTY Council of Governments

Charity

\$85/ per golfer
\$300/ Foursome

GOLF TOURNAMENT

Register
Today

TRICKY
TRAY
RAFFLE

Glenbrook Golf Course
1044 Hickory Valley Road, Stroudsburg, PA

Thursday August 20, 2026

10:00 AM GUNSHOT START

9:00AM ARRIVAL TIME

A DAY ON THE COURSE,
A DIFFERENCE IN THE COMMUNITY

Deadline to Register:
July 20, 2026

Questions, call Erin 570.894.8490 ext. 3

CHARITY GOLF TOURNAMENT

THURSDAY, AUGUST 20, 2026

LOCATION

Glen Brook Golf Club
1044 Hickory Valley Rd, Stroudsburg, PA 18360

SCHEDULE

Arrival Time 9:00 AM
Shotgun Start 10:00 AM

\$85 Per Person / \$300 Foursome
CAN MIX AND MATCH IF YOU DO NOT HAVE A TEAM

\$1,000 County Sponsor
4 GOLFERS, CARD IN CART, DINING ROOM BANNER, TEE SPONSOR, PROGRAM AD (Sponsor Provided Banner)

\$750 Municipal Sponsor
4 GOLFERS, CARD IN CART, Dining Room BANNER, PROGRAM AD (Sponsor Provided Banner)

\$500 Board Sponsor
4 GOLFERS, CARD IN CART, LISTED IN PROGRAM

\$150 TEE SPONSOR AND MENTION IN PROGRAM • \$35 DINNER ONLY PER PERSON AT MULLALLY'S CLUBHOUSE CAFE

SPONSORSHIP SELECTION

- County Sponsor — \$1,000
- Board Sponsor — \$500
- Dinner Only — \$35 per person
- Municipal Sponsor — \$750
- Tee Sponsor — \$150
- Custom Amount — \$_____

Total Amount: _____

Amount Paid: _____

REGISTRATION INFORMATION

TEAM NAME: _____

COMPANY NAME: _____

TELEPHONE: _____

EMAIL: _____

WEBSITE: _____

TEAM MEMBERS

PLAYER 1: _____

PLAYER 2: _____

PLAYER 3: _____

PLAYER 4: _____

SPONSORSHIP & REGISTRATION DEADLINE: JULY 20, 2026
CHECKS PAYABLE TO POCONO MOUNTAIN COUNCIL OF GOVERNMENTS MAIL ENTRY
FORM AND PAYMENT TO:
COOLBAUGH TOWNSHIP
ATTN: ERIN MASKER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA 18466

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 # _____

George De Jesus 06/29/1957 Annual Look Out
 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.

NEPA 10-13 Club (Retired Law Enforcement)
 Name and Description of group/organization (league, private party, bus/corp., non-profit, etc.)

187 Summerton Circle, E. Stroudsburg, PA 18301, Stroud
 Physical Address (Street, City, State, Zip) Municipality/Township

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

Aug. 23, 2026 11AM-4PM (Park Hours 10am-8pm) 10
 Event Date Event start & end time Expected guests (#)

George De Jesus 570-801-2526 janlow24@gmail.com
 Contact Name Contact Phone Contact Email

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

George De Jesus President 05/29/2026
 Signature Position with org/group Today's Date

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

Pocono Township Resident Fees:

Private Party or Non-Profit (In Twsp)

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

Non-Resident Fees:

Private Party, Corporations, Business, Non-Profit

Monday - Sunday

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

 Pocono Township Representative, Official Signature and Title Date

June 1, 2026

To Whom It May Concern

My name is George DeJesus, and I am the President of NEPA 10-13 Club. Our club is comprise of lettered Law Enforcement and military veterans. We are nonprofit, and along with other events that we organize. One is an annual cook out, with members and family, which we have held at Mountain View Park - Pavilion #4. Our requested date is for Aug. 23, 2026, expected in attendance is 10-15 members, plus family. I thank you for your anticipated consideration on waving of fees involved.

Sincerely,
George DeJesus, President NEPA 1013

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Wesley Wojtanowicz

Name of Subdivision or Land Development: Pocono Logistics

Section of Subdivision and Land Development Ordinance: SALDO §390-59D

Justification for Relief: This request is to use a stone pavement area in lieu of the paving requirement listed in this section of the ordinance. The alternative stone pavement area will provide sufficient support for the anticipated vehicle load of trailer parking onsite. This area is not intended to be used as an access drive and is solely for private use.

Is the hardship self-imposed? ___ Yes No

Is the hardship related to financial issues? ___ Yes No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes No Explain: This alternative design will still provide a stabilized all-weather surface for parking.

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
October 14, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, October 14, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki, Chairman.

ROLL CALL

Joe Folsom, present; Christina Kauffman, present; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Kyle VanFleet, absent.

Planning Commission Alternates: Bruce Kilby, present, Jordan Merring, absent.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Perera, Township Solicitor; Krisann MacDougall, Township Asst. Secretary

PUBLIC COMMENT

ANNOUNCEMENTS

OLD BUSINESS

J. Folsom made a motion, seconded by C. Peechatka, to approve the minutes of the September 10, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried. (Corrections of attendance to be made to minutes)

PRESENTATIONS

C. Peechatka made a motion, seconded by C. Kauffman, to recommend Pocono Logistics Waiver request of Section of Subdivision & Land Development Ordinance: SALDO §390-59D (to use a stone pavement area in lieu of paving). All in favor. Motion carried.

SEWAGE PLANNING MODULES:

C. Peechatka made a motion, seconded by D. Purcell, to recommend the Spirit of Swiftwater Phase 2 Component 4B Planning Module for approval by the BOC. All in favor. Motion carried.

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS:

NEW PLANS

D. Purcel made a motion, seconded by C. Learn, to accept the Members 1st Federal Credit Union – LDP 1446 for consideration. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

Dear Pocono Township Commissioners,

My name is Christine Vance, and I serve as the Recruitment Coordinator for Girl Scouts in the Heart of Pennsylvania. I am writing to respectfully request permission to use a small area within one of Pocono Township's parks for a Girl Scout family outreach event on June 22, 2026 from 5:30-6:30pm.

The event would last approximately 1–2 hours and would provide local families with an opportunity to learn more about Girl Scouts while participating in a free hands-on craft activity. We anticipate attendance of approximately 20–30 people and would only require a modest amount of space for tables, chairs, and activity supplies.

Our goal is to create a fun, family-friendly environment where children can enjoy a craft while parents learn about the leadership, outdoor, STEM, entrepreneurship, and community service opportunities available through Girl Scouts. This would be a free event open to the community, and no products or services would be sold.

We would be happy to work within any guidelines, permit requirements, or scheduling considerations established by the Township. If approved, we would ensure that the area is kept clean and left in the same condition as we found it.

Thank you for considering our request and for your continued support of programs that benefit local families and youth. I would welcome the opportunity to discuss this further and provide any additional information you may need.

Sincerely,

Christine Vance
Recruitment Coordinator
Girl Scouts in the Heart of Pennsylvania
223-231-4577
cvance@gshpa.org

POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026 -

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
POCONO, MONROE COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 110
THE POCONO TOWNSHIP ZONING ORDINANCE, CHAPTER 470
"ZONING", OF THE TOWNSHIP OF POCONO'S CODE OF ORDINANCES,
AS AMENDED, BY AMENDING PROVISIONS FOR DATA CENTER REGULATIONS
AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH**

WHEREAS, the governing body, the Board of Commissioners of the Township of Pocono, Monroe County Pennsylvania (the "BOC") in accordance with Pocono Township's Code of Ordinances; Chapter 470 *Zoning* (the "Ordinance"), § 470-125 *Amendments* enacted Ordinance 2026-07 on April 22, 2026, establishing the Pocono Township Data Center Overlay Zoning District and corresponding district zoning regulations; and

WHEREAS, the BOC, seeks to enact further amendments to the Ordinance by repealing the Pocono Data Center Overlay Zoning District from its Zoning Map and permitting Data Centers as a conditional use in the Township's I Industrial Zoning subject to the same use provisions established via Ordinance 2026-07; and

WHEREAS, the BOC finds that the proposed amendments will promote, protect and facilitate the public health, safety and welfare; and

WHEREAS, pursuant to § 609 of the Pennsylvania Municipalities Planning Code , 53 P.S. § 10609, the Township of Pocono Monroe, County, Pennsylvania (the "Township") is authorized and empowered to enact amendments to the Ordinance after public hearing thereon pursuant to public notice and posting of the subject properties by the Township; and

WHEREAS, the BOC has conducted a public hearing pursuant to the public notice concerning the following amendments to the Ordinance; and

WHEREAS, after public hearing pursuant to public notice, the BOC desires to ordain and enact the amendments to the Ordinance set forth hereinafter.

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

SECTION I. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts*; § 470-14 *List of Districts* is amended by deleting the following in its entirety:

"DC Data Center Overlay District."

SECTION II. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts* is hereby amended by amending the existing Zoning Map, as revised, by deleting the Data Center Overlay District designation upon the following six (6) Monroe County Tax Parcels in the Township of Pocono, Monroe County, Pennsylvania: 12.7.1.27 (83 acres); 12.10.42-1 (39 acres); 12.10.1.41 (41 acres); 12.7.1.23 (42 acres); 12.7.1.25 (35 acres); and, 12.7.1.22 (35 acres) as shown on the map attached as **Exhibit “A”** to Ordinance 2026-07.

SECTION III. Chapter 470 *Zoning*; Article IV *Basic District Regulations*; § 470-21 *I Industrial District*; Subsection B. *Uses and structures*; Parenthetical (3) *Conditional uses* is amended by adding the following:

“(j) Data Center and Data Center Accessory Use.”

SECTION IV. Chapter 470 *Zoning*; Article IV *Basic District Regulations*; is amended by deleting § 470-22.4 *DC Data Center Overlay District* in its entirety.

SECTION V. Chapter 470 *Zoning*; Article V *Supplementary Regulations* is amended by adding the following:

“§ 470-87.6 Data Center and Data Center Accessory Use

A. Applicability.

1. Data Centers and Data Center Accessory Uses shall be permitted by Conditional Use in the I Industrial Zoning District only.

2. This § 470-87.6 applies to any Data Center or Data Center Accessory Use proposed after the effective date of this chapter.

3. Any upgrade, modification, or structural change that materially alters the size or placement of an existing Data Center shall comply with the provisions of this § 470-87.6.

4. In the case of a Data Center use, for any lot or property, or portion thereof, regulations of this § 470-87.6 shall supersede any regulations of the underlying district which are in conflict with this section.

B. Dimensional Standards.

1. Lot, yard, and height requirements. All lot, yard, and height requirements shall be the same as those within the underlying zoning district, except that where a conflict exists, the requirements of this section § 470-87.6 shall apply.

2. The maximum building height for a Data Center shall be 60 feet, inclusive of roof-mounted equipment such as cooling and ventilation systems, HVAC units, and cooling towers.

3. The maximum height of a Data Center Accessory Use shall be no greater than the height of the principal building.

4. Data Centers and Data Center Accessory Uses shall be set back 200 feet from the boundary of any residential zoning district, an existing residential use, or the lot line of any property developed with a sensitive receptor.

C. Aesthetics.

1. Main Entrance Feature. At least one Main Entrance Feature shall be provided. Such Main Entrance Features shall either project or recess from the main building plane, and/or be differentiated from the remainder of the building façade by a change in building material. Landscaping of the main entrance feature is encouraged.

2. Building Facades and Fenestration.

a. Provide evidence of compliance with the standards and criteria for aesthetics which shall also include the submission to the Township of an artist's rendering(s) and must also include elevations. When the use is located adjacent to residential districts or sensitive receptors, the artist's rendering(s) must also depict evidence of compliance with the screening, fencing, and landscape buffer regulations.

b. Principal building façades. Principal building façades shall include all building façades that face adjacent public roads, adjacent residential use, or adjacent residentially zoned land. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades shall avoid the use of undifferentiated surfaces by including the following design elements use and incorporating at least two of the following design elements every 150 horizontal feet:

i. Fenestration (windows) on a minimum of 30% of the principal façade surface area located in separated individual placements or clustered bays and distributed horizontally and vertically across the principal facade;

ii. A change in building material, pattern, texture, color, or accent materials;

iii. A change in building height;

iv. Building step-back. The building envelope shall provide a step-back of no less than 15 feet from the building wall at a height point that begins at the top of the second story of the building or 40 feet, whichever of the two is lower.

D. Screening and Fencing.

1. To provide visual screening and reduce noise levels, ground-mounted and roof-mounted equipment used for cooling, ventilating, or otherwise operating the facility, including power generation or other power supply equipment, that is located within 300 feet of a

public roadway, residential zoning district, or the lot line of any sensitive receptor(s) must be fully enclosed, except where not mechanically feasible based on the manufacturer's specifications. If it is not mechanically feasible to fully enclose the equipment, it must be fully screened from view using one or more of the following means:

a. The landscape buffer and/or use of existing vegetation that will remain on the property as required by subsection F.

b. By the principal Data Center or accessory building.

c. An earthen berm having a minimum of five (5) feet in height above the adjacent average ground level with a maximum side slope of 3:1, provided that the berm shall be covered by native shrubs and a well-maintained all season natural ground cover. Any required screening plantings shall be arranged on the outside and top of the berm.

d. A visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

2. Fencing of the property is permitted, provided that fencing along public and private roadways is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. An applicant shall not be required to comply with this requirement if fencing is fully screened from view by one or more of the means identified in the landscape buffer section.

E. Landscape Buffer.

1. A landscape buffer (also termed a buffer yard) is required between a Data Center or Data Center Accessory Use and any adjoining residential zoning district, an existing residential use, a sensitive receptor, or a public roadway. The landscape buffer shall comply with the following requirements:

a. The landscape buffer shall be at least 100 feet in width and may be part of the minimum setback distance.

b. Landscape buffer plantings shall consist of native species planted as follows:

i. One (1) large evergreen tree per 25 linear feet of buffer.

ii. One (1) deciduous canopy (shade) tree per 75 linear feet of buffer.

iii. One ornamental/flowering tree per 50 linear feet of buffer.

iv. Five (5) shrubs per 25 linear feet of buffer. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% being evergreen.

c. Trees shall comply with the requirements of §390-55G. The use of tree species selected from the List of Acceptable Plants in §390-55H is required.

2. In the event that existing vegetation is partially or fully adequate to meet the intent of the required landscape buffer yard to screen the Data Center and/or Data Center Accessory Use from adjoining residential zoning districts, existing residential uses, sensitive receptors, and public roadways, the Board of Commissioners, upon recommendation by the Township Engineer and Planning Commission, may determine that existing topography and/or vegetation constitutes all or part of the required landscape buffer yard. That area of vegetation shall be clearly specified and shown on all the submitted plats. If the final plat is approved, the Township Engineer and the applicant shall meet on site prior to the commencement of construction and/or clearing to identify exactly which existing trees meet the criteria, to be credited toward the requirements.

F. Water and Sewer:

1. Water and sewerage facilities shall comply with all other applicable provisions of this Chapter 470, Zoning, Chapter 333, Sewers and Sewage Disposal, Chapter 439, Water, Chapter 390 Subdivision and Land Development, and all other applicable provisions of the Code of Pocono Township and other local, state, and federal regulations.

2. The use of recycled wastewater or other source of non-potable water for cooling and/or other mechanical operations is strongly encouraged.

3. No Data Center shall be approved unless the applicant demonstrates that the anticipated water supply yield is sufficient for the Data Center and that the proposed water withdrawals and discharges will not adversely impact the quantity or quality of surface or groundwater waters in the watershed including, but not limited to, neighboring wells.

4. If the use will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed.

5. If the use is to rely upon nonpublic sources of water, the applicant shall provide a water feasibility study prepared by a qualified professional. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not

endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity. The water feasibility study shall include the following information at a minimum:

- a. The projected water demands of the Data Center;
- b. The source of water to be used;
- c. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g., cooling, humidity control, fire suppression, and domestic usage);
- d. The long-term safe yield of the water source;
- e. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means;
- f. A geologic map of the area with a radius of at least one mile from the site;
- g. The location of all existing and proposed wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells;
- h. The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries, within 1,000 feet of the property boundary;
- i. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table;
- j. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

6. The applicant shall provide proof of review and approval from the Delaware River Basin Commission for projects proposing:

- a. Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Delaware River Basin; or
- b. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source.

7. The applicant shall demonstrate that adequate means of wastewater disposal, including domestic wastewater and wastewater used for cooling or industrial purposes, have been provided and approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection.

G. Power.

1. If the applicant proposes connecting a Data Center or Data Center Accessory Use to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that the necessary capacity is available, and that electric service provider will serve the Use(s). Known impacts on electric rates or availability for other uses directly attributable to the Use(s) shall be noted and evaluated.

2. Any energy generation system designed or used to supply power directly to a Data Center, or Data Center Accessory Use during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center or Data Center Accessory Use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

3. No electrical disturbances which adversely impact the operation of any equipment beyond the property line shall be permitted.

H. Emergency Management.

1. The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:

a. Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use and/or land development process;

b. Include detailed procedures for fire suppression, containment, ventilation, and evacuation;

c. Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;

d. Ensure that all first responders receive adequate training specific to the installed system;

e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center or Data Center Accessory Use.

2. Any Data Center or Data Center Accessory Use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.

3. No Data Center or Data Center Accessory Use shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety, and welfare.

4. There shall be a 24-hour emergency contact signage located conspicuously at the access entrance(s) to the facility. The signage shall include the facility company name, owner/representative name, telephone number, and the local power company's name and telephone number.

I. Noise.

1. The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations shall be limited to a maximum daytime (7:00 a.m. to 8:00 p.m. Monday-Friday) decibel level of 67 dB(A) and a maximum nighttime and weekend (8:00 p.m. to 7:00 a.m. Monday-Friday and all day Saturday and Sunday) decibel level of 57 dB(A) as measured from the property line of the use. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound study shall be conducted at the following phases:

a. A preliminary sound mitigation report shall be prepared as part of the Conditional Use process. The report shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.

b. An interim report shall be submitted during the building permit approval process based upon the proposed user or users of the Data Center and Data Center Accessory Uses depicted on the building plans. Any sound reducing materials or systems recommended by the interim report shall be incorporated into the construction plans for the use prior to the issuance of the building permit.

c. An as-built sound study shall be conducted prior to issuance of the permanent certificate of occupancy. An as-built sound study may also be required thereafter by the Township. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this Ordinance.

2. Maximum decibel levels specified herein shall not apply during times of power outage, however the sound studies shall also evaluate and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators.

3. Equipment Testing Times. Generator Testing Adjacent to Residential Zoning Districts or sensitive receptor(s). For any Data Center and/or Data Center Accessory Use located on a parcel adjacent to property with existing residential development, a sensitive receptor, or a residential zoning district, the following standard applies to generator testing:

a. Generator testing is limited to between 7:00 a.m. and 5:00 p.m. during all months of the year.

b. Except for generator testing or commissioning activities, generator use shall otherwise be limited to backup/emergency use only.

J. Lighting and Heat.

1. Outdoor Lighting and Glare: This use(s) shall comply with the lighting regulations in Chapter 390-56 Lighting.

2. No direct or reflected glare, or measurable heat, from any source shall be perceptible at or beyond the property line of the property on which the use is located.

K. Emissions and Ground Vibrations.

1. The emission of any smoke, odorous gases, other odorous matter, or steam in quantities perceptible at or beyond the property line of the property on which the use is located shall be prohibited.

2. Every Data Center and/or Data Center Accessory Use shall be operated so that ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point along the property line of the property on which the use is located.

3. An as-built vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Use(s), or associated equipment will be perceptible to the human sense of feeling beyond the property line shall be conducted prior to issuance of the permanent certificate of occupancy. An as-built vibration study may also be required thereafter by the Township.

L. Radioactivity. Activities which emit dangerous or harmful radioactivity are prohibited.

M. Outdoor Storage. Outdoor storage spaces must be located behind a visually solid evergreen tree screen, where the size of large evergreen trees shall be a minimum of six (6) feet in height at the time of planting or a six (6) foot-high solid visual screening fence, such as a wooden fence.

N. Parking. Parking shall be provided in accordance with 470-34 for a "manufacturing and industrial use" unless the applicant can demonstrate, to the satisfaction of the Board of Commissioners, that a lesser number is adequate for this use.

O. Decommissioning.

1. For a Data Center or Data Center Accessory Use, it is the facility owner's responsibility that at the end of the project life or active use of the facility as a Data Center or Data

Center Accessory Use the site must be restored to a condition that existed prior to the project or the facility altered in a manner that will allow for a beneficial reuse of the property. This would involve the removal of all equipment, structures, containment ponds, etc. that are no longer in use or cannot be reasonably reused.

2. A decommissioning agreement will be required to be executed between the Township and the facility owner to ensure the requirements within this section are met within twelve (12) months of the date at which the facility ceases to operate as a Data Center or Data Center Accessory Use.

3. Following Subdivision and Land Development approval, the facility owner shall be required to post financial security in the event the facility owner fails to abide by Subsections O.1-2 above.”

SECTION VI. REPEALER Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION VII. SEVERABILITY If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

SECTION VIII. ENACTMENT This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

ENACTED AND ADOPTED by the Board of Commissioners this ____ day of _____, 2026.

ATTEST:

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

PATRICK BRIEGEL
Interim Township Manager

ELLEN GNANDT
President, Board of Commissioners



YOUR GOALS. OUR MISSION.

June 10, 2026

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

**SUBJECT: LANDS OF THE SPIRIT OF SWIFTWATER – PHASE II
CONSTRUCTION ESCROW RELEASE NO. 4
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1287, T&M PROJECT NO. POCO-R0613**

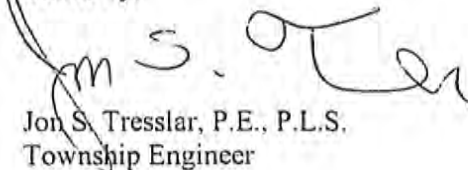
Dear Commissioners:

Based upon our review of this request and construction inspections to date, we recommend that the Applicant be allowed to reduce their construction escrow by **THIRTY-FIVE THOUSAND ONE HUNDRED NINETY-EIGHT DOLLARS AND EIGHTY-FIVE CENTS (\$35,198.85)**. This release brings the Total Value of Work Remaining to \$0.00. A line-item tabulation for this release is attached for your files.

Prior to the release of the remaining escrow funds, the Developer shall provide Maintenance Security in the amount of \$155,291.05, representing fifteen percent (15%) of the total completed improvements value of \$1,035,273.70. This requirement may be satisfied either through the posting of a separate maintenance bond or by retaining no less than the required fifteen percent (15%) within the existing escrow account.

If you have any questions regarding the attached and/or recommendation, please do not hesitate to call.

Sincerely,



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

JST/meh

Enclosures

cc: Patrick Briegel/James Wagner – Acting Township Managers
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire, Broughal & DeVito, LLP
Salvatore J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer
Anthony Maula – Owner/Applicant
Amy R. Montgomery, P.E., T&M Associates
Melissa E. Hutchison, P.E., T&M Associates

G:\Projects\POCO\R0613\Construction\Escrow Release\Escrow Release No. 4\Escrow Release #4 Cover Letter.docx

The Pinnacle at Swiftwater, Inc.

432 Grange Rd. Mt Pocono, PA 18344
Anthony@EmpireProMgmt.com
570.807.9371

Commissioners of Pocono Township
Via email: kmacdougall@poconopa.gov, JTresslar@tandmassociates.com
RE: Swiftwater Phase II - Return of all escrow funds and Letter of Credit

June 3, 2026

Dear Pocono Township Commissioners:

All required improvements for the above referenced project have been completed. As such, this letter is a formal request for the return of all remaining escrow funds and the Letter or Credit for the The Pinnacle at Swiftwater, Inc - a/k/a Swiftwater Phase II.

Your earliest response is appreciated.

Sincerely,



Anthony P. Maula, Managing Member.
The Pinnacle at Swiftwater, LLC



LANDS OF THE SPIRIT OF SWIFTWATER - PHASE II
 POCOMO TOWNSHIP, MONROE COUNTY, PA
 APPLICATION NO. 4

T&M ASSOCIATES JOB NO.: POCO-R0613
 DONE BY: MEH DATE: 06/08/26
 CHECKED BY: JST DATE: 06/10/26

No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
I GENERAL CONDITIONS											
† A	Mobilization/Demobilization	EA	0.5	\$ 5,000.00	\$ 2,500.00	0	\$ -	1	\$ 2,500.00	0	\$ -
† B	Layout/Survey	EA	0.2	\$ 15,000.00	\$ 3,000.00	0.1	\$ 1,500.00	0.2	\$ 3,000.00	0.0	\$ -
† C	Sanitary and dumpster (18 Total Months)	Per Month	16	\$ 750.00	\$ 12,000.00	0	\$ -	16	\$ 12,000.00	0	\$ -
	SUBTOTAL ITEM I			\$ 17,500.00	\$ 17,500.00		\$ 1,500.00		\$ 17,500.00		\$ -
II EROSION & SEDIMENT CONTROLS											
† A	Rock Construction Entrance 150 FT	EA	0	\$ 2,500.00	\$ -	0	\$ -	0	\$ -	0	\$ -
† B	12" Compost Filter Sock	LF	0	\$ 4.00	\$ -	0	\$ -	0	\$ -	0	\$ -
† C	24" Compost Filter Sock	LF	0	\$ 6.00	\$ -	0	\$ -	0	\$ -	0	\$ -
† D	Stilling Basin (Total of 6 Stilling Basins)	EA	3	\$ 500.00	\$ 1,500.00	0	\$ -	3	\$ 1,500.00	0	\$ -
† E	Riprap Apron R-5	EA	0	\$ 700.00	\$ -	0	\$ -	0	\$ -	0	\$ -
† F	Temporary Mulch and Seed	AC	0	\$ 1,600.00	\$ -	0	\$ -	0	\$ -	0	\$ -
† G	Rock Filter	EA	0	\$ 250.00	\$ -	0	\$ -	0	\$ -	0	\$ -
† H	Inlet Protection (Total of 20 Inlet Protection)	EA	18	\$ 100.00	\$ 1,800.00	18	\$ 1,800.00	18	\$ 1,800.00	0	\$ -
† I	BMP Removal	LS	1	\$ 600.00	\$ 600.00	1	\$ 600.00	1	\$ 600.00	0	\$ -
* J	Swaley/ Berm T1	LF	0	\$ 50.00	\$ -	0	\$ -	0	\$ -	0	\$ -
† K	Sediment Traps	EA	0	\$ 10,000.00	\$ -	0	\$ -	0	\$ -	0	\$ -
* L	Maintain E&S Control BMPs	LS	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00	0	\$ -
	SUBTOTAL ITEM II			\$ 5,900.00	\$ 5,900.00		\$ 4,400.00		\$ 5,900.00		\$ -
III EARTHWORK											
† A	Site cut (16,456 CY Total)	CY	3,456	\$ 3.00	\$ 10,368.00	1,456	\$ 4,368.00	3,456	\$ 10,368.00	0	\$ -
† B	Site fill (4,635 CY Total)	CY	635	\$ 3.00	\$ 1,905.00	235	\$ 705.00	635	\$ 1,905.00	0	\$ -
† C	Grubbing	Ac	0	\$ 4,250.00	\$ -	0	\$ -	0	\$ -	0	\$ -
D	Retaining Wall	LF	24	\$ 45.00	\$ 1,080.00	24	\$ 1,080.00	24	\$ 1,080.00	0	\$ -
E	Curb Excavate and backfill	LF	3,335	\$ 1.50	\$ 5,002.50	1,850	\$ 2,775.00	3,335	\$ 5,002.50	0	\$ -
	SUBTOTAL ITEM III			\$ 18,355.50	\$ 18,355.50		\$ 8,928.00		\$ 18,355.50		\$ -
IV STORMWATER FACILITIES											
† A	18" HDPE (1,570 LF Total)	LF	1,052	\$ 55.00	\$ 57,860.00	0	\$ -	1,052	\$ 57,860.00	0	\$ -
** B	Inlets (Type C)	EA	7	\$ 2,800.00	\$ 19,600.00	0	\$ -	7	\$ 19,600.00	0	\$ -
† C	Inlets (Type M) (13 Total Type M Inlets)	EA	12	\$ 2,800.00	\$ 33,600.00	0	\$ -	12	\$ 33,600.00	0	\$ -
D	Convert Trap to Infiltration Basin	EA	1	\$ 8,000.00	\$ 8,000.00	1	\$ 8,000.00	1	\$ 8,000.00	0	\$ -
E	Convert Trap to Detention Basin	EA	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00	0	\$ -
**** F	Post & Rail Fence	LF	463	\$ 45.00	\$ 20,835.00	0	\$ -	463	\$ 20,835.00	0	\$ -
† G	Endwalls (9 Total Endwalls)	EA	2	\$ 2,000.00	\$ 4,000.00	0	\$ -	2	\$ 4,000.00	0	\$ -
	SUBTOTAL ITEM IV			\$ 148,895.00	\$ 148,895.00		\$ 13,000.00		\$ 148,895.00		\$ -

No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
V	WATERLINE										
A	8" D.I.P. Class S2	LF	456	\$ 65.00	\$ 29,640.00	0	\$ -	456	\$ 29,640.00	0	\$ -
B	4" Valve	EA	1	\$ 1,550.00	\$ 1,550.00	0	\$ -	1	\$ 1,550.00	0	\$ -
C	8" Bend	EA	4	\$ 320.00	\$ 1,280.00	0	\$ -	4	\$ 1,280.00	0	\$ -
D	6" Bend	EA	1	\$ 280.00	\$ 280.00	0	\$ -	1	\$ 280.00	0	\$ -
E	4" Bend	EA	2	\$ 250.00	\$ 500.00	0	\$ -	2	\$ 500.00	0	\$ -
F	8"x8"x6" Tee	EA	1	\$ 500.00	\$ 500.00	0	\$ -	1	\$ 500.00	0	\$ -
G	Thrust Blocks/Anchor Blocks	EA	7	\$ 250.00	\$ 1,750.00	0	\$ -	7	\$ 1,750.00	0	\$ -
H	Hydrants	EA	2	\$ 3,580.00	\$ 7,160.00	0	\$ -	2	\$ 7,160.00	0	\$ -
I	6" D.I.P. Class S2	LF	430	\$ 58.00	\$ 24,940.00	0	\$ -	430	\$ 24,940.00	0	\$ -
J	4" D.I.P. Class S2	LF	147	\$ 54.00	\$ 7,938.00	0	\$ -	147	\$ 7,938.00	0	\$ -
K	6" Valve	EA	3	\$ 2,580.00	\$ 7,740.00	0	\$ -	3	\$ 7,740.00	0	\$ -
L	8"x6"x8" Tee	EA	1	\$ 500.00	\$ 500.00	0	\$ -	1	\$ 500.00	0	\$ -
	SUBTOTAL ITEM V				\$ 83,778.00		\$ -		\$ 83,778.00		\$ -
VI	SANITARY SEWER										
A	6" PVC	LF	627	\$ 75.00	\$ 47,025.00	0	\$ -	627	\$ 47,025.00	0	\$ -
B	4"x4" Anti-Sleep Collar	EA	1	\$ 1,200.00	\$ 1,200.00	0	\$ -	1	\$ 1,200.00	0	\$ -
C	Manhole	EA	3	\$ 7,500.00	\$ 22,500.00	0	\$ -	3	\$ 22,500.00	0	\$ -
***	PVC Cleanouts and Traps	EA	7	\$ 1,200.00	\$ 8,400.00	0	\$ -	7	\$ 8,400.00	0	\$ -
E	5"x6"x6" WYE	EA	6	\$ 500.00	\$ 3,000.00	0	\$ -	6	\$ 3,000.00	0	\$ -
F	Testing	EA	1	\$ 7,500.00	\$ 7,500.00	1	\$ 7,500.00	1	\$ 7,500.00	0	\$ -
G	Core through building foundation	EA	6	\$ 500.00	\$ 3,000.00	5	\$ 2,500.00	6	\$ 3,000.00	0	\$ -
H	Sanitary Sewer Meter	EA	1	\$ 4,778.00	\$ 4,778.00	0.25	\$ 1,194.50	1	\$ 4,778.00	0	\$ -
I	SCADA and Electric Works/Control Panel	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00	0	\$ -
J	Dual Check Valve Pit	EA	1	\$ 7,500.00	\$ 7,500.00	1	\$ 7,500.00	1	\$ 7,500.00	0	\$ -
K	Dual Check Valve/Cleanout Assembly	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	1	\$ 2,500.00	0	\$ -
	SUBTOTAL ITEM VI				\$ 112,403.00		\$ 26,194.50		\$ 112,403.00		\$ -
VII	SITE CONCRETE										
***	Curb	LF	3,221	\$ 21.00	\$ 67,641.00	2,271	\$ 47,691.00	3,221	\$ 67,641.00	0	\$ -
A	Depressed Curb	LF	114	\$ 2,394.00	\$ 2,394.00	114	\$ 2,394.00	114	\$ 2,394.00	0	\$ -
****	Sidewalk	SY	251	\$ 139.00	\$ 34,889.00	251	\$ 34,889.00	251	\$ 34,889.00	0	\$ -
*	ADA ramps	EA	3	\$ 1,200.00	\$ 3,600.00	3	\$ 3,600.00	3	\$ 3,600.00	0	\$ -
**	Dumpster Pad w/Fence	LS	1	\$ 12,000.00	\$ 12,000.00	1	\$ 12,000.00	1	\$ 12,000.00	0	\$ -
	SUBTOTAL ITEM VII				\$ 120,524.00		\$ 100,574.00		\$ 120,524.00		\$ -
VIII	LANDSCAPING										
*	Shade Trees	EA	22	\$ 650.00	\$ 14,300.00	0	\$ -	22	\$ 14,300.00	0	\$ -
*	Evergreen Trees	EA	22	\$ 350.00	\$ 7,700.00	0	\$ -	22	\$ 7,700.00	0	\$ -
*	Permanent Seed and Mulch	LS	1	\$ 5,000.00	\$ 5,000.00	0.25	\$ 1,250.00	1	\$ 5,000.00	0	\$ -
	SUBTOTAL ITEM VIII				\$ 27,000.00		\$ 1,250.00		\$ 27,000.00		\$ -
IX	LIGHTING										
****	Single Fixture w/Pole and Foundation	EA	16	\$ 3,218.75	\$ 51,500.00	16	\$ 51,500.00	16	\$ 51,500.00	0	\$ -
	SUBTOTAL ITEM IX				\$ 51,500.00		\$ 51,500.00		\$ 51,500.00		\$ -
X	SITE PAVING, STRIPING, AND SIGNAGE										

No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
**** A	Signage	EA	15	\$ 165.00	\$ 2,475.00	15	\$ 2,475.00	15	\$ 2,475.00	0	\$ -
**** B	Guiderail	LF	628	\$ 45.00	\$ 28,260.00	628	\$ 28,260.00	628	\$ 28,260.00	0	\$ -
* C	Emergency Access Geogrid	SF	3,230	\$ 4.75	\$ 15,342.50	3,230	\$ 15,342.50	3,230	\$ 15,342.50	0	\$ -
**** D	Pavement Markings	LS	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	1	\$ 3,000.00	0	\$ -
* E	Wheel Stops	EA	4	\$ 75.00	\$ 300.00	4	\$ 300.00	4	\$ 300.00	0	\$ -
F	1 1/2" Superpave HMA Wearing Course	SY	5,850	\$ 12.70	\$ 74,295.00	5,850	\$ 74,295.00	5,850	\$ 74,295.00	0	\$ -
G	2 1/2" Superpave HMA Binder Course	SY	5,850	\$ 15.10	\$ 88,335.00	4,215	\$ 63,646.50	5,850	\$ 88,335.00	0	\$ -
H	6" 2A Stone Subbase	SY	5,850	\$ 7.50	\$ 43,875.00	4,215	\$ 31,612.50	5,850	\$ 43,875.00	0	\$ -
	SUBTOTAL ITEM X				\$ 255,882.50		\$ 218,931.50		\$ 255,882.50		\$ -
XI	MISCELLANEOUS										
A	Inspections	LS	1	\$ 20,000.00	\$ 20,000.00	1	\$ 20,000.00	1	\$ 20,000.00	0	\$ -
B	Main Electric and Communications Trenching to Building	LS	1	\$ 38,500.00	\$ 38,500.00	1	\$ 38,500.00	1	\$ 38,500.00	0	\$ -
	SUBTOTAL ITEM XI				\$ 58,500.00		\$ 58,500.00		\$ 58,500.00		\$ -
	SUBTOTAL SITE ITEMS I-XI:				\$ 900,238.00		\$ 484,778.00		\$ 900,238.00		\$ -
	CONTINGENCY (10%)				\$ 90,023.80		\$ -		\$ 90,023.80		\$ -
	INSPECTION AND ADMINISTRATION				\$ 45,011.90		\$ 5,000.00		\$ 45,011.90		\$ -
	TOTAL REQUIRED FINANCIAL SECURITY				\$ 1,035,273.70		\$ 489,778.00		\$ 1,035,273.70		\$ -
*	Line Item Added										
**	Unit Cost Adjusted										
***	Quantity Adjusted										
****	Unit Cost and Quantity Adjusted										
†	Items Fully or Partially Completed as of 8/20/2024										

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 1,035,273.70
TOTAL VALUE OF WORK CONSTRUCTED TO DATE	\$ 1,035,273.70
TOTAL VALUE OF WORK REMAINING	\$ -
RETAINAGE (10%)¹	\$ -
AMOUNT PREVIOUSLY RELEASED	\$ 1,000,074.85
AMOUNT RECOMMENDED FOR RELEASE	\$ 35,198.85
REMAINING FINANCIAL SECURITY (INCLUDING RETAINAGE)	\$ -

¹ Per the Municipalities Planning Code, retainage held is 10% of the remaining improvements.



YOUR GOALS. OUR MISSION.

June 11, 2026

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

**SUBJECT: THE RIDGE AT SWIFTWATER PLANNED RESIDENTIAL DEVELOPMENT
FINAL PHASE 3 LAND DEVELOPMENT PLAN – TECHNICAL REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1388, T&M PROJECT NO. POCO-R0690**

Dear Commissioners:

Pursuant to the Township's request, we have completed our first *technical* review of the Final Phase 3 Plan of The Ridge at Swiftwater Planned Residential Development. The submitted information consists of the following items.

- Letter of Transmittal prepared by Hanover Engineering, dated April 24, 2026
- Application for Approval of a Planned Residential Development
- Response letter to Tentative Plan Planning Review No. 1 dated November 17, 2023, prepared by Hanover Engineering and dated April 23, 2026
- Response letter to Tentative Plan Technical Review No. 1 dated December 11, 2023, prepared by Hanover Engineering and dated April 23, 2026
- Property Deed, Deed Book 2677, Page 3676
- Property Deed, Deed Book 2675, Page 6951
- List of Required Documents and Supplementary Reports
- Post Construction Stormwater Management Report prepared by Hanover Engineering, dated July 22, 2022, revised March 4, 2026 (submitted under separate cover).
- The Ridge at Swiftwater Planned Residential Development Plan, Phase 3 (82 sheets) prepared by Hanover Engineering, dated April 23, 2026

BACKGROUND INFORMATION

The existing property is located along the northerly Brookdale Road at its intersection with State Route 0611. The existing property is located within the RD, Recreational Zoning District and has an area of 79.46 acres. The project site is split into two (2) pieces north and south of Brookdale Road. The property consists of steep slopes with woodland and meadow areas.

In a decision dated April 1, 2024, the Pocono Township Board of Commissioners approved the Tentative Plan prepared by Hanover Associates and dated October 6, 2023, and approved a Conditional Use to permit the PRD development within the RD, Recreational Zoning District.



The approved tentative plan proposes a Planned Residential Development (PRD) on two proposed lots and consists of 356 multi-family units with one (1) proposed Local Road named Ridge Road, two (2) driveways taking access from Cornerstone Drive (formerly Brookdale Road), and five (5) access roads; one (1) taking access from Cornerstone Drive, and three (3) taking access from Ridge Road. Stormwater management basins are proposed throughout the project site. Concrete sidewalk is proposed along Ridge Road, Rose Road, and Willow Way, and along portions of Cornerstone Drive. The remaining access roads are proposed with pedestrian paths within the road cartway.

Construction is proposed to be completed in three (3) phases. The submitted plan is for the development of Phase 3 and our comments are related to Phase 3 only.

Phase 3 is north of and along Cornerstone Drive (formerly Brookdale Road), has an area of 27.50 acres, and contains 152 dwelling units and a portion of Ridge Road beginning at Phase 1 and extending to Cornerstone Drive. Three (3) access roads known as Cedar Street, Oak Avenue, and Slate Way are proposed within Phase 3. Phase 3 will be managed by a Homeowner's Association and the dwelling units in this Phase will be sold to individual property owners.

Based on our review of the above information, and the LVL Engineering Group's PRD Tentative Plan Technical review letter dated December 11, 2023, we offer the following planning related comments and/or recommendations for your consideration. Planning Review No. 1 will be provided under separate cover.

ARTICLE VI, ZONING ORDINANCE – PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. In accordance with Section 470-101.D.(1), "lots shall be laid out and graded to prevent cross lot drainage and to provide positive drainage away from proposed building areas. Natural drainage courses shall be maintained. (See Chapter 390, Subdivision and Land Development.) The drainage easements may be incorporated into a lot or established separately and apart therefrom. To minimize sheet flow of stormwater across lots located on the lower side of roads or streets, and to divert flow away from building areas, the cross section of the street as constructed shall provide for parallel ditches or swales or curbing on the lower side which shall discharge only at drainage easements." *The proposed swales behind the easterly townhomes along Oak Avenue and behind Units B3-4-A to B3-4-D have slopes less than 2%. The swales shall be revised to provide a minimum 2% slope to ensure positive drainage away from the townhomes.*
2. In accordance with Section 470-101.E.(10)(b), "vertical curves shall be used at changes of grade exceeding 1% and shall be designed in accordance with [the] American Association of State Highway Transportation Officials (AASHTO), as revised". *It appears vertical curves are provided at all proposed intersections, however the vertical curves are not labeled, and design information is not provided. The profiles on Sheets RPP-1 through RPP-3 shall be revised accordingly.*
3. In accordance with Section 470-101.E.(11), "at an intersection, a triangle area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of from two feet to 10 feet above the center-line grades of the intersecting streets. Furthermore, by deed restriction, by lease restriction, or by plan covenant or amendment, whichever method is applicable, vegetation shall not be planted or allowed to grow in such a manner as to obscure vision between a height of from two feet to 10 feet above the center-line



grades of the intersecting streets. Such triangular area shall be determined by the intersecting street center lines and a diagonal connecting two points, one at each street center line, each of which points is:

- (a) One hundred fifty feet from the intersection of such street center lines if either street is an arterial street.
- (b) One hundred feet from the intersection of such street center lines if either street is a collector or connector street.
- (c) Seventy-five feet from the intersection of such street center lines if both streets are minor or local access streets."

A tree is shown partially within the required clear sight triangle at the southerly intersection of Cedar Street and Ridge Road. Sheet LS-2 shall be revised.

4. In accordance with Section 470-101.E.(14), "street name signs shall be supplied and installed by the developer at all intersections and their design shall be approved by the Township. All signing shall identify both intersecting streets. Regulatory signs shall be supplied and installed by the developer at all locations identified by a traffic circulation study prepared by the developer. Standard traffic signs shall be approved by the Township, and shall be supplied and installed by the developer in accordance with Township regulations; Pennsylvania Department of Transportation Publication 68, Official Traffic Devices; and the MUTCD, Manual on Uniform Traffic Control Devices, FHWA."
 - a. *A speed limit sign shall be provided along Oak Avenue near its intersection with Ridge Road for vehicles travelling northwest toward Birch Lane.*
 - b. *A gate is now proposed on Oak Avenue where it meets Birch Lane. We question the need for speed limit signs at this location. The sign for vehicles travelling west toward Birch Lane should be removed and the sign for vehicles travelling east toward Ridge Road shall be relocated for visibility by vehicles exiting the parking lot and/or townhome driveways.*
 - c. *Per PA Code 67, Section 212.108.(e)(1)(ii), speed limit signs shall be placed at intervals not greater than ½ mile. Ridge Road is 0.65 miles long and a second speed limit sign shall be placed on each side of the roadway.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The following waivers were requested from the Subdivision and Land Development Ordinance and approved by the Board of Commissioners on April 1, 2024.

- *Section 390-48.W.(1): To permit 2:1 cut slopes while maintaining 3:1 fill slopes as required.*
- *Section 390-50.D.(5): To permit 2:1 slopes along the outside of berms at Stormwater Basins-5 and -7.*
- *Section 390-50.D.(8): To permit flat basin bottoms with the exception of Basin-1B which will required a 2% sloped bottom.*



- *Section 390-50.D.(13)(a): To permit basin outlet pipes be HDPE.*
- *Section 390-55.D.(3)(d): To permit existing woodlands and proposed trees not along the roadways be counted as street trees.*
- *Section 390-55.F.(3)(g): To permit existing vegetation to act as the required buffer.*
- *Section 390-59.B: Reduce parking space width from 10-feet to 9-feet. The Zoning Ordinance requires 9-foot wide parking spaces.*

In accordance with Section 470-103.B, Summary of Required Improvements of a PRD, the Subdivision and Land Development Ordinance sets forth construction standards for the required improvements.

5. In accordance with Section 390-43.A.(14), "Storm drainage. Lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations." *The proposed swales behind the easterly townhomes along Oak Avenue and behind Units B3-4-A to B3-4-D have slopes less than 2%. The swales shall be revised to provide a minimum 2% slope to ensure positive drainage away from the townhomes. Also refer to Article VI, Zoning Ordinance Comment 1.*

6. In accordance with Section 390-48.C, "roads shall be graded, improved and surfaced to the grades and specifications shown on the plans, profiles, and cross sections as required by this chapter." In addition, and in accordance with Section 390-48.F, "existing private roads or private rights-of-way proposed to provide access to a subdivision and/or land development shall meet all the requirements of this § 390-48 or shall otherwise be improved to such standards".

Table 390-48-2 requires 6-inches of AASHTO No. 2 Crushed Stone, 4-inches binder course, and 1.5-inches wearing course for local roads. *Pavement Section "B" on Sheets DET-1 and DET-2 shall be revised to include 6-inches of PennDOT 2A aggregate.*

7. In accordance with Section 390-48.R, "vertical curves shall be used at changes of grade exceeding 1% and shall be designed in accord with "PennDOT Publication 13M. Design Manual Part 2, Highway Design, latest edition" requirements based on average daily traffic for the road". *It appears vertical curves are provided at all proposed intersections, however the vertical curves are not labeled, and design information is not provided. The profiles on Sheets RPP-1 through RPP-3 shall be revised accordingly. Also refer to PRD Zoning Ordinance Comment 2.*

8. In accordance with Sections 390-48.S and 390-48.S.(1), "at all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads". "The clear sight triangle shall be guaranteed either by deed restriction, by lease restriction or by plan reference, whichever method is applicable. Vegetation shall not be planted or allowed to grow in such a manner as to obscure vision between a height of two feet to 10 feet above the center-line grades of the intersecting roads." *A tree is shown partially within the required clear sight triangle at the*



southerly intersection of Cedar Street and Ridge Road. Sheet LS-2 shall be revised. Also refer to Article VI, Zoning Ordinance Comment 3.

9. In accordance with Section 390-50.D.(13)(b), “energy-dissipating devices (riprap, end sills, etc.) shall be placed at all basin outlets”. *In Standard Construction Detail #9-1 on Sheet ESPC-8 and PCSM-9 the pipe diameter for RRA-21 is listed as 30-inches while the INL-110 to FES-21 Profile on Sheet SW-3 shows the diameter as 36-inches. In addition, the pipe diameter listed for RRA-25 in Detail #9-1 is 12-inches while the INL-97 to FES-25 Profile on Sheet SW-3 shows the diameter as 15-inches. The calculations are also inconsistent with the profiles. The calculations and details shall be revised.*
10. In accordance with Section 390-51.A, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”. *The Sequence of Construction for Phase III is incomplete. For example, the sequence does not include all of the proposed sanitary sewer or storm sewer, it does not include the parking area along Oak Avenue, and it does not mention a final paving course. The Sequence shall be revised.*
11. In accordance with Sections 390-52.E.(4)(f)[1] and 390-52.E.(4)(f)[3], locations of fire hydrants shall be approved by the Township and shall be spaced so that all proposed buildings will not be more than 600-feet from a hydrant measured along travel ways. *The plan shall also be submitted to the Pocono Township Volunteer Fire Company for its review and comment.*
12. In accordance with Section 390-52.G.(1)(c)[3], “manholes shall have a drop of 0.2 foot between the inlet and outlet”. *The sanitary sewer design shall be revised to provide the required 0.2-foot drop at MH B1-1-11T.*
13. In accordance with Section 390-52.G.(1)(c)[7], “when connecting to an existing manhole which contains an existing pipe of larger diameter, the contractor shall match elevations of the tops of both pipes”. *The diameter of the existing sanitary sewer pipe at manhole B1-1-11 shall be provided on the plan to confirm compliance with this Section. If the existing sanitary sewer pipe is also 10-inches, the drop between invert in and invert out shall be 0.2-feet as required by Section 390-52.G.(1)(c)[3].*
14. In accordance with Section 390-55.E.(1)(c), “trees and shrubs shall be allowed in and around stormwater basins, provided no interference is caused to the proper function of the basin; and trees or shrubs shall not be planted on an impoundment structure or dam”. *Trees and shrubs are proposed below the emergency spillway at Infiltration Basin-5 and shall be relocated.*
15. In accordance with Section 390-55.F.(3)(a), property line and road right-of-way buffers shall be required for all multifamily development. Per Section 390-55.F.(3)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township”. *Condition 8 in Exhibit B of the Conditional Use Decision requires “a vegetative buffer shall be maintained between the proposed townhouses and the adjacent properties in accordance with the buffer width and vegetation density requirements set forth in the SALDO”.*



The plan shall be revised to meet the required buffers identified below:

- a. *A 15-foot wide, medium density buffer is required along the western property line (170-foot ±) shared with proposed Infiltration Basin 1-A and Parcel ID No. 12.12A.1.7. The required buffer shall consist of 4 shade trees, 4 ornamental trees (15 shrubs may be substituted for one (1) ornamental tree), and 4 evergreen trees. No landscaping is proposed within this area.*
 - b. *A 15-foot wide, medium density buffer is required along the western property line (160-foot ±) shared with proposed townhouse units B3-12-F through B3-14-E and Parcel ID Nos. 12.12A.1.9 and 12.12A.1.10. The required buffer shall consist of 4 shade trees, 4 ornamental trees (15 shrubs may be substituted for one (1) ornamental tree), and 4 evergreen trees. No landscaping is proposed within this area.*
 - c. *A 15-foot wide, medium density buffer is required along the western property line (110-foot ±) shared with proposed townhouse units B3-16-F through B3-18-C and Parcel ID Nos. 12.12A.1.11. The required buffer shall consist of 3 shade trees, 3 ornamental trees (15 shrubs may be substituted for one (1) ornamental tree), and 3 evergreen trees. No landscaping is proposed within this area.*
16. In accordance with Section 390-55.F.(4)(a), "site element screens shall be required in all proposed land developments around multifamily yards, when these are located partially or fully within 100 feet of a property line or existing road right-of-way. *Condition 8 in Exhibit B of the Conditional Use Decisions requires "a vegetative buffer shall be maintained between the proposed townhouses and the adjacent properties in accordance with the buffer width and vegetation density requirements set forth in the SALDO"*.

Proposed townhomes along Ridge Road (B3-12-F through B3-14-E) are within 100-feet of the westerly property line and a Type 6 site element screen consisting of a berm with ornamental trees is required. No landscaping is proposed within this area.

The landscaping along this shared property line shall be discussed with the Township.

17. In accordance with Section 390-55.G.(2)(f), "evergreen trees shall reach a typical minimum height of 20 feet at maturity based on AAN Standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of six feet to seven feet." *On Sheet LS-5, the Planting Schedule shall be revised to list the minimum required height at planting.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the B-1 and B-2 Stormwater Management Districts of the McMichael's Creek Watershed. The project will discharge toward Scot Run and Swiftwater Creek, both of which have Chapter 93 Classifications of High-Quality Cold-Water Fishery with Migratory Fishes (HQ-CWF, MF).

18. Article II defines Emergency Spillway as "a conveyance area that is used to pass peak discharge greater than the maximum design storm controlled by the stormwater facility". *The 100-year high water elevation at Basin 7 (1209.85) exceeds the emergency spillway elevation (1209.80). The calculations shall be revised to retain stormwater for all storms up to and*



including the 100-year storm event.

19. In accordance with Sections 365-11.A.(2)(a) and 365-11.B.(2), "a minimum depth of 24 inches [shall be provided] between the bottom of the BMP and the limiting zone". In addition, "provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accordance with the BMP Manual and/or ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate". *Test Pits 5 and 6 were completed in the area of Basin 5. The total pit depths had elevations of 1281.90 and 1281.30, respectively. The proposed bottom elevation is 1282.00 which does not provide 2-feet of separation between it and the test pit depth. Per a conversation with the Design Engineer additional testing will be conducted to confirm the depth to limiting zone at Basin 5.*
20. In accordance with Section 365.13.D, times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning's Equation. *The lengths of the Shallow Concentrated Flows utilized in the time of concentration calculations for Pre POI-1 (LOD), Pre POI-3B (LOD), and Pre POI-3D (LOD) are longer than those shown on Sheet D-1 and the calculations shall be revised.*
21. In accordance with Section 365-14.E, "adequate erosion protection shall be provided along all open channels, and at all points of discharge". *Refer to SALDO Comment 9.*
22. In accordance with Section 365-15.A, "for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual3), No. 363-2134-008, as amended and updated." *Refer to SALDO Comment 10 for our comments related to our review of the Erosion and Sediment Pollution Control Plans, Notes, and Details.*
23. In accordance with Section 365-19.B.(18), the plan shall include "overland drainage patterns and swales". *The drainage area shown on Sheet D-1 for Pre POI-3B LOD is unclear. The plan shall be revised accordingly. The drainage area will be confirmed upon receipt of revised plans.*

STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS

24. The land use areas utilized in Hyd. No. 59 for Basin 7 Overall shall be revised to include 'D' soils.
25. The written drainage area (0.05 acres) provided on Sheet D-5 for inlet INL-47 is incorrect and shall be revised for consistency with the area delineated by the drainage area line and the area utilized in the Rational C calculations (0.083 acres).
26. The drainage area provided on Sheet D-5 for inlet INL-34 is higher than that utilized in the Rational C calculation. The Rational C calculation shall be revised to utilize the correct drainage area.



27. The Rational C calculation for inlet INL-34A shall be revised to utilize 0.05 acres of impervious area, consistent with that shown on Sheet D-5.
28. The drainage area and Rational C coefficient utilized at inlet INL-66B in the Storm Sewer Tabulation are inconsistent with the drainage area presented in the plan view and with the Rational C coefficient calculation. The Storm Sewer Tabulation shall be revised.
29. The invert elevation out at INL-34 and the invert elevation in at INL-33 are inconsistent between the Storm Sewer Tabulation and the INL-36 to MH-8 Profile on Sheet SW-1. The Tabulation and/or Profile shall be revised.
30. The pipe length utilized between OCS-7 and MH-13 in the Storm Sewer Tabulation is inconsistent with the OCS-7 to INL-95 Profile on Sheet SW-2 and the BMP 6.4.5 Rain Garden/Bioretenion Cross Section on Sheet PCSM-10. The Tabulation shall be revised.
31. The storm sewer between inlets INL-92A and INL-92B cross Cornerstone Drive to Phase 2. The discharge of stormwater (location and peak rate) shall be addressed.
32. The INL-63 to FES-2 Profile on Sheet SW-3 shall be revised to include the manhole data for MH-57.
33. The diameter of the outlet pipe at Basin 1A is inconsistent between the Pond Report (12") and the BMP 6.4.5 Rain Garden/Bioretenion Cross Section (8") on Sheet PCSM-10. The Cross Section shall be revised for consistency.
34. The riser elevation at Basin 1B is inconsistent between the Pond Report (1333.60), the Storm Sewer Tabulation (1333.60), and the BMP 6.4.5 Rain Garden/Bioretenion Cross Section (1333.30) on Sheet PCSM-10. The Cross Section shall be revised for consistency.
35. The yellow highlight shall be removed from Basin 1A in the Concrete Anti-Seep Collar Detail on Sheet PCSM-10.

MISCELLANEOUS COMMENTS

36. On Sheet GP-2, 'Cedar Street' obscures the spot elevations at Units B3-24-D, B3-24-E, and B3-24-F. The plan shall be revised for clarity.
37. On Sheet GP-2, the top of curb elevation (1291.13) at Unit B3-10-F on Oak Avenue is low when compared to the proposed grading and shall be revised. In addition, the top of curb elevation (1294.83) at Unit B3-9-D is high when compared to the proposed grading and shall also be revised.
38. On Sheet GP-3, the top of curb elevation (1322.22) at Unit B3-31-D on Cedar Street is low when compared to the proposed grading and shall be revised.
39. On Sheet GP-3, 'Ridge Road' obscures the spot elevations at Units B3-16-A, B3-16-B, and B3-16-C and 'Slate Way' obscures the spot elevations at Units B3-3-A, B3-3-B, B3-3-C. The plan shall be revised for clarity.



40. The storm sewer between MH-62 and inlet INL-95 are proposed in Phase 1 and shall be shown in yellow.
41. A profile for storm sewer between inlet INL-109 and ES-1 shall be provided.
42. Two (2) plan sheets are labeled "UP-3" and shall be revised to provide UP-2 and UP-3 sheets.
43. Step 117 of the Sequence of Construction on Sheet ESPC-7 includes the installation of sanitary sewer between manholes B1-1-11O and B1-1-11O-2. A profile of this sanitary sewer line shall be provided on the plan.
44. The proposed sanitary sewer between MH-B1-1-11Q and MH B1-1-11G and between MH B1-1-11I-2 and MH B1-1-11 shown in Phase 2 will be constructed during Phase 3. The plan view shall be revised to clearly present the construction of this sanitary sewer in Phase 3.
45. Metallic locator tape shall be placed above the installed sanitary sewer lines. The details shall be revised accordingly.
46. Proposed plantings between townhouse units B3-19-A and B3-21-D are labeled as 'P', 'Q', and 'R', and shall be revised.
47. Our landscape counts for Plantings A3, C3, C5, D1, D2, E1, E4, and E5 differ from the quantities listed in the Planting Schedule on Sheet LS-5. The number of proposed plantings shall be confirmed and the Schedule revised accordingly.
48. The number of total proposed trees and shrubs listed in the Planting Schedule are less than those on the approved Tentative Plan. In addition, the Overall Landscape Requirements under the Landscaping Calculations on Sheet LS-5 proposes 210 trees to be planted which is inconsistent with that provided in the Planting Schedule. This shall be addressed.
49. The Landscape Plan shall clearly indicate which, if any, proposed plantings will be installed along Cornerstone Drive during Phase 3 construction.
50. Step 137 of the Sequence of Construction on Sheet ESPC-7 references the installation of inlet INL-9B. This reference shall be revised to INL-98.
51. Larger scaled plans showing the ADA ramps with dimensions, slopes, and spot elevations shall be provided for review to confirm compliance with ADA requirements. A previous response letter suggests that ADA compliance is not required for residential projects.

Section 233.3.2 of the 2010 ADA Standards for Accessible Design, Residential Dwelling Units for Sale, states "a public entity that conducts a program to build housing for purchase by individual home buyers must provide access according to the requirements of the ADA regulations and a program receiving Federal financial assistance must comply with the applicable Section 504 regulation". A Facility is defined as "All or any portion of buildings, structures, site improvements, elements, and pedestrian routes or vehicular ways located on a site". Therefore, ADA compliance is required, and handicap ramp design shall be provided for review.

The above comments represent a thorough and comprehensive planning review of the information



submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments. As stated previously this review is for Phase 3 only, and a planning review is provided under separate cover.

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

We recommend the above comments along with planning review comments be addressed to the satisfaction of Pocono Township prior to the Final Plan approval of Phase 3.

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

Sincerely,

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

JST/meh

cc: Patrick Briegel/James Wagner – Acting Township Managers
Paul Morgan – Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire, Broughal & DeVito, LLP
Salvatore J. Caiazzo, P.E., Hanover Engineer – Applicant's Engineer
Vincent Trapasso, Trap Enterprises, LLC Etal. – Property Owner/Applicant
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

June 11, 2026

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

**SUBJECT: THE RIDGE AT SWIFTWATER PLANNED RESIDENTIAL DEVELOPMENT
FINAL PHASE 3 LAND DEVELOPMENT PLAN – PLANNING REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1388, T&M PROJECT NO. POCO-R0690**

Dear Commissioners:

Pursuant to the Township's request, we have completed our first *planning* review of the Final Phase 3 Plan of The Ridge at Swiftwater Planned Residential Development. The submitted information consists of the following items.

- Letter of Transmittal prepared by Hanover Engineering, dated April 24, 2026
- Application for Approval of a Planned Residential Development
- Response letter to Tentative Plan Planning Review No. 1 dated November 17, 2023, prepared by Hanover Engineering and dated April 23, 2026
- Response letter to Tentative Plan Technical Review No. 1 dated December 11, 2023, prepared by Hanover Engineering and dated April 23, 2026
- Property Deed, Deed Book 2677, Page 3676
- Property Deed, Deed Book 2675, Page 6951
- List of Required Documents and Supplementary Reports
- Post Construction Stormwater Management Report prepared by Hanover Engineering, dated July 22, 2022, revised March 4, 2026 (submitted under separate cover).
- The Ridge at Swiftwater Planned Residential Development Plan, Phase 3 (82 sheets) prepared by Hanover Engineering, dated April 23, 2026

BACKGROUND INFORMATION

The existing property is located along the northerly Brookdale Road at its intersection with State Route 0611. The existing property is located within the RD, Recreational Zoning District and has an area of 79.46 acres. The project site is split into two (2) pieces north and south of Brookdale Road. The property consists of steep slopes with woodland and meadow areas.

In a decision dated April 1, 2024, the Pocono Township Board of Commissioners approved the Tentative Plan prepared by Hanover Associates and dated October 6, 2023, and approved a Conditional Use to permit the PRD development within the RD, Recreational Zoning District.



The approved tentative plan proposes a Planned Residential Development (PRD) on two proposed lots and consists of 356 multi-family units with one (1) proposed Local Road named Ridge Road, two (2) driveways taking access from Cornerstone Drive (formerly Brookdale Road), and five (5) access roads; one (1) taking access from Cornerstone Drive, and three (3) taking access from Ridge Road. Stormwater management basins are proposed throughout the project site. Concrete sidewalk is proposed along Ridge Road, Rose Road, and Willow Way, and along portions of Cornerstone Drive. The remaining access roads are proposed with pedestrian paths within the road cartway.

Construction is proposed to be completed in three (3) phases. The submitted plan is for the development of Phase 3 and our comments are related to Phase 3 only.

Phase 3 is north of and along Cornerstone Drive (formerly Brookdale Road), has an area of 27.50 acres, and contains 152 dwelling units and a portion of Ridge Road beginning at Phase 1 and extending to Cornerstone Drive. Three (3) access roads known as Cedar Street, Oak Avenue, and Slate Way are proposed within Phase 3. Phase 3 will be managed by a Homeowner's Association and the dwelling units in this Phase will be sold to individual property owners.

Based on our review of the above information, and the LVL Engineering Group's PRD Tentative Plan Planning review letter dated November 17, 2023, we offer the following planning related comments and/or recommendations for your consideration. Technical comments will be provided under separate cover.

ARTICLE VI, ZONING ORDINANCE-PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. Per Section 470-95, "the standards, regulations and/or requirements of these regulations may be modified, either increasing or decreasing said standards, regulations and/or requirements, by the Board of Commissioners, where such modifications achieve substantially the objectives of this section of this chapter, provided that said modifications will not unduly tax the fiscal service obligations of the future residents and which are further protected by such covenants or other legal provisions as will assure conformity to and achievement of the planned residential development plan in the following cases:
 - A. Energy. When the use of renewable energy systems and energy conserving building design are proposed.
 - B. Environment. When unusual topography or other environmentally sensitive areas are involved.
 - C. Planning. When in the opinion of the Board of Commissioners said modification will encourage and promote flexibility, economy and ingenuity in the layout and design of said planned residential development in accordance with modern and evolving principles of site planning and design.
 - D. Conformation. When modifications have been permitted, the planned residential development shall still conform fully with all of the remaining regulations and requirements of this section."

The following modifications were approved by the Board of Commissioners on April 1, 2024.

- *Section 470-96.K and 470-102.A.(1): Reduce the required property boundary offset for*



the proposed townhomes from 75-feet to 40-feet.

- *Section 470-101.E.(6): To reduce the Cornerstone Drive Right-of-Way width from the required 60-feet to a variable width between 25-feet and 60-feet, and eliminate the right-of-way requirement along the remaining proposed roads.*
 - *Section 470-102.A.(2): Allow the dwelling units to be located closer than the required 20-feet from proposed parking lots.*
 - *Section 470-102.A.(4): Reduce the minimum separation between townhouse clusters from 75 feet to 20 feet.*
 - *Section 470-102.B.(1): Exceed the maximum cul-de-sac length of 800 feet, with Willow Way proposed at 994 feet. Also exceed the maximum of 18 dwelling units along a cul-de-sac, permitting 66 townhomes on Willow Way, 20 townhomes on Slate Way, and 28 townhomes on Eagle Rock Road.*
 - *Section 470-102.B.(6): Exceed the maximum cul-de-sac length of 1,000 feet, with the proposed temporary cul-de-sac measuring 2,026 feet.*
 - *Section 470-102.D.(2): Permit townhome driveways and parking spaces to be within 100-feet of the intersections of Slate Way and Cornerstone Drive, Willow Way and Cornerstone Drive, and Rose Road and Cornerstone Drive (eastern and western).*
 - *Section 470-103.K.(2): Allow street trees to be planted in areas other than 3-feet from the proposed sidewalk or within 5-foot planting strips at 40- to 100-foot intervals.*
 - *Sections 470-104.D and 470-104.D.(1): Reduce the required 30-foot separation to 18.2-feet between the northwestern townhome on Willow Way (nearest Cornerstone Drive) and the proposed 10-space parking lot.*
 - *Section 470-104.E.(3): Reduce the required 50-foot separation to 17-feet between the parking spaces at the end of Oak Avenue and the external property boundary.*
2. In accordance with Section 470-94.A.(1), “when a development will require a highway occupancy permit, the developer shall submit evidence to the Township that such permit has been obtained”. *A highway occupancy permit will be required for the proposed improvements at the intersection of Cornerstone Drive and S.R. 0611. All submissions to, correspondences with, and permit(s) from PennDOT shall be provided to the Township.*
3. In accordance with Section 470-96.E, the Planned Residential Development shall provide for “adequate, safe and convenient pedestrian and vehicular circulation facilities, including roadways, driveways, off-street parking and loading, sidewalks, malls and landscape areas, to serve the development”. *We offer the following comments:*
- a. *Turning analyses of a fire truck have been provided on Sheets T-1 and T-2. The plan shall be provided to the Pocono Township Volunteer Fire Company for review and comment.*



A PennDOT HOP is required for improvements at the intersection of Cornerstone Drive and S.R. 0611.

- b. Per Section 470-98.C.(17), Monroe County Soil Conservation District: approval of soil erosion and sediment control plans

A PADEP Individual NPDES Permit was issued. Permit No. PAD450203, effective January 29, 2025.

- c. Per Section 470-98.C.(18), Pennsylvania Department of Environmental Protection (PADEP): sewer and water approval; erosion and sediment control approval (earthmoving)

- *Sewage Planning approved by PADEP by letter dated November 27, 2024.*
- *A PADEP Individual NPDES Permit was issued. Permit No. PAD450203, effective January 29, 2025*

- d. Monroe County Planning Commission

County Planning Commission review dated January 3, 2024 received.

- e. Sanitary Sewer Treatment Capacity, Brodhead Creek Regional Authority (BCRA)

Sewer treatment capacity confirmed by BCRA by letter dated June 27, 2024

- f. Sanitary Sewer Conveyance, Pocono Township

Comments provided in Technical Review No. 1 and comments provided by the Township Sewer Engineer shall be satisfied.

- g. Water Service, Brodhead Creek Water Authority (BCRA)

A will serve letter from the Brodhead Creek Regional Authority was issued on October 5, 2022 for a demand of 48,918 gallons per day.

- h. Pocono Township Volunteer Fire Company

The fire truck turning analyses provided on Sheets T-1 and T-2 and the use of a gate at Birch Lane and Oak Avenue shall be reviewed by the Pocono Township Volunteer Fire Company.

All submissions to, correspondence with, and approvals from the outside agencies shall be provided to the Township.

8. In accordance with Section 470-103.H, "the developer shall provide the planned residential development with adequate street signs at the intersections of all streets. Sign style and characteristics, i.e., color and lettering, shall be acceptable to the Board of Commissioners." *The Phase 1 submission indicated that the sign details meet the Township style requirements as discussed with the previous Township Manager.*



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The following waivers were requested from the Subdivision and Land Development Ordinance and approved by the Board of Commissioners on April 1, 2024.

- *Table 390-48-1: Reduce the required 60-foot wide Right-of-Way along Cornerstone Drive to be a variable width ranging between 25-feet and 60-feet, and eliminate right-of-way requirements along the remaining proposed roads.*
- *Section 390-48.J.(2): Exceed the maximum of 18 dwelling units permitted along a cul-de-sac allowing, 66 townhomes on Willow Way, 20 townhomes on Slate Way, and 28 townhomes on Eagle Rock Road.*

9. In accordance with Section 390-43.A.(13), "pedestrian interior walks may be required, where necessary, to assist circulation or provide access to community facilities (e.g., a park or school)". In addition, and in accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards." *We offer the following comments:*

- a. *A crosswalk is shown crossing Willow Way at its intersection with Cornerstone Drive. Sidewalk is not shown continuing along Cornerstone Drive to S.R. 0611 and we question the need for this crosswalk.*
- b. *No sidewalk is provided toward or along S.R. 0611 along/at Cornerstone Drive. It is noted that the Monroe County Transit Authority (MCTA) travels along S.R. 0611 past the project site.*

The Applicant shall discuss the proposed pedestrian access with the Board of Commissioners.

10. In accordance with Section 390-48.I, "roads that are extensions of, or obviously in alignment with, existing roads shall bear the names of the existing roads. Subdivision and road names shall not be repeated or be similar to those existing within the Township or adjacent areas; and all road names shall be subject to the approval of the Township for conformance with the enhanced 911 emergency call system. Road name signs of a design approved by the Township shall be installed by the developer at his expense at each road intersection." *The submitted response letter indicates all proposed roads are now private and road names were approved by the previous Township Manager. The response letter also notes that mailbox locations are under review by the United States Postal Service.*

11. In accordance with Sections 390-48.O.(1)(a) and (b), "access easements shall be shown and labeled on the plans to indicate the purpose, easement users, and the rights of said users." "Ownership and maintenance responsibility shall be noted on the plans for each easement." *The response letter indicates access to Birch Lane from Oak Avenue will be gated. This shall*



be clearly shown and labeled with a detail provided on the plan. The Pocono Township Volunteer Fire Company shall also review the use of the proposed gate.

12. In accordance with Section 390-48.T.(10), "where access is to a state road, a valid state highway occupancy permit shall be obtained prior to plan recording. Where PennDOT standards differ from those of the Township, the more restrictive regulations shall apply." *A PennDOT HOP is required for improvements at the intersection of Cornerstone Drive and S.R. 0611. All submissions to, correspondence with, and permit from PennDOT shall be provided to the Township.*
13. In accordance with Section 390-52.A.(1), all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy." *The proposed development will be served by public water and sewage.*

A will serve letter from the Brodhead Creek Regional Authority was issued on October 5, 2022 for a demand of 48,918 gallons per day.

Sewage planning was approved by PADEP and sewage capacity was confirmed by the Brodhead Creek Regional Authority. Comments provided in Technical Review No. 1 and comments provided by the Township Sewer Engineer shall be satisfied.

14. In accordance with Section 390-58.E, "any subdivision or land development regulated under this § 390-58 shall be required to dedicate the specified amount of common open space, unless the Board of Commissioners and the applicant mutually agree to the payment of recreation fees-in-lieu of land, the construction of recreational facilities, the reservation/donation of common open space through an allowed alternative ownership method, or a combination of any of the foregoing." *Condition 12 in Exhibit B of the Conditional Use Decision indicates a total fee in-lieu of \$150,000 shall be provided with \$50,000 being provided with this Phase 3.*
15. In accordance with Section 390-60.C.(4), "the traffic impact study shall include, but not necessarily be limited to, an analysis of expected traffic generation to, from and upon surrounding roads within a radius of two miles from the proposed development site, particularly showing a.m. and p.m. peak hours of existing traffic flow during a normal business day, in comparison with what is anticipated after the proposed development is fully completed, and, if applicable, upon the completion of each stage. Estimated peak hour trip generation shall be based on procedures set forth in the most recent editions of the ITE Trip Generation Manual. Existing traffic flows shall be based on actual counts." *The previously submitted Traffic Impact Study (TIS) evaluated the following intersections for the 2023 Existing Condition and the 2026, 2030, and 2035 with and without development conditions. The Overall Level of Service is evaluated to determine whether mitigation is required at each intersection. The Levels of Service range from A being the best and F being the worst. A reduction in the Level of Service and a change in delay of greater than 10 seconds for each year comparison (i.e., 2026 without development vs. 2026 with development) warrants mitigation.*

a. Route 0611 and Brookdale Road (T-577)

The Overall Level of Service for all design scenarios during the Weekday AM Peak Hour is A and during the Weekday PM Peak Hour is B. In addition, the Overall Level



of Service for all design scenarios during the Saturday Peak Hour is A. The existing queue lengths exceed the storage required by Publication 46. No mitigation is required.

b. Route 0611 and Cornerstone Drive

The Overall Level of Service for the 2030 and 2035 design years with development during the Weekday AM and PM Peak Hours and the Saturday Peak Hour is A.

The intersection of Cornerstone Drive and S.R. 0611 is proposed to be improved to meet PennDOT requirements for a high-volume road. This intersection will remain unsignalized and will be a right-turn only onto S.R. 0611. A right-turn lane from S.R. 0611 south and a left-turn lane from S.R. 0611 north are also proposed.

d. Route 0611 and Discovery Drive/Private Drive

The Overall Level of Service for all design scenarios during the Weekday AM Peak Hour is A and during the Weekday PM Peak Hour is B. In addition, the Overall Level of Service for all design scenarios during the Saturday Peak Hour is A. No mitigation is required based upon the Overall Level of Service, however, there appears to be inconsistencies with the queue lengths. Refer to Comment vii.

e. Route 0611 and Route 0314 North

The Overall Level of Service for all design scenarios during the Weekday AM and PM Peak Hours and the Saturday Peak Hour is A. No mitigation is required based upon the Overall Level of Service, however LOS F are proposed during individual turning movements. Refer to Comment vi.

f. Route 0611 and Route 0314 South

The Overall Level of Service for all design scenarios during the Weekday AM and PM Peak Hours is B. In addition, the Overall Level of Service for all design scenarios during the Saturday Peak Hour is A. The existing queue lengths exceed the storage length required by Publication 46. No mitigation is required.

The following comments are related to our review of the submitted Transportation Impact Study (TIS).

- i. The intersections of S.R. 0611 with the I-80 eastbound on-ramp (just south of Great Wolf Lodge), Great Wolf Drive (Great Wolf Resort), Woodland Road (Mt. Airy Resort), Shinehill Road (cut through to S.R. 0715 north) are within two miles of the project site and shall also be evaluated, or a waiver will be required.*
- ii. The TIS shall address the undeveloped levels of service at the S.R. 0611 and Cornerstone Drive intersection.*
- iii. The TIS indicates Phases 2 and 3 will be completed in 2030, however the Phasing Plan (Sheet PH-1) indicates Phase 2 will be completed in 2027 and Phase 3 will be completed in 2030. The dates of completion shall be addressed.*



- iv. *The plan shall be revised to show the proposed intersection improvements at Cornerstone Drive and S.R. 0611.*
- v. *The Monroe County Transit Authority (MCTA) travels along S.R. 0611 past the project site. The MCTA shall be contacted regarding adding a bus stop for the new residents of the The Ridge at Swiftwater.*
- vi. *Step 10 in Appendix A of PennDOT Publication 282 states, "For locations where the level of service of the design horizon year without the development is LOS F and with development, the delay increase by more than 10 seconds, the remedies shall provide an estimated delay which will be no worse than the delay of the design year without development."*

Route 0611 and Route 0314 North – The eastbound left turn movement during the Weekday PM Peak Hour is F for the 2030 with and without development, and 2035 with and without development conditions. These movements have delay increases greater than 10 seconds with no mitigation proposed. This shall be addressed.
- vii. *Table 2, Queue Length Summary for the intersection of S.R. 0611 and Discovery Drive/Private Drive indicates the existing storage for east bound traffic is 500-feet. The existing driveway is not 500-feet long and the summary shall be revised for accuracy. In addition, the summary proposes 500-feet of storage for west bound traffic. Westbound traffic is from Discovery Drive, which is the existing driveway to Sanofi and no improvements are proposed with this project. This shall be addressed.*

The response letter indicates a revised traffic study has been submitted to PennDOT. A copy of this study shall be submitted to the Township for review.

MISCELLANEOUS COMMENTS

16. Closure reports shall be submitted in support of the proposed steep slope easements, access and construction easements, and utility easements in Phase 3.
17. Oak Avenue shall be included in Paragraph 7 under the Project Narrative on Sheet CS-1.
18. The number of "D" and "G" signs listed in the Sign Tabulation appear inconsistent with those provided in the plan view. The number of signs shall be confirmed, and the Sign Tabulation should be updated accordingly.
19. Two (2) "F" signs shall be identified on the northern corner of the intersection of Cornerstone Drive and Slate Way. The Sign Tabulation should be updated accordingly.
20. We believe the "C" signs located at the crosswalks crossing Oak Avenue and Ridge Road at its southerly intersection with Cedar Street should be replaced with "G" and "H"/"J" signs. The plan should be revised, and the Sign Tabulation should be updated accordingly.
21. A gate is proposed at the terminus of Oak Avenue, before Birch Lane. A "No Outlet" sign shall be provided along Oak Avenue.
22. Note 8 on Sheets GP-1 through GP-5 shall be revised to identify the referenced Authority.



23. General Planting Note 3 on Sheet LS-5 shall be revised to remove the reference to City Forester and identify Pocono Township to review and approve substitute plantings.
24. The Luminaire Schedule on Sheet LP-3 proposes 8 lights in Phase 3. Sheet LP-1 proposes seven (7) lights along Ridge Road and Cedar Street. The number of proposed lights along Cornerstone Drive in Phase 3 shall be confirmed and clearly noted in the plan view. The Luminaire Schedule shall also be revised accordingly.

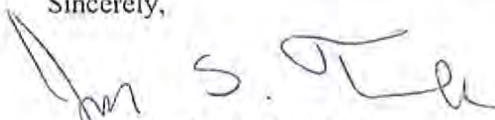
The above comments represent a thorough and comprehensive planning review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments. As stated previously this review is for Phase 3 only, and a technical review of design considerations will follow under separate cover.

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

We recommend the above comments along with technical review comments be addressed to the satisfaction of Pocono Township prior to the Final Plan approval of Phase 3.

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

Sincerely,



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

JST/meh

cc: Patrick Briegel/James Wagner – Acting Township Managers
Paul Morgan – Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire, Broughal & DeVito, LLP
Salvatore J. Caiazzo, P.E., Hanover Engineer – Applicant's Engineer
Vincent Trapasso, Trap Enterprises, LLC Etal. – Property Owner/Applicant
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



100 Gypsum Road, Suite 201
Stroudsburg, Pa 18360
Phone: 570-992-4500 Fax: 570-402-8890

April 1, 2026

Patrick Briegel, Acting Township Manager
Pocono Township
205 Old Mill Road
Tannersville, PA 18372

Re: Locked AED Program – Indemnification Release Form

Dear Mr. Briegel,

This letter is in response to Pocono Township's interest in the Aliver Foundation's program that would provide the township with "Automatic External Defibrillators" in locked climate-controlled enclosure.

The AED's provided through this particular program are unique in that they are housed in a locked climate-controlled enclosure to be installed at one of their outdoor recreation areas. *(Note: not all AED's are configured in this manner.)*

In the event there would be someone in cardiac arrest, an individual desiring to help would need to go to the locked box and call 9-1-1 to obtain the access "code". This code would then enable an individual to open the locked cabinet to access the AED for use.

Once we were presented with the program and discovered that our agency and staff would be getting involved, our team conducted research. We discovered there are many items with varying potential liability issues creating a serious concern not only for the municipality, but for our agency.

It seems that to lock an AED in an enclosure, defeats the purpose of making the life saving device readily accessible for someone whose heart stopped. The individual who wants to help the person in cardiac arrest, must first call 9-1-1 to get the access code before they can do anything else.

If the idea of putting an AED in a locked box eliminates the chance of theft, that really does not work. We certainly could receive a call to provide the caller with the access code and they could easily steal the AED. We would know if that occurred once the Ambulance/Fire, or in some municipalities, Police arrive on scene.

Therefore, to protect our agency and our staff, and bring to light some of the potential issues around the "AED locked in a box", please find the attached "*Remote Access Indemnification, Defense & Intergovernmental Agreement*". This is for any program that involves an AED in a locked enclosure with the expectation that our agency/staff would be involved.

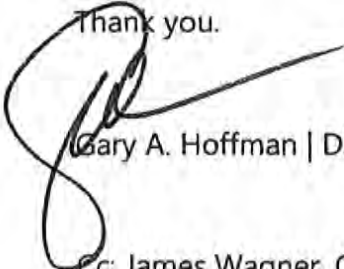
Our concern is really not just about us, I suspect that municipalities who want to provide these devices without fully knowing the potential issues, could be setting themselves up for some serious problems.

Once you read the attached document, you should have a good idea of what types of issues could potentially impact your municipality in your attempt to help.

If Pocono Township is still interested in proceeding with this specific program with the Aliver Foundation or any other program involving a locked AED, please review the enclosed agreement, sign and return.

If you have any questions or need any additional information, please contact me directly.

Thank you.



Gary A. Hoffman | Director of Communications

Cc: James Wagner, Chief of Police, Pocono Twp. Police Department

Enclosure

AED REMOTE ACCESS INDEMNIFICATION, DEFENSE, AND INTERGOVERNMENTAL AGREEMENT

This Indemnification, Defense, and Intergovernmental Agreement ("Agreement") is entered into by and between the Monroe County Control Center ("MCCC"), an intergovernmental agency in the County of Monroe, and _____, a Pennsylvania municipality ("Municipality").

1. **Purpose and Background.** Municipality intends to install and maintain an automated external defibrillator ("AED") in a publicly accessible location within its jurisdiction in a locked enclosure requiring a 9-1-1 call to obtain an access code. Municipality has requested that MCCC communicate the access code to callers during 9-1-1 operations. MCCC does not own, sponsor, install, maintain, inspect, or control the AED program and is agreeing only to communicate information supplied by Municipality.
2. **No Ownership; No Operational Control; No Assumption of Duty.** Municipality acknowledges that it alone selects the location; installs; owns; inspects; tests; maintains; secures; monitors; replaces; and ensures legal compliance of the AED and its enclosure. MCCC has no duty to inspect, test, maintain, repair, secure, monitor, verify operability, ensure code accuracy, or ensure compliance with any statute, regulation, guideline, or manufacturer instruction relating to the AED.

The parties expressly agree that MCCC's limited act of communicating an access code during a 9-1-1 call does not create ownership, custody, control, supervision, a special relationship, or any independent duty regarding the AED or its use. Municipality acknowledges that emergency communications involve time-sensitive conditions, system limitations, human factors, technological constraints, and unforeseeable events.

3. **Municipality's Exclusive Responsibilities.** Municipality accepts sole responsibility for:
 - (a) Proper site selection, mounting height, ADA accessibility, and physical installation;
 - (b) Compliance with all applicable federal and Pennsylvania laws governing AED placement, registration, medical oversight, and maintenance;
 - (c) Confirming adequate cellular or other communications coverage at the installation site before deployment;
 - (d) Routine inspection, testing, battery and pad replacement, software updates, and overall device readiness;
 - (e) Security of the AED and enclosure, including theft, vandalism, tampering, or environmental exposure;
 - (f) Providing MCCC with the correct access code in writing and immediately updating MCCC in writing upon any change;

(g) Ensuring that the AED is physically present and operational at all times represented to the public.

4. **INDEMNIFICATION AND DUTY TO DEFEND.** TO THE FULLEST EXTENT PERMITTED BY PENNSYLVANIA LAW, MUNICIPALITY AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS MCCC, AND ITS RESPECTIVE OFFICERS, BOARD MEMBERS, EMPLOYEES, AGENTS, DISPATCHERS, CONTRACTORS, AND REPRESENTATIVES (COLLECTIVELY, THE "INDEMNIFIED PARTIES") FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, SUITS, DAMAGES, LOSSES, LIABILITIES, PENALTIES, FINES, JUDGMENTS, SETTLEMENTS, COSTS, AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPERT FEES (COLLECTIVELY, "CLAIMS"), ARISING OUT OF OR RELATING IN ANY WAY TO:

- (a) The design, selection, location, installation, inspection, maintenance, security, operability, accessibility, condition, or failure of the AED or its enclosure;
- (b) Any alleged delay in access to the AED, including delays associated with call routing, dispatcher communications, provision or miscommunication of an access code, CAD downtime, system maintenance, system malfunction, software failure, or human error;
- (c) Any incorrect, outdated, or misheard access code;
- (d) Any alleged device malfunction, battery failure, pad expiration, software defect, improper installation, or environmental condition;
- (e) Any inability of a caller or bystander to locate, access, retrieve, or operate the AED;
- (f) Any allegation that MCCC assumed a duty, created a special relationship, or increased the risk of harm;
- (g) Any personal injury, wrongful death, survival, or property damage claim connected in any manner to the AED program.

This indemnification applies even if a Claim alleges that an Indemnified Party was partially negligent. Municipality is not required to indemnify an Indemnified Party for that party's sole gross negligence or willful misconduct as determined by a final, non-appealable court judgment.

5. **Defense; Control of Litigation; Notice.** Upon written notice of a Claim, Municipality must immediately assume the defense of the Indemnified Parties with counsel reasonably acceptable to MCCC. Failure to promptly assume a full and adequate defense constitutes a material breach. MCCC may participate in the defense with counsel of its choice at Municipality's expense if Municipality fails to provide a reasonably sufficient defense after written notice.

Municipality may not settle any Claim without MCCC's prior written consent if the settlement includes any admission of liability, non-monetary obligation, policy change, or injunctive

relief affecting an Indemnified Party. Consent will not be unreasonably withheld for a purely monetary settlement that includes a full release of the Indemnified Parties.

6. **Insurance; Additional Insured; Waiver of Subrogation.** Municipality must maintain commercial general liability insurance, including contractual liability coverage sufficient to support this Agreement, with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Coverage must be primary and non-contributory with respect to the Indemnified Parties. Municipality must name MCCC as additional insureds and provide certificates of insurance and endorsements upon execution and renewal. Municipality must waive subrogation rights against the Indemnified Parties.
7. **Sovereign and Governmental Immunity.** Nothing in this Agreement waives, modifies, or limits any immunity, defense, or limitation of liability available to MCCC under 42 Pa.C.S. §§ 8541–8564 (Political Subdivision Tort Claims Act) or any other applicable law. The indemnification obligations of Municipality are contractual and are not limited by any statutory damage cap applicable to MCCC.
8. **No Third-Party Beneficiaries.** This Agreement is intended solely for the benefit of the parties. No third party may claim rights under this Agreement.
9. **Survival.** Municipality's defense, indemnification, and insurance obligations survive termination of this Agreement and apply to any Claim arising from events occurring while the AED was linked to 9-1-1 access through MCCC.
10. **Governing Law; Venue.** This Agreement is governed by Pennsylvania law. Venue lies exclusively in the Court of Common Pleas of Monroe County, Pennsylvania.
11. **Entire Agreement; Amendment; Severability.** This Agreement constitutes the entire understanding regarding the subject matter and may be amended only by a writing signed by both parties. If any provision is held unenforceable, the remaining provisions remain in effect to the fullest extent permitted by law.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date below.

Witness:

MONROE COUNTY CONTROL CENTER

Name:
Title:

By: _____
Name:
Title:
Date:

Witness:

MUNICIPALITY – _____

Name:
Title:

By: _____
Name:
Title:
Date:

POCONO TOWNSHIP PLAN STATUS
06/15/2026

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. Approval/Deny	Comments
Sketch Plans												
		1730040R	KenBAR Investment Group (Inactive)	Commercial Land Devt					6/5/2020			
1380		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1402		2230188R	Iroquois Ridge	Major Sub, Land Devt					6/22/2022			
1403		2230189R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt					7/19/2022			
1380		2330219R	Lands of Yuriy Bogutskiy 2812 Rt 0611	Land Devt					5/3/2023			
1417	POCO-R1270	2330228R	Harmony Domes 310 Hallet Road	Land Devt					9/3/2025			Sketch Plan #2 rec'd 8/19/25
1422	POCO-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378	POCO-R0970	-	Incline Village Expansion	Land Devt					11/8/2024			
1436	POCO-R1010	-	437-439 Scotrun Avenue	Land Devt					11/25/2024			
1448	POCO-R1280	-	Pocohanne Point Apartments	Land Devt					8/28/2025			
1452	POCO-R1350	-	TL Realty Corp. Learn Road	Land Devt					10/28/2025			
1455	POCO-R1420	-	520 Post Hill Rd. Major Subdivision	Major Sub, Land Devt					6/4/2026			
Final Plans Under Consideration												
Preliminary Plans Under Consideration												
1387	POCO-R1030	2130161R	Alaska Pete'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
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Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS

06/15/2026

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Pending BOC Decision												
1388	POCO-R0690	2130154R	Phase 3 - The Ridge PRD (5/4/26)	PRD	Final	6/18/2026	N/A	07-20-26			N/A	45 Days for BOC Approval per Ord.
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/9/25)	Lot Comb.	Final	11/16/2026	N/A	11/16/2026	3/11/2025		N/A	Extension to 11/16/26 recd 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	07-5-2026	4/15/2026		N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

POCONO TOWNSHIP PLAN STATUS

06/15/2026

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	BDC Approve/Deny	Approval Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1388		2130146R	Sladden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary 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 (9/9/24)	Land Dev't	Preliminary	7/2/2025	Approval Rec. 6/9/25	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 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIMINAL APPROVAL - NOT RECORDED													
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 9/1/23				
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	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Dev't/Lol 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		
1352		1930083R	Sanoff 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	7/20/2021				
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-R0690	2130154R	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025	N/A	12/15/2025	12/15/2026	8/15/2026	9/15/2026		
1392	N/A	2130159R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22					Extension Received 11/3/25
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		Project not moving forward per owner
4442	POCO-R0650	2330030R	GWL Employees-Housing (4/4/023)	Land Dev't	Final	8/1/2023	Conditional Approval 7/16/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		60 Day Extension Rec'd 5/18/26
1415	POCO-R0629	2230198R	Erile Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/12/2025	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 7/6/2026	11/6/2026	2/6/2026		Extension Rec'd 1/20/26
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Dev't	Prelim/Final	10/1/2024	Recommended for approval 11/3/25	Approved 2/18/25	2/18/27	8/18/2026	11/18/2026		
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. 1/12/26	Approved 2/17/26	2/17/2027	8/17/2026	11/17/2026		

POCONO TOWNSHIP PLAN STATUS

06/15/2026

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 (Y-M-D)	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-R1250	-	Trepasso 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 Enl. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/19/24					
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	13302788	Trepasso 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 (06/09/2020)	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

06/15/2026

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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 5-Warner Road Warehouse (Final Plan) (11/10/25)	Land Devt	Final	10/30/2025	Approved 11/10/25	Approved 11/17/25				2/19/2026	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/2023	
1375	POCO-R0624	2030115R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land 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	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	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	Bartonville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/2024	
1390		2130168R	Sanofi Pasteur B63 Cold Storage (11/22/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/2023	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/21)	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				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Devt	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23				2/12/2025	
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25				5/1/2026	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/2023	
1410	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/2023	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/2023	

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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	Approval Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
1418	N/A	2330231R	Faida Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/18/23				10/31/2023	
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
1420	POCO-R0628	2330234R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	
1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/26/2024	Conditional 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	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24				10/29/2025	
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	-	Sanoff 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				1/17/2024	
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	-	Terrey - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/19/2024	
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/18/24				12/17/2025	
1435	POCO-R0960	-	Persoleo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/18/24				1/21/2025	
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/5/2025	Conditional Approval 6/9/25	Conditional Approval 7/7/25				3/18/2026	
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt	Prelim/Final	7/28/2025	Conditional Approval 5/12/25	Approved 6/2/25				3/4/2026	
1440	POCO-R1100	-	Defazio Lot Joinder - 5120 Laurel Loop (2/3/25)	Lot Comb.	Final	3/19/2025	N/A	Approved 4/7/25				4/9/2025	
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laurel Lake Road (2/3/25)	Lot Comb.	Final	3/18/2025	N/A	Approved 4/7/25				7/22/2025	
1443	POCO-R1160	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	6/25/2025	N/A	Approved 7/7/25				7/22/2025	
1444	POCO-R1150	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	6/12/2025	Conditional Approval 5/12/25	Approved 6/2/25				8/5/2025	
1447	POCO-R1240	-	122 & 144 Paweds 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. Sluter Easement Relocation (Hillicilly Ac.) (10/6/25)	Rev. to Apprd 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	

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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
	N/A	2030121R	Ziro & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Denied 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Denied 10/17/22					
1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	2/23/2024	Recommended Denial 2/9/26	BOC Denied 3/22/26					
WITHDRAWN													
1371		1630006R	Tannersville Pent Apartments (10/22/18)	Residential Land Devt	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Withdrawn as condition of new development
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(2/26/21)	Minor Sub	Final	9/18/2021							Notification to withdraw appl. rec'd 12/1/2022
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 8/13/25
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230165R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	8/15/2024							Application Withdrawn 4/30/25
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025					Denial Rec. 9/10/25		Application Withdrawn 10/1/25
1451	POCO-R1340	-	3172 Rte. 715 - Shanti Dayal (11/10/25)	Land Devt	Final	12/3/2025							Application Withdrawn 1/7/26
1453	POCO-R1360	-	Mt. Villa Resort (406 Cherry Lane Rd.) (11/10/25)	Land Devt	Preliminary	12/8/2025							Application Withdrawn 11/2/26