



POCONO TOWNSHIP COMMISSIONERS
AGENDA

July 20, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/81420392667?pwd=xtcFXbLLbQ8YOgNab8pmkgpmoES14M.1>

Meeting ID: 814 2039 2667

Passcode: 763359

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

Regina Zuvich – Quarterly Review.

Louise Troutman – Pocono Heritage Land Trust – zoning fee of \$404.50 waiver request – Tannersville Woods Sign. **(Possible Action Item)**

S. Graham Simmons III, Esq. - 1328 Golden Slipper Road Sign alternative

Hearings

Data Center Ordinance Amendment

Motion to open the hearing. **(Possible Action Item)**

Motion to close the hearing. **(Possible Action Item)**

Motion to _____ Ordinance 2026-08 Data Center Ordinance Amendment. **(Possible Action Item)**

Resolutions

Motion to approve Resolution 2026-(26) to _____ (Repair or Replace) the Stadden Road Bridge by applying for a DCED Grant to assist in the cost. **(Possible Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items: **(Possible Action Item)**
 - o Old business consisting of the minutes of the July 6, 2026 regular meeting of the Board of Commissioners.
 - o Financial transactions through July 20, 2026 as presented, including ratification of expenditures in the amount of \$616,209.12 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: **(Action Items)**

NEW BUSINESS

- Motion to approve the Payment No.1 in the amount of \$37,598.40 on the Learn Road Roundabout Project as per T&M's letter dated 7/14/26. **(Possible Action Item)**
- Motion to approve the Construction Escrow Release Payment No.1 in the amount of \$703,728.67 on the Trapasso Hotel Event Center LDP # 1438 as per T&M's letter dated 7/16/26. **(Possible Action Item)**
- Motion to waive the pavilion rental fees for Faith International Church on August 22nd. **(Possible Action Item)**
- Motion to approve advertising for the now vacant alternate seat on the Zoning Hearing Board with interviews to be held at the August 17th BOC meeting. **(Possible Action Item)**
- Motion to approve the _____ sponsorship in the amount of \$ _____ for the Kettle Creek Environmental Fund Dinner. **(Possible Action Item)**
- Motion to consideration a possible proposal of a Cell Tower Lease on or near Mountain View Park Lane by TowerCo. **(Discussion and Possible Action Item)**

Personnel**Report of the President**

Ellen Gnandt

Matt Long – Vice-Chairman

Commissioner Comments

Natasha Leap – Commissioner

Dan McCreary – 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

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
2026						
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%

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
2025						
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%

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
2024						
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	13.68%
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	114.58%

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						
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%	11,138.40	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 & Mf	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 Srv	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%
405.198 · 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 Bld. 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%
410.196 · 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 Maint	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	
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-U 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						
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	1,131,361.37	-1,131,361.37	0.0%	1,131,361.37	0.00%
492.310 · Transfer to Capital Fund Reserv	0.00	0.00	0.00	0.0%	3,500,000.00	0.00%

General Fund
Profit & Loss Budget vs. Actual
Q1 2026

Total Interfund Transfers Out	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%
Total Expense						
Net Income						
CASH ACCOUNT BALANCES						
GENERAL CASH	Q1 2026	Q2 2026	Q3 2026	Q4 2026		
PAYROLL	8,501,617.98					
FEEES IN LIEU COMMITTED	187,893.30					
KOLLAR COMMITTED	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	0.0%	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%	4,631,361.37	0.00%
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%	417,500.00	22.86%
Total 392.010 · Transfer from General Fund	0.00	0.00	0.00	0.0%	9,719,244.57	1.04%
393.000 · Capital Lease Proceeds	95,457.41	104,375.01	-8,917.60	91.46%		
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						
2025 VEHICLE + UPFIT	90,602.91					
410.000 · POLICE CAPITAL COMPREHENSIVE - Other	53,018.89	1,055,475.00	-1,002,456.11	5.02%	4,221,900.00	1.26%
Total 410.000 · POLICE CAPITAL COMPREHENSIVE	143,621.80	1,055,475.00	-911,853.20	13.61%	4,221,900.00	3.40%
429.205 · Bank Charges	15.00					
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	0.00	53,499.99	-53,499.99	0.0%	214,000.00	0.00%
438.610 · Maintenance & Repairs of Roads	39,300.00	94,999.98	-55,699.98	41.37%	380,000.00	10.34%
454.000 · PARK CAPITAL COMPREHENSIVE	0.00	248,749.98	-248,749.98	0.0%	995,000.00	0.00%
471.000 · PRINCIPAL LEASES	42,166.35	54,416.55	-12,250.20	77.49%	217,666.26	19.37%
472.000 · INTEREST ON LEASES	1,219.01	4,866.48	-3,647.47	25.05%	19,465.97	6.26%
Total Expense	252,478.60	2,429,811.04	-2,177,347.44	10.39%	9,719,244.57	2.6%
Net Income	-151,628.45	-1,157,840.26	1,006,211.81	13.1%	0.00	
CASH ACCOUNT BALANCES						
PLGIT CAPITAL RESERVE	Q1 2025	Q2 2025	Q3 2025	Q4 2025		
CAPITAL RESERVE CASH	442,719.52					
TOTAL	11,516.70					
	\$ 454,236.22	\$ -	\$ -	\$ -		

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 Mascardo	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

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

CASH ACCOUNT BALANCES
1st Northern Bank
PLGIT Sewer Operations
TOTAL

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	
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%
CASH ACCOUNTS BALANCE	Q1 2026	Q2 2026	Q3 2026	Q4 2026		
FKB MM 2021	419,569.53					
1ST NORTHERN	38,600.72					
PLGIT	2,810,606.93					
	\$ 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	\$ -	\$ -	\$ -		

USA TODAY CO.



PO Box 630531 Cincinnati, OH 45263-0531

AFFIDAVIT OF PUBLICATION

Lisa Pereira
Pocono Township Board
of Commissioners
205 Old Mill Road, # 2
Tannersville PA 18372

STATE OF PENNSYLVANIA, COUNTY OF MONROE

The Pocono Record, a newspaper printed and published in the city of Stroudsburg, and of general circulation in the County of Monroe, State of Pennsylvania, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

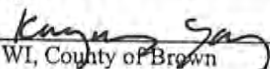
07/02/2026, 07/09/2026

and that the fees charged are legal.

Sworn to and subscribed before on 07/09/2026



Legal Clerk



Notary, State of WI, County of Brown

93-29

My commission expires

Publication Cost: \$96.52

Tax Amount: \$0.00

Payment Cost: \$96.52

Order No: 12449013

Customer No: 682477

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will consider for adoption at a Public Hearing to be held at 6:00 p.m. on the 20th day of July, 2026, at the Pocono Township Municipal Building, 205 Old Mill Rd, Tannersville, Pennsylvania 18372, an Ordinance amending 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. Copies of the proposed Ordinance may be examined without charge or obtained for a charge not greater than the cost thereof at the Municipal Building, during normal business hours.

Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will consider for adoption at a Public Hearing to be held at 6:00 p.m. on the 20th day of July, 2026, at the Pocono Township Municipal Building, 205 Old Mill Rd, Tannersville, Pennsylvania 18372, an Ordinance amending 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. Copies of the proposed Ordinance may be examined without charge or obtained for a charge not greater than the cost thereof at the Municipal Building, during normal business hours.

Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026 - 08

**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

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

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

Roll Call: Ellen Gndt, present; Natasha Leap, absent; Matt Long, present, Charles Keppler, present.

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

Announcements

The Board held an Executive session prior to this meeting to discuss legal matters and personnel.

A special meeting will take place on July 14th at 6 p.m. for interviews regarding the open seat on the Board of Commissioners.

The township opened the building from 8 to 8 as a cooling station to those without power.

Public Comment

Time stamp: 6:04 Donna McMahon – Resident – Thanked the township for all they do and updated everyone regarding the Library.

Time stamp: 6:07 Cheryl Parks – Resident – Commented on quality of life.

Consent Agenda Time stamp: 6:09:54

- Ellen Gndt made a motion, seconded by Charles Keppler, to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the June 15, 2026 regular meeting of the Board of Commissioners.

Financial transactions through July 6, 2026 as presented, including ratification of expenditures in the amount of \$707,865.51 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

NEW BUSINESS

- Time stamp: 6:12 Matt Long made a motion, seconded by Ellen Gndt, to approve the purchase of a PC306 Cold Planer with 42 Gal. Water Tank that was included in this year's budget in the amount of \$22,000.00 (item is less than budgeted). All in favor. Motion carried.
- Time stamp: 6:14 Ellen Gndt made a motion, seconded by Matt Long, pending Leo DeVito's review, to approve fixed annual Bioxide pricing at 3.16/gal with parts and service fee of \$1,100/mo., to include monitoring service, contract from Evoqua Water Technologies LLC. All in favor. Motion carried.
- Time stamp: 6:15 Matt Long made a motion, seconded by Ellen Gndt, to approve the advertisement of the bids for the Bartonville Ave. and Stadden Road Sewer Extension project. Discussion took place among the board and public. All in favor. Motion carried.
- Time stamp: 6:21 Matt Long made a motion, seconded by Ellen Gndt, to waive Pavillion #2 fees for Vision of a Better Tomorrow (nonprofit) All in favor. Motion carried.
- Time stamp: 6:22 Ellen Gndt made a motion, seconded by Matt Long, to authorize the Township Solicitor to advertise for the MCTI rezoning hearing. Discussion followed by the board and public. Roll call: Ellen Gndt, aye; Matt Long, aye; Charles Keppler, nay. Motion carried.
- Time stamp: 6:35 Ellen Gndt made a motion, seconded by Matt Long, to approve the monthly fee of \$20 for enrollment in the Positive Pay program as an added form of security for township banking. All in favor. Motion carried.
- Time stamp: 6:38 Ellen Gndt made a motion, seconded by Matt Long, to accept the resignation of Commissioner Mike Velardi. All in favor. Motion carried.
- Time stamp: 6:37 Charles Keppler made a motion, seconded by Ellen Gndt, to re-open the acceptance of candidates for the open alternate seat on the Planning Commission with a deadline of July 28th to accept letters of interest & resumes in order to conduct interviews at the August 3rd BOC meeting. Lengthy discussion was had regarding the deadline date and interview date. All in favor. Motion carried.

Commissioner Comments

Ellen Gndt – President – Time stamp: 6:44 – Announced that anyone without power are to call 1-800-DialPPL for updates.

Matt Long – Vice-Chairman Time stamp: 6:45 – Thanked both the Police Dept. & Public Works Dept. for all of there assistance over the holiday weekend with the weather emergencies. Time stamp: 6:45:23 - He enquired about the police wing. Time stamp: 6:46 – Pat Briegel updated everyone. Time stamp: 6:47 Matt Long commented regarding the resignation statement of Mike Velardi.

Commissioner Comments

Natasha Leap – Commissioner - Absent

Charles Keppler – Commissioner – Time stamp: 6:54 – Apologized for the AED mistake and commented on the cooling station here at the township building.

Acting Managers Reports – Patrick Briegel – Time stamp: 6:57 – Thanked the board for the recognition to the staff over the Holiday weekend weather events. Pat acknowledged the Pocono Township Fire Department for their assistance with an issue at the township building. He spoke about speed limit signs on two township roads and stated the work is progressing on the TLC bridge.

Jim Wagner – Time stamp: 7:00 – Thanked his command staff, Brad Harrison, DPW, the Fire department and Commissioners regarding response during the weather event.

Reports

Zoning Report-SFM Consulting – Time stamp: 7:02 – Paul Morgan reviewed his zoning report with the board. The board and public questioned a number of items regarding properties, inspections and individuals utilizing private property electrical supplies.

Fire Report –Time stamp: 7:09 - Corey Sayer, Assistant Fire Chief – reviewed his quarterly fire reports with the board to include 358 calls from January to June 30th with June being the highest with 72 calls.

Township Engineer Report- Jon Tresslar – Time stamp: 7:17 – The township is still waiting on confirmation for delivery of the bridge for TLC. DCED grants for up to 3M are opening up. We are looking at the Stadden Road Bridge repair/replacement for a potential submission as the bridge is in need of repair. Discussion was had among the board, Pat Briegel and Jon Tresslar. Time stamp: 7:31 - Ellen Gndt made a motion, seconded by Matt Long to amend the agenda and open it to allow a motion and possible action item concerning the Stadden Road Bridge, whether to repair or replace along with whether or not the township applies for a grant to assist in doing so. Time stamp: 7:32 Discussion was opened to the public with questions and recommendations. All in favor. Motion carried. Time stamp: 7:37 - Charles Keppler made a motion, seconded by Ellen Gndt, to direct the solicitor to apply for the grant to replace the Stadden Road Bridge. Discussion was had among the board, legal and the township engineer. The motion was withdrawn by both the first and second. Time stamp: 7:40 – Matt Long made a motion, seconded by Ellen Gndt, to direct the engineer to prepare the necessary paperwork for adopting a resolution at the next board of commissioners meeting to either repair or replace the Stadden Road Bridge. Discussion: Time stamp: 7:41 – public concern regarding truck traffic should be taken into consideration. All in favor. Motion carried.

Time stamp: 7:43 - Charles Keppler asked Jon if he had the opportunity to do the speed study on Cherry Lane Church Rd yet. Jon said no.

Time stamp: 7:43:23 – Ellen Gndt questioned Jon and Paul regarding concerns with the Core5 project.

Township Solicitor Report - Leo V. DeVito – Time stamp: 7:47 – Nothing new to report.

Adjournment –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting at 7:48 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Monday July 20, 2026

SUMMARY

Ratify

General Fund	\$	6,279.73
Payroll	\$	166,468.63
Sewer Operating	\$	470.43

Bill List

TOTAL General Fund	\$	174,355.74
TOTAL Sewer OPERATING Fund	\$	155,170.19
TOTAL Sewer CONSTRUCTION Fund	\$	16,146.90
TOTAL Capital Reserve Fund	\$	97,317.50
TOTAL EXPENDITURES	\$	616,209.12

Fire Tax Disbursement	\$	55,893.71
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Budget Adjustments

General Fund-Budget Appropriations	\$	37,500.00
General Fund-Budget Adjustments	\$	50,000.00
<u>Budget Appropriations</u>	\$	87,500.00

POCONO TOWNSHIP CHECK LISTING

Monday July 20, 2026

General Fund

Date	TYPE	Vendor	Memo	Amount
07/08/2026	TRANSFER ADP		PAYROLL 6/22/26 - 7/5/26	\$ 166,468.63
			TOTAL PAYROLL	<u>\$ 166,468.63</u>

General Expenditures

Date	Check	Vendor	Memo	Amount
07/07/2026	4212	PENTELEDATA	Police Internet	720.00
07/07/2026	4213	PENTELEDATA	TWP Dr & Old Mill Rd Internet	397.89
07/07/2026	4214	PENTELEDATA	Heritage Ctr Internet	126.13
07/07/2026	4215	PPL Electric Utilities	Area and Traffic Lights	156.47
07/08/2026	4216	Slate Workers' Insurance Fund	Workers Comp	2,343.00
07/10/2026	4217	Lowe's	Park Repairs, Gate, Police Supplies	1,162.45
07/13/2026	4218	Fun & Fancy Faces	7/22/26 Concert in the Park Face Painting	150.00
07/13/2026	4219	Joey & The T-Birds	7/22/26 Concert in the Park	900.00
07/14/2026	4220	Blue Ridge Communications	Police & TWP Phone Lines	323.79
			TOTAL General Fund Bills	<u>\$ 6,279.73</u>

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
07/07/2026	1723	PENTELEDATA	Sewer Modems	337.75
07/14/2026	1724	BLUE RIDGE COMMUNICATIONS	PS 1 & 2 Phone	132.68
			TOTAL Sewer Operating Fund	<u>\$ 470.43</u>
			6,279.73	
			470.43	
			Authorized by:	
			<u>6,750.16</u>	
			Transferred by:	
			<u>6,750.16</u>	

TOTAL General Fund

TOTAL Sewer Operating

TOTAL

POCONO TOWNSHIP CHECK LISTING

Monday July 20, 2026

General Fund

Date	Check	Vendor	Memo	Amount
07/14/2026	4221	ADP, INC	5/31: 6/15: 6/21 & 7/5 Payroll Time & Attendance	1,206.71
07/14/2026	4222	AFLAC	Supplemental Insurance	293.74
07/14/2026	4223	American Heritage Life Insurance Company	Supplemental Insurance	472.36
07/14/2026	4224	ARGS Technology, LLC	IT Services	12,788.14
07/14/2026	4225	Auto Parts of Tannersville, Inc.	Supplies	165.32
07/14/2026	4226	Auto Parts of Tannersville, Inc.	Supplies	132.07
07/14/2026	4227	Best Auto Service & Tire Center	Unit 88 Service	40.00
07/14/2026	4228	Broadhead Creek Regional Authority	TWP Drive Sewer	247.50
07/14/2026	4229	Broughal & DeVito, L.L.P.	Legal Matters	6,951.24
07/14/2026	4230	Casella Waste Systems, Inc.	8 & 4 YD MVP Garbage Service	640.00
07/14/2026	4231	Central Square Technologies	Metro Subscription 8/15/26 - 12/31/26	3,902.35
07/14/2026	4232	Cintas Corp.	Park Uniforms	262.35
07/14/2026	4233	Cintas Corp.	Toiletries, Mats & Uniforms	1,345.78
07/14/2026	4234	Davidheiser's Inc.	Tracker & Enradd Testing	252.00
07/14/2026	4235	DES-CPR, Inc.	June 2026 Old Mill Rd Recycling	62.50
07/14/2026	4236	E.F. Possinger & Sons, Inc.	5/4 & 5/27/26 Dispose 2 Loads to Hopkins Dump Site	200.00
07/14/2026	4237	Foster & Foster, Inc.	Police Pension Plan	500.00
07/14/2026	4238	Furno Mech Contracting & Furno Fuels	Police 7/1/26 Fan Motor/Pully Service	1,073.25
07/14/2026	4239	Gotta Go Pollies, Inc.	TLC & MVP	975.00
07/14/2026	4240	Grant Success Lab	July 2026 Monthly Retainer for Grant Services	4,100.00
07/14/2026	4241	GreatAmerica Financial Services Corp.	Mailroom Copier	192.64
07/14/2026	4242	J. P. Mascaro & Sons	Garbage Pickup July 2026	457.00
07/14/2026	4243	Jan-Pro of NEPA	Cleaning Svcs	2,520.12
07/14/2026	4244	Kimball Midwest	Supplies	80.55
07/14/2026	4245	Locust Ridge Quarry	9.5 .03<3 E PG 64S-22 15% R WMA (D123E1) 9.18 tns	1,883.45
07/14/2026	4246	Marki Rolloff Container, Inc.	Old Mill Rd 20yd Rolloff Switch 7/1/26 Box 7	640.00
07/14/2026	4247	MRM Workers' Compensation Pooled Trust	Install 11 of 12	19,249.31
07/14/2026	4248	Nationwide - 457	Pay 14 2026	5,545.07
07/14/2026	4249	NEPA Business Technologies LLC	July 2026 Phone Support	98.00
07/14/2026	4250	PMHIC	August Medical	81,164.45
07/14/2026	4251	Pocono Mountain COG	Pub Works & Police Golf Event	600.00
07/14/2026	4252	Pocono Record	TWP, Zoning & Park Advertising	938.76
07/14/2026	4253	Portland Contractors, Inc.	June 2026 Monthly Fee	365.00
07/14/2026	4254	PPL Electric Utilities	LED Street Lights	1,449.95
07/14/2026	4255	PPL Electric Utilities	Lighting	4,490.04
07/14/2026	4256	Reliable Sign & Striping, LLC	Speed Limit Sign 24x30 4 ea	1,205.75
07/14/2026	4257	SealMaster Allentown	Letter Stencil; Stop Bar	526.00
07/14/2026	4258	Signal Service, Inc.	6/27/26 Service	2,926.25
07/14/2026	4259	Southern Petroleum Laboratories Inc (SPL)	Water Testing at MVP	720.00
07/14/2026	4260	Sparkle Car Wash on 248 LLC	June 2026 Car Washes	3.76
07/14/2026	4261	Staples	Office Supplies	112.72
07/14/2026	4262	Suburban Propane	87 Octane 800 gal	2,442.88
07/14/2026	4263	Teamster Local 773 - Non-Uniform	June/July 2026	1,954.00
07/14/2026	4264	Teamster Local 773 - Police	Union Dues June/July 2026	3,730.00
07/14/2026	4265	TRAISSR, LLC	June 2026 Saas	733.33
07/14/2026	4266	Valley Business Systems	TWP Copiers	1,216.38
07/14/2026	4267	Weitzmann, Weitzmann & Huffman, LLC	Hearing Board Services	3,700.00

Sewer Operating Fund

TOTAL GENERAL FUND \$174,355.74

Date	Check	Vendor	Memo	Amount
07/14/2026	1725	BRODHEAD CREEK REGIONAL AUTHORITY	July 2026 O&M	128,161.75
07/14/2026	1726	BRODHEAD CREEK REGIONAL AUTHORITY	Manko/Gold/Katcher/Fox Inv 12408-00009-129925	3,920.00
07/14/2026	1727	BROUGHAL & DEVITO, L.L.P.	Legal Matters	1,443.75
07/14/2026	1728	EEMA Operations LLC	July 2026 O&M	13,496.40
07/14/2026	1729	J.P. Mascaro & Sons	Pump Station 5 Waste Removal July 2026	312.25
07/14/2026	1730	LRM, Inc	Pump Stations Calibrations	1,002.50
07/14/2026	1731	Northeast Site Contractors	Manhole Work Performed Ne 079 WAWA HOP Bartonsville	1,799.66
07/14/2026	1732	PA One Call System, Inc	Sewer Mapping	67.28
07/14/2026	1733	PPL Electric Utilities*	Sewer Lighting	3,599.93
07/14/2026	1734	TRAISR, LLC	June 2026	366.67
TOTAL Sewer Operating Fund				\$155,170.19

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
07/14/2026	1059	Blue World Construction, Inc.	Proj 0315E Pocono Valve Train Replacement	16,146.90
TOTAL Sewer Construction Fund				\$16,146.90

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
07/14/2026	1184	Industrial Strength Industries	SWAT Gear/Accessories	16,670.00
07/14/2026	1185	Signal Service	2/26/26 Install Miovision System	80,647.50
TOTAL Capital Reserve Fund				\$97,317.50

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
07/10/2026	1075	POCONO TWP VOLUNTEER FIRE CO	2026 TAX	55,893.71
TOTAL Fire Tax				\$55,893.71

General Fund
Sewer Operating
Sewer Construction Fund
Capital Reserve
TOTAL

\$ 174,355.74
\$ 155,170.19
\$ 16,146.90
\$ 97,317.50
\$ 498,884.04

Authorized by: _____

Transferred by: _____

Monday July 20, 2026

GENERAL FUND		FROM	Amount	TO	Amount	Explanation
409.361	New Building Utilities & Maint		\$ 37,000.00	407.451 Gen Gov IT Contracted Services	\$ 37,000.00	Line needs to be increased to meet expenses for the remainder of the year
430.320	Public Works Communications Expense		\$ 500.00	438.613 Vegetation Control	\$ 500.00	Line needs to be increased to meet expenses for the remainder of the year
TOTAL ADJUSTMENTS			\$ 37,500.00		\$ 37,500.00	
GENERAL FUND						
ACCOUNT			ORIGINAL BUDGET	Increase/(Decrease)	ADJUSTED BUDGET	Explanation
362.410	Building Permits		\$ 550,000.00	\$ 50,000.00	\$ 600,000.00	No effect on fund balance. Revenue offsets expenditure.
430.120	Public Works OT Wages		\$ 50,000.00	\$ 50,000.00	\$ 100,000.00	No effect on fund balance. Revenue offsets expenditure.



YOUR GOALS. OUR MISSION.

July 14, 2026

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

**SUBJECT: LEARN ROAD ROUNDABOUT PROJECT
REQUEST FOR PAYMENT NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PA
PROJECT NO. POCO-00152**

Dear Commissioners:

We have reviewed Application for Payment No. 1, submitted by Northeast Site Contractors on June 19, 2026 for site improvements at the above referenced project. The required certified payroll was submitted July 8, 2026. All paperwork is found to be in order.

Based on our review of this request and construction observations to date, we recommend that Northeast Site Contractors be paid **THIRTY-SEVEN THOUSAND FIVE HUNDRED NINETY-EIGHT DOLLARS AND FORTY CENTS (\$37,598.40)**, which represents the Total Value of Work Completed & Stored to Date, \$41,776.00 less 10% Retainage in the amount of \$4,177.60. This release brings the Total Value of Work Remaining to \$355,678.85 which includes retainage.

A line-item tabulation is enclosed for your files.

If you have any questions, please do not hesitate to contact me.

Sincerely,

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

Encl: T&M Associates Payment Tabulation
Contractor's Application for Payment Application No. 1
Certified Payroll – Weeks Ending 06/13/26, 06/20/26, 06/27/26

cc: Patrick Briegel/James Wagner, Acting Managers – Pocono Township
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

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DONE BY: MEH DATE: 07/13/26

CHECKED BY: JST DATE: 07/14/26

LEARN ROAD ROUABOUT PROJECT											
No.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	WORK COMPLETED THIS PERIOD		TOTAL WORK COMPLETED TO DATE		BALANCE TO FINISH	
						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1-1	Mobilization/Demobilization	LS	1	\$ 24,660.00	\$ 24,660.00	0.20	\$ 4,932.00	0.20	\$ 4,932.00	1	\$ 19,728.00
1-2	Maintenance & Protection of Traffic	LS	1	\$ 6,387.00	\$ 6,387.00		\$ -		\$ -	1	\$ 6,387.00
1-3	18" Silt Sock	LF	307	\$ 11.75	\$ 3,607.25		\$ -		\$ -	307	\$ 3,607.25
1-4	Tree Protection Fence	LF	345	\$ 5.00	\$ 1,725.00		\$ -		\$ -	345	\$ 1,725.00
1-5	Inlet Protection	EA	5	\$ 171.00	\$ 855.00		\$ -		\$ -	5	\$ 855.00
1-6	Concrete Washout	EA	1	\$ 2,172.00	\$ 2,172.00		\$ -		\$ -	1	\$ 2,172.00
1-7	Clearing and Grubbing	LS	1	\$ 2,273.75	\$ 2,273.75		\$ -		\$ -	1	\$ 2,273.75
1-8	Remove Existing Trees	EA	7	\$ 1,704.50	\$ 11,931.50	5	\$ 8,522.50	5	\$ 8,522.50	2	\$ 3,409.00
1-9	Remove Existing Boulders	LS	1	\$ 1,122.50	\$ 1,122.50		\$ -		\$ -	1	\$ 1,122.50
1-10	Install & Connect New UG Propane Tank and Remove Existing UG Propan Tank	LS	1	\$ 19,203.00	\$ 19,203.00	1	\$ 19,203.00	1	\$ 19,203.00	0	\$ -
1-11	Remove Existing Headwall	EA	1	\$ 561.25	\$ 561.25		\$ -		\$ -	1	\$ 561.25
1-12	Sawcut and Remove Existing Asphalt Road Surface	SY	1,630	\$ 8.50	\$ 13,855.00		\$ -		\$ -	1,630	\$ 13,855.00
1-13	Rough Grade	SY	3,250	\$ 6.25	\$ 20,312.50		\$ -		\$ -	3,250	\$ 20,312.50
1-14	Sanitary Sewer Manhole Adjustments	EA	1	\$ 2,600.00	\$ 2,600.00		\$ -		\$ -	1	\$ 2,600.00
1-15	Install New Concrete Splitter Islands with Mountable Curb	SY	38	\$ 404.50	\$ 15,371.00		\$ -		\$ -	38	\$ 15,371.00
1-16	Roundabout Truck Apron with Mountable Curb	SY	235	\$ 223.25	\$ 52,463.75		\$ -		\$ -	235	\$ 52,463.75
1-17	Type S Inlet	EA	5	\$ 4,559.25	\$ 22,796.25	2	\$ 9,118.50	2	\$ 9,118.50	3	\$ 13,677.75
1-18	24-inch HDPE Storm Sewer	LF	302	\$ 101.00	\$ 30,502.00		\$ -		\$ -	302	\$ 30,502.00



LEARN ROAD ROUNDABOUT PROJECT
POCONO TOWNSHIP, MONROE COUNTY, PA
NORTHEAST SITE CONTRACTORS
PAYMENT RELEASE NO. 1

T&M ASSOCIATES JOB NO.: POCO-00152
DONE BY: MEH DATE: 07/13/26
CHECKED BY: JST DATE: 07/14/26

LEARN ROAD ROUNDABOUT PROJECT

No.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	WORK COMPLETED THIS PERIOD		TOTAL WORK COMPLETED TO DATE		BALANCE TO FINISH	
						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1-19	8-inch Depth 2A Aggregate Subbase	SY	1,630	\$ 18.25	\$ 29,747.50		\$ -		\$ -	1,630	\$ 29,747.50
1-20	4-inch Depth Binder Course	Tons	355	\$ 141.00	\$ 50,055.00		\$ -		\$ -	355	\$ 50,055.00
1-21	1 1/2-inch Depth Wearing Course	Tons	135	\$ 180.75	\$ 24,401.25		\$ -		\$ -	135	\$ 24,401.25
1-22	Sweep and Tack Coat	SY	1,630	\$ 0.40	\$ 652.00		\$ -		\$ -	1,630	\$ 652.00
1-23	Joint Seal	LF	645	\$ 3.25	\$ 2,096.25		\$ -		\$ -	645	\$ 2,096.25
1-24	Bituminous Rolled Curb	LF	558	\$ 7.50	\$ 4,185.00		\$ -		\$ -	558	\$ 4,185.00
1-25	Furnish and Place 6-inch Topsoil in Former Roadbed and Landscape Area	SY	875	\$ 8.50	\$ 7,437.50		\$ -		\$ -	875	\$ 7,437.50
1-26	Fine Grade, Seed & Mulch	SY	1,620	\$ 2.50	\$ 4,050.00		\$ -		\$ -	1,620	\$ 4,050.00
1-27	New Signs	EA	20	\$ 323.25	\$ 6,465.00		\$ -		\$ -	20	\$ 6,465.00
1-28	4" Single Yellow Line	LF	460	\$ 2.50	\$ 1,150.00		\$ -		\$ -	460	\$ 1,150.00
1-29	4" Double Yellow Line	LF	185	\$ 4.50	\$ 832.50		\$ -		\$ -	185	\$ 832.50
1-30	4" Single White Line	LF	1,135	\$ 2.50	\$ 2,837.50		\$ -		\$ -	1,135	\$ 2,837.50
1-31	White Gore Markings	SY	155	\$ 32.00	\$ 4,960.00		\$ -		\$ -	155	\$ 4,960.00
1-32	Guardrail	LF	80	\$ 201.25	\$ 16,100.00		\$ -		\$ -	80	\$ 16,100.00
1-33	Tall Grass	SF	202	\$ 7.75	\$ 1,565.50		\$ -		\$ -	202	\$ 1,565.50
1-34	River Stone	CY	17	\$ 255.50	\$ 4,343.50		\$ -		\$ -	17	\$ 4,343.50
PROJECT TOTAL							\$ 41,776.00		\$ 41,776.00		\$ 351,501.25
TOTAL VALUE OF WORK COMPLETED & STORED TO DATE							\$ 41,776.00		\$ 41,776.00		
10% RETAINAGE							\$ 4,177.60		\$ 4,177.60		
TOTAL VALUE OF WORK LESS RETAINAGE							\$ 37,598.40		\$ 37,598.40		



LEARN ROAD ROUNDABOUT PROJECT
POCONO TOWNSHIP, MONROE COUNTY, PA

T&M ASSOCIATES JOB NO.: POCO-00152

DONE BY: MEH DATE: 07/13/26

NORTHEAST SITE CONTRACTORS
PAYMENT RELEASE NO. 1

CHECKED BY: JST DATE: 07/14/26

LEARN ROAD ROUNABOUT PROJECT

No.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	WORK COMPLETED THIS PERIOD		TOTAL WORK COMPLETED TO DATE		BALANCE TO FINISH	
						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
	PREVIOUS PAYMENTS \$										
	CURRENT AMOUNT DUE \$										
	TOTAL VALUE OF WORK REMAINING (INCLUDING RETAINAGE) \$										

To (Owner): Pocahontas Township	Application Period Ending: June 30, 2026	Application Date: June 17, 2026
Owner's Project No.: Contract 1	From (Contractor): Northeast Site Contractors	Via (Engineer): T & M Associates
Project / Contract: Learn Road Round-A-Bout Project	Contractor's Project No.: NP-146	Engineer's Project No.:

1.	ORIGINAL CONTRACT PRICE	\$	393,277.25
2.	NET CHANGE BY CHANGE ORDERS	\$	-
3.	CURRENT CONTRACT PRICE (Line 1 + 2)	\$	393,277.25
4a.	TOTAL VALUE of WORK PERFORMED	\$	41,776.00
b.	STORED MATERIALS	\$	-
c.	TOTAL OF WORK & MATERIALS (4a + 4b)	\$	41,776.00
5.	RETAINAGE (10% of Line 4c):	\$	4,177.60
6.	AMOUNT ELIGIBLE TO DATE (Line 4c - Line 5)	\$	37,598.40
7.	LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$	-
8.	AMOUNT DUE THIS APPLICATION (Line 6 - Line 7)	\$	37,598.40
9.	BALANCE TO FINISH PLUS RETAINAGE (Line 3 - 4c + 5)	\$	355,678.85

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge, (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment, (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Bjorklund Date: 17 June 26

City Account Numbers	Amount
1)	
2)	
3)	
4)	
5)	

OWNER'S PROJECT NUMBER: Contract 1
 PERIODIC PAY ESTIMATE NUMBER: 1
 APPLICATION PERIOD ENDING: June 30, 2026
 APPLICATION DATE: June 17, 2026
 PERCENT COMPLETE: 10.62

PERIODIC PAY ESTIMATE FOR:
 Learn Road Round-A -Bout Project

(A) Item No	(B) Description	(C) Quantity		(D) Units		(E) CURRENT CONTRACT		(F) Total Cost		(G) Quantity	(H) TOTAL THIS PERIOD		(I) Quantity	(J) PREVIOUS TOTAL		(K) Quantity	(L) TOTAL TO DATE		(M) %	(N) Fund/Acct
						Unit Cost	Total Cost				Total Cost	Total Cost		Total Cost	Total Cost		Total Cost	Total Cost		
#1-1	Mobilization/Demobilization	1	LS			\$24,660.00	\$24,660.00			0.2	\$4,932.00					0.20	\$4,932.00		20.00	
#1-2	Maintenance & Protection of Traffic	1	LS			\$6,387.00	\$6,387.00									0.00	\$0.00		0.00	
#1-3	18" Silt Sock	307	LF			\$11.75	\$3,607.25									0.00	\$0.00		0.00	
#1-4	Tree Protection Fence	345	LF			\$5.00	\$1,725.00									0.00	\$0.00		0.00	
#1-5	Inlet Protection	5	EA			\$171.00	\$855.00									0.00	\$0.00		0.00	
#1-6	Concrete Washout	1	EA			\$2,172.00	\$2,172.00									0.00	\$0.00		0.00	
#1-7	Clearing and Grubbing	1	LS			\$2,273.75	\$2,273.75									0.00	\$0.00		0.00	
#1-8	Remove Existing Trees	7	EA			\$1,704.50	\$11,931.50			5	\$8,522.50					5.00	\$8,522.50		71.43	
#1-9	Remove Existing Boulders	1	LS			\$1,122.50	\$1,122.50									0.00	\$0.00		0.00	
#1-10	Install & Connect New UG Propane Tank and Remove Existing UG Propane Tank	1	LS			\$19,203.00	\$19,203.00			1	\$19,203.00					1.00	\$19,203.00		100.00	
#1-11	Remove Existing Headwall	1	EA			\$561.25	\$561.25									0.00	\$0.00		0.00	
#1-12	Sawcut and Remove Existing Asphalt Road Surface	1630	SY			\$8.50	\$13,855.00									0.00	\$0.00		0.00	
#1-13	Rough Grade	3250	SY			\$6.25	\$20,312.50									0.00	\$0.00		0.00	
#1-14	Sanitary Sewer Manhole Adjustments	1	EA			\$2,600.00	\$2,600.00									0.00	\$0.00		0.00	
#1-15	Install New Concrete Splitter Islands with Mountable Curb	36	SY			\$404.50	\$15,371.00									0.00	\$0.00		0.00	
#1-16	Roundabout Truck Apron with Mountable Curb	235	SY			\$223.25	\$52,463.75									0.00	\$0.00		0.00	
#1-17	Type S Inlet	5	EA			\$4,558.25	\$22,796.25			2	\$9,118.50					2.00	\$9,118.50		40.00	
#1-18	24-inch HDPE Storm Sewer	302	LF			\$101.00	\$30,502.00									0.00	\$0.00		0.00	

PENNSYLVANIA WITNESSING OR ATTESTING A SIGNATURE

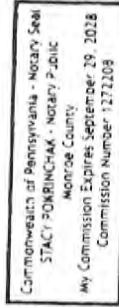
State of Pennsylvania

County of monroe

Signed (or attested) before me on 17 JUNE 2026 by _____

Boyd Kallier

Name(s) of Individual(s)



[Signature]

Signature of Notarial Officer

STACY POKRNICKA

Printed Name of Notarial Officer

Notary Public

Title of Office

Place Official Stamp/Notary Seal Above My Commission Expires: Sept - 29, 2028

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Contractor's Application for Payment

Document Date: 17 JUNE 2026 Number of Pages: 3

Signer(s) Other Than Named Above: _____

WEEKLY PAYROLL CERTIFICATION FOR PUBLIC WORKS PROJECTS

☒ Contractor or ☐ Subcontractor (Please check one)

ALL INFORMATION MUST BE COMPLETED

CONTRACTOR Northeast Site Contractors
ADDRESS 3240 Oak Grove Road
East Stroudsburg, Pa 18302

SUBCONTRACTOR
ADDRESS:

PAYROLL NUMBER 1
WEEK ENDING DATE 06/13/26
PROJECT AND LOCATION NP146-Pocono Township - Learn Road
112 Township Drive Tannersville, PA 18372

PROJECT SERIAL #

PROJECT #



EMPLOYEE NAME	APPR. RATE (%)	WORK CLASSIFICATION	DAY AND DATE							EARN CODE	BASE HOURLY RATE	TOTAL FRINGE BENEFITS (C = Cash) (FB = Contributions)	TOTAL DEDUCTIONS	GROSS PAY FOR PREVAILING RATE JOB(S)	CHECK #
			SUN 06/07	MON 06/08	TUE 06/09	WED 06/10	THU 06/11	FRI 06/12	SAT 06/13						
Burke, Nicholas P		Operator Class 1 - H/H		2.92	8.33					REG	43.720	C: 31.080	337.04	491.85	Dir Dep
													Deduction	Amount	
													FICA	106.13	
													Federal	122.85	
													State	42.59	
													Local	15.95	
													125IF	49.52	
Young, Nicholas M		Laborer Class 3 - H/H		2.50	8.33					REG	30.220	C: 19.990	266.24	327.37	Dir Dep
													Deduction	Amount	
													FICA	83.69	
													Federal	83.24	
													State	33.58	
													Local	12.89	
													125IF	52.84	
LLC-25 REV 10-03 (Page 1)															
												PAGE NUMBER	1 OF 1		

THE NOTARIZATION MUST BE COMPLETED ON FIRST AND LAST SUBMISSION ONLY. ALL OTHER INFORMATION MUST BE COMPLETED WEEKLY.

* FRINGE BENEFITS EXPLANATION (FB): Bona fide benefit contribution, except those required by Federal or State Law (unemployment tax, workers' compensation, income taxes, etc.)
Please specify the type of benefits provided and contributions per hour:

- 1) Medical or hospital care 401K \$13.94-24.87
- 2) Pension or retirement Health and Welfare \$3.80
- 3) Life insurance Vacation & Holiday \$2.25-2.41
- 4) Disability
- 5) Vacation, holiday
- 6) Other (please specify)

CERTIFIED STATEMENT OF COMPLIANCE

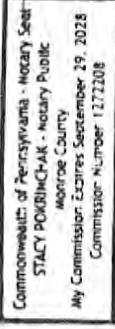
1. The undersigned, having executed a contract with _____
for the construction of the above-identified project, acknowledges that:
 - (a) The prevailing wage requirements and the predetermined rates are included in the aforesaid contract.
 - (b) Correction of any infractions of the aforesaid conditions is the contractor's or subcontractor's responsibility.
 - (c) It is the contractor's responsibility to include the Prevailing Wage requirements and the predetermined rates in any subcontract or lower tier subcontract for this project.
2. The undersigned certifies that:
 - (a) Neither he nor his firm, nor any firm, corporation or partnership in which he or his firm has an interest is debarred by the Secretary of Labor and Industry pursuant to Section 11(e) of the PA Prevailing Wage Act, Act of August 15, 1961 P.L. 987 as amended, 43 P.S. § 165-11(e).
 - (b) No part of this contract has been or will be subcontracted to any subcontractor or any firm, corporation or partnership in which such subcontractor has an interest is debarred pursuant to the aforementioned statute.
3. The undersigned certifies that:
 - (a) the legal name and the business address of the contractor or subcontractor are:
Northeast Site Contractors
3240 Oak Grove Road East Stroudsburg, Pa 18302
 - (b) The undersigned is: ☐ a single proprietorship ☐ a corporation organized in the state of _____ ☐ a partnership ☒ other organization (describe) _____
 - (c) The name, title and address of the owner, partners or officers of the contractor/subcontractor are:

NAME	TITLE	ADDRESS

The willful falsification of any of the above statements may subject the contractor to civil or criminal prosecution, provided in the PA Prevailing Wage Act of August 15, 1961, P.L. 987, as amended, August 9, 1963, 43 P.S. § 165.1 through 165.17.

7-8-26 (DATE)

Stacy Pokorski (SIGNATURE)



(SEAL) Procurement (TITLE)

Taken, sworn and subscribed before me this 8 Day of July A.D., 2026

Stacy Pokorski
NOTARY PUBLIC - STACY POKORSKI

WEEKLY PAYROLL CERTIFICATION FOR PUBLIC WORKS PROJECTS

☒ Contractor or ☐ Subcontractor (Please check one)

ALL INFORMATION MUST BE COMPLETED

CONTRACTOR Northeast Site Contractors ADDRESS 3240 Oak Grove Road East Stroudsburg, Pa 18302		SUBCONTRACTOR ADDRESS:		 BUREAU OF LABOR LAW COMPLIANCE PREVAILING WAGE DIVISION 7TH & FORSTER STREETS HARRISBURG PA 17120 1-800-953-0665													
PAYROLL NUMBER	2	WEEK ENDING DATE	06/20/26	PROJECT AND LOCATION	NP146-Pocono Township - Learn Road 112 Township Drive Tannersville, PA 18372												
PROJECT SERIAL #		PROJECT #															
EMPLOYEE NAME	APPR. RATE (%)	WORK CLASSIFICATION	DAY AND DATE							EARN CODE	BASE HOURLY RATE	TOTAL FRINGE BENEFITS (C = Cash) (FB=Contributions)	TOTAL DEDUCTIONS	GROSS PAY FOR PREVAILING RATE JOB(S)	CHECK #		
			SUN	MON	TUE	WED	THU	FRI	SAT								
			06/14	06/15	06/16	06/17	06/18	06/19	06/20								
			HOURS WORKED EACH DAY No Work Performed														
LLC-25 REV 10-03 (Page 1)																	

THE NOTARIZATION MUST BE COMPLETED ON FIRST AND LAST SUBMISSION ONLY. ALL OTHER INFORMATION MUST BE COMPLETED WEEKLY.

* FRINGE BENEFITS EXPLANATION (FB): Bona fide benefit contribution, except those required by Federal or State Law (unemployment tax, workers' compensation, income taxes, etc.)

Please specify the type of benefits provided and contributions per hour:

- 1) Medical or hospital care _____
- 2) Pension or retirement _____
- 3) Life insurance _____
- 4) Disability _____
- 5) Vacation, holiday _____
- 6) Other (please specify) _____

CERTIFIED STATEMENT OF COMPLIANCE

1. The undersigned, having executed a contract with _____
for the construction of the above-identified project, acknowledges that:
 - (a) The prevailing wage requirements and the predetermined rates are included in the aforesaid contract.
 - (b) Correction of any infractions of the aforesaid conditions is the contractor's or subcontractor's responsibility.
 - (c) It is the contractor's responsibility to include the Prevailing Wage requirements and the predetermined rates in any subcontract or lower tier subcontract for this project.
2. The undersigned certifies that:
 - (a) Neither he nor his firm, nor any firm, corporation or partnership in which he or his firm has an interest is debarred by the Secretary of Labor and Industry pursuant to Section 11(e) of the PA Prevailing Wage Act, Act of August 15, 1961 P.L. 987 as amended, 43 P.S. § 165-11(e).
 - (b) No part of this contract has been or will be subcontracted to any subcontractor or any firm, corporation or partnership in which such subcontractor has an interest is debarred pursuant to the aforementioned statute.
3. The undersigned certifies that:
 - (a) the legal name and the business address of the contractor or subcontractor are:
Northeast Site Contractors
3240 Oak Grove Road East Stroudsburg, Pa 18302
 - (b) The undersigned is:

☐	a single proprietorship
☐	a corporation organized in the state of _____
☐	a partnership
☒	other organization (describe) _____
 - (c) The name, title and address of the owner, partners or officers of the contractor/subcontractor are:

NAME	TITLE	ADDRESS

The willful falsification of any of the above statements may subject the contractor to civil or criminal prosecution, provided in the PA Prevailing Wage Act of August 15, 1961, P.L. 987, as amended, August 9, 1963, 43 P.S. § 165.1 through 165.17.

7-8-26
(DATE)


(SIGNATURE)

(SEAL)

Procurement
(TITLE)

Taken, sworn and subscribed before me this _____ Day
of _____ A.D., _____

☒ Contractor or ☐ Subcontractor (Please check one)

ALL INFORMATION MUST BE COMPLETED

[illegible]

THE NOTARIZATION MUST BE COMPLETED ON FIRST AND LAST SUBMISSION ONLY. ALL OTHER INFORMATION MUST BE COMPLETED WEEKLY.

* FRINGE BENEFITS EXPLANATION (FB): Bona fide benefit contribution, except those required by Federal or State Law (unemployment tax, workers' compensation, income taxes, etc.)
Please specify the type of benefits provided and contributions per hour:

- 1) Medical or hospital care _____
- 2) Pension or retirement _____
- 3) Life insurance _____
- 4) Disability _____
- 5) Vacation, holiday _____
- 6) Other (please specify) _____

CERTIFIED STATEMENT OF COMPLIANCE

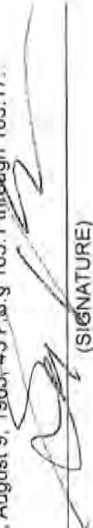
1. The undersigned, having executed a contract with _____
for the construction of the above-identified project, acknowledges that:
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 - (b) Correction of any infractions of the aforesaid conditions is the contractor's or subcontractor's responsibility.
 - (c) It is the contractor's responsibility to include the Prevailing Wage requirements and the predetermined rates in any subcontract or lower tier subcontract for this project.
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 - (a) Neither he nor his firm, nor any firm, corporation or partnership in which he or his firm has an interest is debarred by the Secretary of Labor and Industry pursuant to Section 11(e) of the PA Prevailing Wage Act, Act of August 15, 1961 P.L. 987 as amended, 43 P.S. § 165-11(e).
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3240 Oak Grove Road East Stroudsburg, Pa 18302
 - (b) The undersigned is:

☐	a single proprietorship
☐	a corporation organized in the state of _____
☐	a partnership
☒	other organization (describe) _____
 - (c) The name, title and address of the owner, partners or officers of the contractor/subcontractor are:

NAME	TITLE	ADDRESS

The willful falsification of any of the above statements may subject the contractor to civil or criminal prosecution, provided in the PA Prevailing Wage Act of August 15, 1961, P.L. 987, as amended, August 9, 1963, 43 P.S. § 165.1 through 165.17.

7-8-26
(DATE)


(SIGNATURE)

Procurement
(TITLE)

(SEAL)

Taken, sworn and subscribed before me this _____ Day
of _____ A.D., _____



YOUR GOALS. OUR MISSION.

July 16, 2026

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

**SUBJECT: TRAPASSO HOTEL EVENT CENTER
CONSTRUCTION ESCROW RELEASE NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1438, T&M PROJECT NO. POCO-R1040**

Dear Commissioners:

Based upon our review of the submitted request and construction inspections to date, we recommend that the Applicant be allowed to reduce their construction escrow by **SEVEN HUNDRED THREE THOUSAND SEVEN HUNDRED TWENTY-EIGHT DOLLARS AND SIXTY-SEVEN CENTS (\$703,728.67)**. A line-item tabulation for this release is attached for your files. Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

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
Vincent Trapasso, Trap Enterprises, LLC - Applicant
Thomas J. Serpico, P.E., Pennoni – Applicant's Engineer
Amy R. Montgomery, P.E., T&M Associates
Melissa E. Hutchison, P.E., T&M Associates

G:\Projects POCO-R1040 Correspondence Escrow Rel. No. 1 Escrow Release #1 Cover Letter.docx



DONE BY: MEH DATE: 07/15/26

DATE: 07/15/26

CHECKED BY: JST DATE: 07/16/26

DATE: 07/16/26

123. <https://doi.org/10.1016/j.joule.2019.102113>



T&M ASSOCIATES JOB NO.: POCO-R1040

DONE BY: MEH DATE: 07/15/26

CHECKED BY: JST DATE: 07/16/26

APPLICATION NO. 1

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	
VI	J 48" Manhole	EA	4	5,500.00	\$ 22,000.00	4	\$ 22,000.00	4	\$ 22,000.00	0	\$ -	
	K Outlet Structure	EA	1	6,500.00	\$ 6,500.00	1	\$ 6,500.00	1	\$ 6,500.00	0	\$ -	
	L 24" Snout	EA	2	750.00	\$ 1,500.00	2	\$ 1,500.00	2	\$ 1,500.00	0	\$ -	
	M 18" Snout	EA	1	600.00	\$ 600.00	1	\$ 600.00	1	\$ 600.00	0	\$ -	
	N 15" FES	EA	1	500.00	\$ 500.00	1	\$ 500.00	1	\$ 500.00	0	\$ -	
	O 36" FES	EA	2	950.00	\$ 1,900.00	1	\$ 950.00	1	\$ 950.00	1	\$ 950.00	
	P Grass Lined Swales	SY	484	1.75	\$ 847.00	484	\$ 847.00	484	\$ 847.00	0	\$ -	
	Q R-3 Rip Rap Lined Swales	SY	623	3.50	\$ 2,180.50	623	\$ 2,180.50	623	\$ 2,180.50	0	\$ -	
	SUBTOTAL ITEM III				\$ 345,465.50		\$ 304,481.50		\$ 304,481.50		\$ 40,984.00	
VII	UNDERGROUND BASIN											
	** A SWM System 1	LS	1	100,000.00	\$ 100,000.00	0.85	\$ 85,000.00	0.85	\$ 85,000.00	0.15	\$ 15,000.00	
	SUBTOTAL ITEM VI				\$ 100,000.00		\$ 85,000.00		\$ 85,000.00		\$ 15,000.00	
VIII	WATER											
	A Test Pits	EA	5	125.00	\$ 625.00	5	\$ 625.00	5	\$ 625.00	0	\$ -	
	B 4" Valves	EA	1	1,250.00	\$ 1,250.00	1	\$ 1,250.00	1	\$ 1,250.00	0	\$ -	
	C 4" DIP	LF	31	50.00	\$ 1,550.00	31	\$ 1,550.00	31	\$ 1,550.00	0	\$ -	
	D 6" Valves	EA	3	1,500.00	\$ 4,500.00	3	\$ 4,500.00	3	\$ 4,500.00	0	\$ -	
	E 6" DIP (Including Fire Line)	LF	642	88.00	\$ 56,496.00	642	\$ 56,496.00	642	\$ 56,496.00	0	\$ -	
	F Fire Hydrants	EA	1	5,000.00	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00	0	\$ -	
	G Water Meter Pit	EA	1	7,500.00	\$ 7,500.00	1	\$ 7,500.00	1	\$ 7,500.00	0	\$ -	
	H Water Tie-In	LS	1	2,500.00	\$ 2,500.00	1	\$ 2,500.00	1	\$ 2,500.00	0	\$ -	
	SUBTOTAL ITEM VII				\$ 79,421.00		\$ 79,421.00		\$ 79,421.00		\$ -	
VIII	SANITARY SEWER											
	A 6" SDR-35	LF	522	60.00	\$ 31,320.00	522	\$ 31,320.00	522	\$ 31,320.00	0	\$ -	
	B 6" Sanitary Cleanout	EA	1	350.00	\$ 350.00	1	\$ 350.00	1	\$ 350.00	0	\$ -	
	C 48" Sanitary Manhole	EA	5	4,100.00	\$ 20,500.00	5	\$ 20,500.00	5	\$ 20,500.00	0	\$ -	
	D Grease Trap	EA	1	10,000.00	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	0	\$ -	
	E Saddle Connection (Tie-In)	EA	1	5,000.00	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00	0	\$ -	
	F Testing	LS	1	5,000.00	\$ 5,000.00	0	\$ -	0	\$ -	1	\$ 5,000.00	
	SUBTOTAL ITEM VIII.				\$ 72,170.00		\$ 67,170.00		\$ 67,170.00		\$ 5,000.00	
	IX	CONCRETE WORK										
** A 6" Concrete Curb		LF	1,740	35.00	\$ 60,900.00	0	\$ -	0	\$ -	1,740	\$ 60,900.00	
B 4" Concrete Sidewalk		SY	482	150.00	\$ 72,300.00	0	\$ -	0	\$ -	482	\$ 72,300.00	
C ADA Ramps		EA	4	4,000.00	\$ 16,000.00	0	\$ -	0	\$ -	4	\$ 16,000.00	
D Concrete Cheekwall		LF	71	100.00	\$ 7,100.00	0	\$ -	0	\$ -	71	\$ 7,100.00	
SUBTOTAL ITEM IX				\$ 156,300.00		\$ -		\$ -		\$ 156,300.00		



T&M ASSOCIATES JOB NO.: POCO-R1040

DATE: 07/15/26

MEH

DONE BY:

APPLICATION NO. 1



TRAPASSO HOTEL EVENT CENTER
POCONO TOWNSHIP, MONROE COUNTY, PA

APPLICATION NO. 1

T&M ASSOCIATES JOB NO.: POCO-R1040

DONE BY: MEH

DATE: 07/15/26

CHECKED BY: JST

DATE: 07/16/26

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
	TOTAL ORIGINAL FINANCIAL SECURITY				\$ 1,392,629.79						
	TOTAL VALUE OF WORK CONSTRUCTED TO DATE				\$ 766,356.04						
	TOTAL VALUE OF WORK REMAINING				\$ 626,273.75						
	RETAINAGE (10%) ¹				\$ 62,627.38						
	AMOUNT PREVIOUSLY RELEASED				\$ -						
	AMOUNT RECOMMENDED FOR RELEASE				\$ 703,728.67						
	REMAINING FINANCIAL SECURITY (INCLUDING RETAINAGE) ¹				\$ 688,901.13						

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

CONSTRUCTION QUANTITY AND COST ESTIMATE
TRAPASSO HOTEL EVENT CENTER
POCONO TOWNSHIP, MONROE COUNTY, PA
August 27, 2025

1
1-Jul-26

2.2. *Effect of APOC-III on the composition of VLDL*

CONSTRUCTION QUANTITY AND COST ESTIMATE
TRAPASSO HOTEL EVENT CENTER
POCONO TOWNSHIP, MONROE COUNTY, PA
August 27, 2025

APPLICATION NO.: 1
DATE: 1-Jul-26

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				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
V	SITE STORMWATER & STORM SEWER										
A	15" HDPE Pipe	LF	837	100.00	\$ 83,700.00	837	\$ 83,700.00	837	\$ 83,700.00	0	\$ -
B	18" HDPE Pipe	LF	375	130.00	\$ 48,750.00	130	\$ 16,900.00	130	\$ 16,900.00	245	\$ 31,850.00
C	24" HDPE Pipe	LF	194	132.00	\$ 25,608.00	132	\$ 17,424.00	132	\$ 17,424.00	62	\$ 8,184.00
D	30" HDPE Pipe	LF	92	245.00	\$ 22,540.00	92	\$ 22,540.00	92	\$ 22,540.00	0	\$ -
E	36" HDPE Pipe	LF	163	280.00	\$ 45,640.00	163	\$ 45,640.00	163	\$ 45,640.00	0	\$ -
F	Standard M Inlet	EA	11	4,000.00	\$ 44,000.00	11	\$ 44,000.00	11	\$ 44,000.00	0	\$ -
G	Yard Drain	EA	6	1,200.00	\$ 7,200.00	6	\$ 7,200.00	6	\$ 7,200.00	0	\$ -
H	Type 5 Box w/MH Rim	EA	4	5,500.00	\$ 22,000.00	4	\$ 22,000.00	4	\$ 22,000.00	0	\$ -
I	Type 4 Box	EA	2	5,000.00	\$ 10,000.00	2	\$ 10,000.00	2	\$ 10,000.00	0	\$ -
J	48" Manhole	EA	4	5,500.00	\$ 22,000.00	4	\$ 22,000.00	4	\$ 22,000.00	0	\$ -
K	Outlet Structure	EA	1	6,500.00	\$ 6,500.00	1	\$ 6,500.00	1	\$ 6,500.00	0	\$ -
L	24" Snout	EA	2	750.00	\$ 1,500.00	2	\$ 1,500.00	2	\$ 1,500.00	0	\$ -
M	18" Snout	EA	1	600.00	\$ 600.00	1	\$ 600.00	1	\$ 600.00	0	\$ -
N	15" FES	EA	1	500.00	\$ 500.00	1	\$ 500.00	1	\$ 500.00	0	\$ -
O	36" FES	EA	2	950.00	\$ 1,900.00	1	\$ 950.00	1	\$ 950.00	1	\$ 950.00
P	Grass Lined Swales	SY	484	1.75	\$ 847.00	484	\$ 847.00	484	\$ 847.00	0	\$ -
Q	R-3 Rip Rap Lined Swales	SY	623	3.50	\$ 2,180.50	623	\$ 2,180.50	623	\$ 2,180.50	0	\$ -
	SUBTOTAL ITEM III				\$ 345,465.50		\$ 304,481.50		\$ 304,481.50		\$ 40,984.00
VI	UNDERGROUND BASIN										
** A	SWM System 1	LS	1	100,000.00	\$ 100,000.00	1	\$ 100,000.00	1	\$ 100,000.00	0	\$ -
	SUBTOTAL ITEM VI				\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ -
VII	WATER										
A	Test Pits	EA	5	125.00	\$ 625.00	5	\$ 625.00	5	\$ 625.00	0	\$ -
B	4" Valves	EA	1	1,250.00	\$ 1,250.00	1	\$ 1,250.00	1	\$ 1,250.00	0	\$ -
C	4" DIP	LF	31	50.00	\$ 1,550.00	31	\$ 1,550.00	31	\$ 1,550.00	0	\$ -
D	6" Valves	EA	3	1,500.00	\$ 4,500.00	3	\$ 4,500.00	3	\$ 4,500.00	0	\$ -
E	6" DIP (Including Fire Line)	LF	642	88.00	\$ 56,496.00	642	\$ 56,496.00	642	\$ 56,496.00	0	\$ -
F	Fire Hydrants	EA	1	5,000.00	\$ 5,000.00	1	\$ 5,000.00	1	\$ 5,000.00	0	\$ -
G	Water Meter Pit	EA	1	7,500.00	\$ 7,500.00	1	\$ 7,500.00	1	\$ 7,500.00	0	\$ -
H	Water Tie-In	LS	1	2,500.00	\$ 2,500.00	1	\$ 2,500.00	1	\$ 2,500.00	0	\$ -
	SUBTOTAL ITEM VII				\$ 79,421.00		\$ 79,421.00		\$ 79,421.00		\$ -

CONSTRUCTION QUANTITY AND COST ESTIMATE
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				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
VIII	SANITARY SEWER										
A	6" SDR-35	LF	522	60.00	\$ 31,320.00	522	\$ 31,320.00		\$ 31,320.00	0	\$ -
**	6" Sanitary Cleanout	EA	1	350.00	\$ 350.00	1	\$ 350.00		\$ 350.00	0	\$ -
B	48" Sanitary Manhole	EA	5	4,100.00	\$ 20,500.00	5	\$ 20,500.00		\$ 20,500.00	0	\$ -
D	Grease Trap	EA	1	10,000.00	\$ 10,000.00	1	\$ 10,000.00		\$ 10,000.00	0	\$ -
*	Saddle Connection (Tie-In)	EA	1	5,000.00	\$ 5,000.00	1	\$ 5,000.00		\$ 5,000.00	0	\$ -
*	Testing	LS	1	5,000.00	\$ 5,000.00	1	\$ 5,000.00		\$ 5,000.00	0	\$ -
	SUBTOTAL ITEM VIII				\$ 72,170.00		\$ 72,170.00		\$ 72,170.00		\$ -
IX	CONCRETE WORK										
**	6" Concrete Curb	LF	1,740	35.00	\$ 60,900.00		\$ -		\$ -	1,740	\$ 60,900.00
B	4" Concrete Sidewalk	SY	482	150.00	\$ 72,300.00		\$ -		\$ -	482	\$ 72,300.00
C	ADA Ramps	EA	4	4,000.00	\$ 16,000.00		\$ -		\$ -	4	\$ 16,000.00
*	Concrete Cheekwall	LF	71	100.00	\$ 7,100.00		\$ -		\$ -	71	\$ 7,100.00
	SUBTOTAL ITEM IX				\$ 156,300.00		\$ -		\$ -		\$ 156,300.00
X	STONE AND PAVING										
A	6" 2A Subbase	SY	4,042	8.00	\$ 32,336.00		\$ -		\$ -	4,042	\$ 32,336.00
B	3.5" Superpave Asphalt, HMA Base Course 25mm	SY	4,042	25.00	\$ 101,050.00		\$ -		\$ -	4,042	\$ 101,050.00
C	1.5" Superpave Asphalt Mix, HMA Wearing Course 9.5mm	SY	4,580	9.00	\$ 41,220.00		\$ -		\$ -	4,580	\$ 41,220.00
****	Signs	EA	5	250.00	\$ 1,250.00		\$ -		\$ -	5	\$ 1,250.00
*	Re-Set Existing Signs	EA	3	150.00	\$ 450.00		\$ -		\$ -	3	\$ 450.00
F	Line Painting	LS	1	2,500.00	\$ 2,500.00		\$ -		\$ -	1	\$ 2,500.00
G	1.5" Depth Milling	SY	538	7.50	\$ 4,035.00		\$ -		\$ -	538	\$ 4,035.00
	SUBTOTAL ITEM X				\$ 182,841.00		\$ -		\$ -		\$ 182,841.00
XI	AREA LIGHTING										
**	Site Light Poles, Bases, Fixtures	EA	5	4,000.00	\$ 20,000.00		\$ -		\$ -	5	\$ 20,000.00
	SUBTOTAL ITEM XI				\$ 20,000.00		\$ -		\$ -		\$ 20,000.00

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				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
XII	LANDSCAPING & LIGHTING										
*	A Evergreen Trees	EA	20	350.00	\$ 7,000.00		\$ -		\$ -	20	\$ 7,000.00
*	B Deciduous Shade Trees	EA	31	500.00	\$ 15,500.00		\$ -		\$ -	31	\$ 15,500.00
*	C Shrubs	EA	68	75.00	\$ 5,100.00		\$ -		\$ -	68	\$ 5,100.00
*	D Parking Lot Ground Cover/ Perennials	EA	665	5.50	\$ 3,657.50		\$ -		\$ -	665	\$ 3,657.50
E	Top Soil and Seeding	SF	4,000	2.25	\$ 9,000.00		\$ -		\$ -	4,000	\$ 9,000.00
	SUBTOTAL ITEM XII				\$ 40,257.50		\$ -		\$ -		\$ 40,257.50
XIII	MISCELLANEOUS										
*	A Retaining Wall 1 (Front)	SF	410	40.00	\$ 16,400.00	410	\$ 16,400.00		\$ 16,400.00	0	\$ -
*	B Retaining Wall 2 (Rear)	SF	254	40.00	\$ 10,160.00	254	\$ 10,160.00		\$ 10,160.00	0	\$ -
*	C As-Built Survey	LS	1	7,500.00	\$ 7,500.00		\$ -		\$ -	1	\$ 7,500.00
	SUBTOTAL ITEM XIII				\$ 34,060.00		\$ 26,560.00		\$ 26,560.00		\$ 7,500.00
	SUBTOTAL SITE ITEMS I-XII:				\$ 1,210,982.43		\$ 696,556.56		\$ 696,556.56		\$ 514,425.87
*	CONTINGENCY (10%)				\$ 121,098.24		\$ 69,655.66		\$ 69,655.66		\$ 51,442.59
*	INSPECTION AND ADMINISTRATION (5%)				\$ 60,549.12		\$ 34,827.83		\$ 34,827.83		\$ 25,721.29
	TOTAL REQUIRED FINANCIAL SECURITY				\$ 1,392,629.79		\$ 801,040.04		\$ 801,040.04		\$ 591,589.75
*	Line Item Added										
**	Unit Cost Adjusted										
***	Quantity Adjusted										
****	Unit Cost and Quantity Adjusted										

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 1,392,629.79
TOTAL VALUE OF WORK CONSTRUCTED TO DATE	\$ 801,040.04
LESS AMOUNT PREVIOUSLY RELEASED	\$ -
AMOUNT RECOMMENDED FOR RELEASE	\$ 801,040.04
REMAINING FINANCIAL SECURITY (INCLUDING RETAINAGE) ¹	\$ 591,589.75
¹ Per the Municipalities Planning Code, retainage held is 10% of the remaining improvements	

July 14, 2026

To: Pocono Township Board Members

Faith International Church, a non-profit is requesting the use of Mountain View Park for our annual Church BBQ.

The date we are requesting is Saturday, Aug 22, 2026, if available.

As a non profit we're asking if the fees can be waived.

Thank you for looking into this request.

Elder Andria Viola Wood
Executive Administrator
Faith Intl Church
570.588.5020 (ap)
570.236.7930 (c)



POCONO TOWNSHIP PARKS & RECREATION Pavilion Rental Request

Mailing Address: 205 Old Mill Rd., Tannersville, PA 18372 • 104 Mountain View Park Lane, Tannersville, PA 18372
Pocono Township: (570)-629-1922 • poconopa.gov • bespenshade@poconopa.gov • etomas@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 # _____

Amelia Viola Wood 9/22/1962 Faith International Church
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.

Faith International Church

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

528 Sewon Bridge Road, E Stroudsburg, PA 18301
Physical Address (Street, City, State, Zip) Suite 133 Municipality/Township

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

8/22/2020 10-4pm 125(?)
Event Date Event start & end time (Park Hours 10am-8pm) Expected guests (#)

Amelia Viola Wood 570-236-7930 ficadmin@ficint.org
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: _____

Amelia Viola Wood Elder / Church Administrator 8/14/2020
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



2026 Kettle Creek Environmental Fund Dinner

Celebrating Over 30 Years of Supporting Environmental Education

Thursday, September 17, 2026-Trout Lake

All proceeds benefit the Kettle Creek Environmental Education Center

March 2026

RE: Kettle Creek Environmental Fund Dinner Sponsor Request

On behalf of the Kettle Creek Environmental Fund (KCEF), I would like to request your support for the Fund in the form of a dinner sponsorship for our Annual Fundraising Dinner at Trout Lake, to be held on Thursday, September 17, 2026. The KCEF has been able to serve the Monroe County community for over thirty-five years ensuring that every student in the county has access to environmental education programs, which provide opportunities to learn, grow and explore in the outdoor environment. All funds raised by the KCEF directly support the Kettle Creek Environmental Education Center. Each year the Center provides a wide variety of environmental education programs to students from our local schools to families, adults and visitors to the Pocono region.

Please select among the following levels of sponsorship:

- Hickory Sponsor: \$1,500
Eight tickets to the dinner event, recognition in dinner program booklet, recognition plaque (Or year engraved name plate on existing plaque), and thank you signage displayed at dinner event.
- Maple Sponsor: \$1,000
Four tickets to the dinner event, recognition in dinner program booklet, and recognition plaque. (Or year engraved name plate on existing plaque) and thank you signage displayed at dinner event.
- Pine Sponsor: \$500
Two tickets to the dinner event, recognition in dinner program booklet, and recognition plaque. (Or year engraved name plate on existing plaque) and thank you signage displayed at dinner event.

Please complete the enclosed sponsorship form and return it along with your check to:

Kettle Creek Environmental Fund
8050 Running Valley Road
Stroudsburg, PA 18360

Deadline to return forms is Friday, July 31, 2026.

We have eliminated the dinner tickets and will keep a dinner list. Please look forward to a thank-you letter in your email.

Email dflint@monroecountypa.gov or call 570-629-3061 with any questions.

We cordially invite you to join us for our annual fundraising dinner on Thursday, September 17, 2026 at the Trout Lake Retreat and Conference Center. We look forward to seeing you at the dinner.

The Kettle Creek Environmental Fund is a registered 501(c)(3) non-profit, Tax ID #23-2656438.

Sincerely,

Dr. S. Elaine Rogers, President
Kettle Creek Environmental Fund



2026 Kettle Creek Environmental Fund Dinner

Celebrating Over 30 Years of Supporting Environmental Education

Thursday, September 17, 2026-Trout Lake

All proceeds benefit the Kettle Creek Environmental Education Center

DINNER SPONSOR FORM

CONTACT INFORMATION (Please print or type)

Sponsor Name: _____

Contact Person (If sponsor is a company or organization): _____

Address: _____

City: _____ State _____ Zip Code _____

Phone: _____

*Email: _____

*Please provide email address. All thank you letters and correspondence will be emailed.

Sponsor Level (Check One)

____ Hickory Sponsor: \$1500. Please circle preference: plaque, year engraved for existing plaque or certificate.

____ Maple Sponsor: \$1000. Please circle preference: plaque, year engraved for existing plaque or certificate.

____ Pine Sponsor: \$500. Please circle preference: plaque, year engraved for existing plaque or certificate.

Deadline: Friday, July 31, 2026

Please send this form with your check to:

Kettle Creek Environmental Fund

8050 Running Valley Road

Stroudsburg, PA 18360

KCEF is a 501(c)3 organization. Please consider us in your estate planning by calling or emailing us at kettlecreekfund@gmail.com to learn more about helping to preserve our natural heritage.

8050 Running Valley Road • Stroudsburg, PA 18360 • (570)629-3061



5000 Valleystone Dr.
Suite 200
Cary, NC 27519
Office: 919.653.5700
www.towerco.com

July 13, 2026

Pocono Township
Attn: Patrick Briegel – Township Manager
205 Old Mille Road
Tannersville, PA 18375

RE: Proposed Cell Tower Lease in Pocono, PA

Dear Mr. Briegel:

Thank you very much for your attention regarding the matter referenced above. My name is Chuck Bruttomesso, and I work for a Tower Company called TowerCo. TowerCo is currently looking for a piece of property to lease in the Pocono, PA area to place a cell tower.

I would like to speak with you regarding properties owned by you located on Mt. View Park Lane, Pocono, to see if you have any interest in entering into a Lease Agreement that would allow us to erect a tower or tower-like structure on your property. The Lease proposal seeks a lease area for the tower, with access for utilities and occasional vehicular traffic for routine maintenance visits. A monthly lease fee ("rent") will be paid for use of the space within the lease area.

If you could please let me know if this is, or is not, of interest to you. If you let me know either way, that would be appreciated. My contact information is below, and I would need a response **by July 31st, 2026**. However, if I do not hear from you, I will take it as not interested and move on to alternative candidates in your area.

We can discuss in more detail the proposed project and I can answer any questions you may have. Thank you for your time, and I look forward to hearing from you.

Best Regards,

Chuck Bruttomesso

Chuck Bruttomesso
5000 Valleystone Dr., Suite 200, Cary, NC 27519
Cell: 860-306-8355
Email: cbruttomesso@towerco.com

POCONO TOWNSHIP PLAN STATUS
07/20/2026

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												
1457	POCO-R1450	-	BAD Properties Minor Subdiv. (Abeel Circle) (8/10/26)	Minor Sub, Land Devt.	Final	11/8/2026	10/12/2026	11/2/2026				Verify Actual Acceptance Date
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	7/13/2026		Extension rec'd 10/14/25

POCONO TOWNSHIP PLAN STATUS

07/20/2026

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

POCONO TOWNSHIP PLAN STATUS
07/20/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Pending BOC Decision												
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscassett Dr. (2/3/25)	Lot Comb.	Final	11/16/2026	N/A	11/16/2026	3/11/2025		N/A	Extension to 11/16/26 rec'd 5/6/26
1453-A	POCO-R1360	-	Mountain Villa Resort (406 Cherry Lane Road) (4/6/26)	Lot Line Adjust.	Final	10/3/2026	N/A	9/21/2026	4/15/2026		N/A	90 Day Ext. Rec'd 6/15
1456	POCO-R1430	-	115 Matterhorn Rd. (Lockley) (7/6/26)	Lot Comb.	Final	10/4/2026	N/A	9/21/2026	7/13/2026		N/A	
	POCS-00035	-	Strand Lot Line Adjustment (Bartonsville Ave.) (7/20/26)	Lot Line Adjust.	Final	10/18/2026	N/A	10/5/2026			N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

POCONO TOWNSHIP PLAN STATUS

07/20/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Extended to 6 Mo. Expiration	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1368		2130146R	Stadden 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					
1361		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-R0650	-	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-R0630	2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rev 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1341		1730043R	SAPA Pocomos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 4/1/23				
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/Lot Consolidation	Prelim/Final	9/16/2025	Recommended for Approval 6/9/25	Approved 9/15/25	9/15/2026	3/15/2026	6/15/2026		
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020					
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Dev't	Prelim/Final	3/9/2026	Approval Rec. 10/14/25	Approved 11/3/25	11/3/2026	5/3/2026	8/3/2026		
1388	POCO-R0650	2130154R	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025	N/A	12/15/2025	12/15/2026	6/15/2026	9/15/2026		
1388	POCO-R0650	2130154R	Phase 3 - The Ridge PRD (5/4/26)	PRD	Final	6/11/2026	N/A	6/13/2026	12/13/2026	12/13/2026	3/13/2027		
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22					
1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	Approval Extended to 11/3/2026	5/3/2026	8/3/2026		Extension Received 11/3/25
1442	POCO-R0650	2330205R	GWL Employee Housing (4/10/23)	Land Dev't	Final	8/14/2023	Conditional Approval 7/10/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		Project not moving forward per owner
1415	POCO-R0629	2230198R	Erle Development Waiva (10/10/23)	Land Dev't	Prelim/Final	8/12/2025	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 7/6/2026	11/6/2025	2/6/2026		60 Day Extension Rec'd 5/18/26
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Dev't	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25	Approval Extended to 2/18/27	8/18/2026	11/18/2026		Extension Rec'd 1/20/26
1425	POCO-R0680	-	Brookdale Spa (11/10/25)	Land Dev't	Final	12/4/2025	Recommended for Approval 12/8/25	Approved 12/15/25	12/15/2026	6/15/2026	9/15/2026		

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1445	POCO-R1180	-	Mtn. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Devt	Prelim/Final	2/10/2026	Approval Rec. 1/1/25	Approved 2/17/26	2/17/2027	8/17/2026	11/17/2026		
1446	POCO-R1250	-	Members First Federal CU (10/14/25)	Land Devt	Prelim/Final	4/9/2026	Approval 4/13/26	Approved 4/22/26	4/22/2027	10/22/2026	1/22/2027		
1449	POCO-R1290	-	Trapasso Route 611 Hotel - Rev. Final Plan (9/10/25)	Land Devt	Final	11/10/2025	Approval Rec. 11/10/25	Approved 11/17/25	11/17/2026	5/17/2026	8/17/2026		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0810	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000	-	Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					
RECORDED													
1277	POCO-R0627	13302768	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2022	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Devt	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/28/2024	
1299			Sanofi Quality Control Buildings									2/19/2026	
1314			Sanofi Flu Building									2/19/2026	
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Devt	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017				2/19/2026	
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Devt	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017				2/19/2026	
1364		1930090R	Sanofi B-78 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Devt	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	

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1372	POCO-R0621	2030104R	Camp Lindemere	Land Dev't	Prelim/Final	9/28/2021	Conditional Approval 7/28/21	Conditional Approval 10/18/21				5/16/2024	
1372A	POCO-R0621	-	Camp Lindemere Dining Hall LD (6/9/25)	Land Dev't	Prelim/Final	8/12/2025	Recommended for approval 6/23/25	Approved 7/17/25				2/19/2026	
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Final Plan) (11/10/25)	Land Dev't	Final	10/30/2025	Approval Rec. 11/10/25	Approved 11/17/25				2/19/2026	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Dev't	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 Dev't	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				1/16/2023	
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	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 Dev't	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 Dev't	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 Dev't	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 Dev't	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1383		2130157R	Sanoff Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/8/21				2/19/2026	
1384	N/A	2130152	Bartonsville 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				2/8/2024	
1390		2130168R	Sanoff Pasteur B83 Cold Storage (11/22/21)	Commercial Land Dev't	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 Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2023	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville Inn) (8/8/21)	Land Dev't	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 Dev't	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 (Emblee) (6/27/22)	Land Dev't	Prelim/Final	4/9/2024	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 Dev't	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25				5/1/2026	
1404		2230191R	Sanoff Pasteur B87 Line 10 Building (7/25/22)	Land Dev't	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/Fallins (5/6/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/2023	

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1418	N/A	2330231R	Fards Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/19/2023	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 Dev't & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot 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				10/28/2025	
1428	POCO-R0770	-	Amazing Pocomo 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	-	Sandoff Building 57 Addition (7/8/24)	Land Dev't	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24				2/19/2026	
1431	POCO-R0810	-	Iroquois Ridge/Beck 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-R0860	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				1/12/2024	
1433	POCO-R0920	-	Terrery - 140 Rose St. (10/15/24)	Land Dev't	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/2024	
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				12/17/2025	
1435	POCO-R0960	-	Persileo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Dev't	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 Dev't	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				4/8/2025	
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 Pawedia Hill (7/14/25)	Minor Sub / Lot Consolid.	Final	8/13/2025	Approval 7/14/25	Approved 8/18/25				9/9/2025	
1450	POCO-R1320	-	Carl E. Shuller Easement Relocation (Hilbilly Ac.) (10/6/25)	Rev. to Apv'd 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 Dev't (08/13/13)	Commercial Land Dev't	Prelim	unknown date	Recommended Denial 5/24/21	BOC Denied 06/21/21					Appealed
	N/A	2030121R	Zitro & Roni Investments	Comm/Res Land Dev't	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 Dev't	Prelim	2/23/2024	Recommended Denial 2/9/26	BOC Denied 3/2/26					
WITHDRAWN													
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Dev't	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Withdrawn as condition of new development
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Dev't	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025							Application Withdrawn 6/13/25
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Dev't	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Dev't	Prelim	8/15/2024							Application Withdrawn 4/30/25
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Dev't	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 Dev't	Final	12/3/2025							Application Withdrawn 1/7/26
1453	POCO-R1360	-	Mt. Villa Resort (406 Cherry Lane Rd.) (11/10/25)	Land Dev't	Preliminary	12/8/2025							Application Withdrawn 1/12/26