

**Pocono Township Board of Commissioners
Regular Meeting Minutes
August 17, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on August 17, 2026 and was opened by Chair Ellen Gndt at 6:00 p.m. followed by the Pledge of Allegiance.

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

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

Announcements

There was an executive session prior to this meeting to discuss personnel and legal matters.

Public Comment

6:01:30 – Mr. Burns – Questioned time allotment for speaking regarding the hearing.
6:02:20 – Mark Love – Expressed his dream for the township.
6:03:05 – Jane King – Questioned the roundabout.
6:04:05 – Josh Knapp – Wellington Road issues with traffic and Stadden Road pavement issues.
6:06:04 – Lou Ginsberg – Sky High Drive speeding issues.
6:07:05 – Dawn Eilber – Crescent Lake Road issues.

Presentations

- 6:10:50 - Treasurers' 2nd Quarter report – Regina Zuvich, Pocono Township Treasurer.
- 6:17:45 - Interview for open Zoning Hearing Alternate seat. No Applications received.
- 6:18:10 – Aaron Sisler with Verdantus - Sanofi presentation on building height restrictions being put back to 96' from 50'.

Hearings –

6:25:03 Ellen Gndt made a motion, seconded by Charles Keppler to lay on the table. All in favor. Motion carried.

Consent Agenda – 6:25:25

- 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 August 3, 2026 regular meeting of the Board of Commissioners.
- Financial transactions through August 17, 2026 as presented, including ratification of expenditures in the amount of \$561,472.75 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

NEW BUSINESS

- 6:26:24 – Natasha Leap made a motion, seconded by Dan McCreary, to waive Pavillion #3 Fee's for Nurse-Family Partnership Graduation. All in favor. Motion carried.
- 6:26:44 – Charles Keppler made a motion, seconded by Ellen Gndt, to approve the mailing of the letter to CJERP from the Pocono Township BOC. All in favor. Motion carried.
- 6:29:01 – Charles Keppler made a motion, seconded by Dan McCreary, to lay the motion regarding noise ordinance on the table. All in favor. Motion carried.
- 6:29:19 - Charles Keppler made a motion, seconded by Ellen Gndt (for discussion), to approve the lease agreement with Christ Episcopal Church for 900 SF of space for dry goods storage. Discussion:
6:29:32 – Pat Briegel went over the Lease agreement with the board. All in favor. Motion carried.

Hearings – 6:30:37 Charles Keppler made a motion, seconded by Ellen Gndt to take the MCTI hearing from the table. All in favor. Motion carried.

- 6:30:49 - Ellen Gndt made a motion, seconded by Natasha Leap, to open the hearing of MCTI Re-zoning of 4 lots. All in favor. Motion carried. ***All Discussion recorded by Court Stenographer Donna Kenderdine.***

- 7:09 – Ellen Gndt made a motion, seconded by Matt Long, to close the hearing of MCTI Re-zoning of 4 lots. All in favor. Motion carried.
- 7:09:21 – Ellen Gndt made a motion, seconded by Natasha Leap, to approve Ordinance 2026-09 - Re-zoning of 4 Lots for MCTI. Discussion took place among the board and public. Roll Call: Natasha Leap, aye; Matt Long, aye; Ellen Gndt, aye; Charles Keppler, aye; Dan McCreary, nay. Motion carried. (4-1)

New Business Continued

- 7:01:15 – Charles Keppler made a motion, seconded by Ellen Gndt, to take the noise ordinance discussion from the table. All in favor. Motion carried.
- 7:16:51 – Charles Keppler made a motion, seconded by Matt Long, to advise the township solicitor to draft a noise ordinance based off of Barrett Township's noise ordinance. Discussion: 7:17:13 A lengthy discussion took place among the board, solicitor, zoning officer, and public. 8:6:11 – Roll Call: Natasha Leap, aye; Matt Long, aye; Ellen Gndt, aye; Charles Keppler, aye; Dan McCreary, aye. Motion carried.
- 8:06 – Ellen Gndt made a motion, seconded by Natasha Leap, to approve the Ertle Wawa Time Extension request for 60 days. Discussion: 8:09:27 All in favor. Motion carried.
- 8:11 - Ellen Gndt made a motion, seconded by Charles Keppler, to advertise the Manager position in the media (PSATS & ICMA & PSATSC) for the next two weeks. Jim Pellegrini asked the board not to use acronyms when speaking. All in favor. Motion carried.
- 8:14 – Ellen Gndt made a motion, seconded by Dan McCreary, to declare Pocono Manor Hotel a dangerous structure in order to vacate and repair. Discussion: 8:15:30 Zoning went over the report. Further discussion took place among the board and public. 8:28 Matt Long made a motion, seconded by Natasha Leap, to table the motion. Charles Keppler stated it needs to be postponed and not tabled. Matt Long made a motion, seconded by Natasha Leap, to postpone indefinitely. Roll call: Natasha Leap, aye; Matt Long, aye; Ellen Gndt, aye; Charles Keppler, aye; Dan McCreary, nay. Motion carried.
- 8:33 Charles Keppler made a motion, seconded by Dan McCreary, to Postpone the consideration of the HJP Park – Blue Ridge Easement Request. All in favor. Motion carried.
- 8:34:42 Matt Long made a motion, seconded by Dan McCreary, to Hire PFM in the amount of \$25,000.00 to do a 5-year budget forecast for our general fund with multiple scenarios. Discussion took place among the board. Roll call: Natasha Leap, nay; Ellen Gndt, nay; Matt Long, aye; Charles Keppler, nay; Dan McCreary, aye. Motion failed. (3-2)
- 8:43:27 Matt Long made a motion, seconded by Ellen Gndt for discussion, to authorize township solicitor to advertise for the Government Transparency Ordinance. 8:43:42 Matt Long made a statement. 8:45 further discussion took place among the board. 8:54:41 Charles Keppler called the previous question. Roll call: Natasha Leap, nay; Matt Long, aye; Ellen Gndt, nay; Charles Keppler, aye; Dan McCreary, aye. Motion carried. (2-3)

Commissioner Comments

Ellen Gndt – President

Matt Long – Vice-Chairman

Natasha Leap – Commissioner

Dan McCreary – Commissioner

Charles Keppler – Commissioner

- 8:56:32 ALPR Ordinance Discussion – Charles explained and Leo DeVito went over his findings.

Reports

Public Works – Patrick Briegel - 9:05:08 – Updated the board regarding paving and roadside mowing. Police Wing is moving forward with Engineer.

Zoning Report-SFM Consulting – 9:06:30 – Paul Morgan updated the board of the zoning report and Zoning Hearings coming up. An extension of a cell tower was discussed as it will come before the ZHB and PC. 9:12 Natasha Leap recused herself as she may have a conflict due to the proximity of her property to the tower.

Township Engineer Report- Jon Tresslar 9:13:54 – Bridge at TLC Park modifications. Solar Field discussion repairs of two basins.

Township Solicitor Report-Leo V. DeVito. – 9:15 – Nothing to report that hasn't been already discussed.

Adjournment –Matt Long made a motion, seconded by Ellen Gndt, to adjourn the meeting at 9:15 p.m. All in favor. Motion carried.