



POCONO TOWNSHIP COMMISSIONERS
AGENDA

August 17, 2026 | 6:00 p.m.
205 Old Mill Rd, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/82924530724?pwd=RnUvKDMzbUPYLcGDygmFuSb7aW9pZC.1>

Meeting ID: 82924530724

Passcode: 890832

Open Meeting

Pledge of Allegiance

Roll Call

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

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

- Treasurers' 2nd Quarter report – Regina Zuvich, Pocono Township Treasurer.
- Interview for open Zoning Hearing Alternate seat. **(Possible Action Item)**
- Sanofi presentation on building height restrictions **(Possible Action Item)**

Hearings

- Motion to open the hearing of MCTI Re-zoning of 4 lots **(Action Item)**
- Motion to close the hearing of MCTI Re-zoning of 4 lots **(Action Item)**
- Motion to _____ Ordinance 2026-09 - Re-zoning of 4 Lots for MCTI. **(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 August 3, 2026 regular meeting of the Board of Commissioners.
 - o 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. Discussion: ***(Action Items)***

NEW BUSINESS

- Motion to waive Pavillion #3 Fee's for Nurse-Family Partnership Graduation. ***(Possible Action Item)***
- Motion to approve the mailing of the letter to CJERP from the Pocono Township BOC. ***(Possible Action Item)***
- Motion to advise the township solicitor to draft a noise ordinance. ***(Possible Action Item)***
- Motion to approve the Lease Agreement with the "Christ Episcopal Church" for 900 SF of space for Dry Goods Storage. ***(Possible Action Item)***
- Motion to approve the Ertle Wawa Time Extension request. ***(Possible Action Item)***
- Discuss manager vs. Chief Admin ***(Possible Action Item)***
- Motion to advertise the _____ position in the media (PSATS & ICMA) thru Mid-September. ***(Possible Action Item)***
- Motion to declare Pocono Manor Hotel a dangerous structure in order to vacate, repair or demolish. ***(Possible Action Item)***
- Motion to Approve the HJP Park – Blue Ridge Easement Request. ***(Possible Action Item)***
- Motion to Hire PFM in the amount of \$15,000.00 to do a 5-year budget forecast for our general fund with multiple scenarios. ***(Possible Action Item)***
- Motion to authorize township solicitor to advertise for the Government Transparency Ordinance. ***(Possible Action Item)***

Report of the President

Ellen Gandt - Chair

Matt Long – Vice-Chairman

Commissioner Comments

Natasha Leap – Commissioner

Dan McCreary – Commissioner

Charles Keppler – Commissioner

- ALPR Ordinance Discussion ***(Possible Action Item)***

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 2 2026

REVENUE

	2026					
	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	\$ 10,649,207	\$ 1,145,222	\$ 271	\$ 1,314,954	\$ 778,663	\$ 1
Q3						
Q4						
Total	\$ 12,915,105	\$ 1,246,073	\$ 540	\$ 2,389,347	\$ 808,300	\$ 575
2026 BUDGET	\$ 19,000,564	\$ 9,719,245	\$ 438,173	\$ 4,940,980	\$ 800,000	\$ 500
% OF BUDGET	67.97%	12.82%	0.12%	48.36%	101.04%	114.93%

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

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

EXPENSE

	2026				
	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION ARPA FUND
Q1	\$ 2,481,033	\$ 252,479	\$ -	\$ 754,966	\$ 141,283 \$ 74,024
Q2	\$ 8,810,669	\$ 319,464	\$ -	\$ 1,527,662	\$ 280,662 \$ 123
Q3					
Q4					
TOTAL	\$ 11,291,702	\$ 571,942	\$ -	\$ 2,282,627	\$ 421,945 \$ 74,147
2026 BUDGET	\$ 21,060,023	\$ 9,719,245	\$ 458,173	\$ 4,370,866	\$ 1,441,500 \$ 73,000
% OF BUDGET	53.62%	5.88%	0.00%	52.22%	29.27% 101.57%

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

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

General Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	FULL 2026 BUDGET	\$ Over Budget	% of Budget
Income												
301.100 - Real Estate Taxes - Current	440,651.39	1,034,777.11	-594,125.72	42.58%	3,385,345.16	1,034,777.10	2,350,568.06	327.16%	3,825,995.55	4,139,108.41	-313,111.86	92.44%
301.102 - Specialty Taxes	128,300.78	200,000.01	-71,699.23	64.15%	202,242.41	200,000.01	2,242.40	101.12%	330,543.19	800,000.00	-469,456.81	41.32%
310.200 - Earned Income Taxes	486,319.35	474,999.99	11,319.36	102.38%	583,792.55	474,999.99	108,792.56	122.9%	1,070,111.90	1,900,000.00	-829,888.10	56.32%
Taxes Other										0.00		
301.200 - Real Estate Taxes - Delinquent	63,990.07	30,000.00	33,990.07	213.3%	80,775.00	30,000.00	50,775.00	269.25%	144,765.07	120,000.00	24,765.07	120.64%
301.300 - Returned Taxes - Upset Sale	0.00	500.01	-500.01	0.0%	12,795.41	500.01	12,295.40	2,559.03%	12,795.41	2,000.00	10,795.41	639.77%
301.410 - TIF Funds	0.00				198,944.37				198,944.37	0.00		
310.100 - Real Estate Transfer Taxes	160,790.44	75,000.00	85,790.44	214.39%	98,591.80	75,000.00	23,591.80	131.46%	259,382.24	300,000.00	-40,617.76	88.48%
310.500 - Local Services Taxes	127,894.81	112,500.00	15,394.81	113.68%	121,282.52	112,500.00	8,782.52	107.81%	249,177.33	450,000.00	-200,822.67	55.37%
Total Taxes Other	352,675.32	216,000.01	134,675.31	161.78%	512,389.10	218,000.01	294,389.09	235.04%	865,064.42	872,000.00	-6,935.58	99.21%
Licenses, permits and fees												
321.800 - Cable TV Franchise Fees	29,313.82	37,500.00	-8,186.18	78.17%	0.00	37,500.00	-37,500.00	0.0%	29,313.82	150,000.00	-120,686.18	19.54%
322.100 - Application fees	0.00	24.99	-24.99	0.0%	0.00	24.99	-24.99	0.0%	0.00	100.00	-100.00	0.0%
Total Licenses, permits and fees	29,313.82	37,524.99	-8,211.17	78.12%	0.00	37,524.99	-37,524.99	0.0%	29,313.82	150,100.00	-120,786.18	19.53%
Fines and Forfeits												
331.100 - Court Fines - District Magistra	14,614.01	12,500.01	2,114.00	116.91%	16,823.49	12,500.01	4,323.48	134.59%	31,437.50	50,000.00	-18,562.50	62.89%
331.110 - Motor Vehicle Code Violations	5,578.96	3,750.00	1,828.96	146.77%	5,434.41	3,750.00	1,684.41	144.92%	11,013.37	15,000.00	-3,986.63	73.42%
332.100 - Restitution	0.00				468.00				468.00			
Total Fines and Forfeits	20,192.97	16,250.01	3,942.96	124.26%	22,725.90	16,250.01	6,475.89	139.85%	42,918.87	65,000.00	-22,081.13	66.03%
341.010 - Interest on Investments	84,174.22	37,500.00	46,674.22	224.47%	86,410.40	37,500.00	48,910.40	230.43%	170,584.62	150,000.00	20,584.62	113.72%
342.100 - Sewer Rent	6,227.10	6,227.10	0.00	100.0%	2,075.70	6,227.10	-4,151.40	33.33%	8,302.80	24,908.36	-16,605.56	33.33%
Other State Grants												
354.100 - Police Grants	0.00	999.99	-999.99	0.0%	10,000.00	999.99	9,000.01	1,000.01%	10,000.00	4,000.00	6,000.00	250.0%
354.102 - COP GRANT	0.00	20,833.32	-20,833.32	0.0%	80,158.63	20,833.32	59,325.31	384.76%	80,158.63	83,333.33	-3,174.70	96.19%
355.010 - Public Utility Realty Tax	0.00	1,875.00	-1,875.00	0.0%	0.00	1,875.00	-1,875.00	0.0%	0.00	7,500.00	-7,500.00	0.0%
355.040 - Alcoholic Beverage Licenses	2,600.00	249.99	2,350.01	1,040.04%	0.00	249.99	-249.99	0.0%	2,600.00	1,000.00	1,600.00	260.0%
355.050 - Pension System State Aid	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	399,127.00	-399,127.00	0.0%
355.070 - Foreign Fire Insurance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	96,972.00	-96,972.00	0.0%
Total Other State Grants	2,600.00	23,958.30	-21,358.30	10.85%	90,158.63	23,958.30	66,200.33	376.32%	92,758.63	591,932.33	-499,173.70	15.67%
351.140 - ARP FEDERAL FUND	0.00				122.57				122.57	0.00		
Police Services & OT Reim.												
362.100 - Police Services	16,627.54	10,250.01	6,377.53	162.22%	12,070.49	10,250.01	1,820.48	117.75%	28,698.03	41,000.00	-12,301.97	70.0%
362.101 - Reimbursement Police overtime	1,058.64	3,500.01	-2,441.37	30.25%	3,682.71	3,500.01	182.70	105.22%	4,741.35	14,000.00	-9,258.65	33.87%
Total Police Services & OT Reim.	17,686.18	13,750.02	3,936.16	128.63%	15,753.20	13,750.02	2,003.18	114.57%	33,439.38	55,000.00	-21,560.62	60.8%
Building Permits												
362.410 - Building Permits	369,837.81	99,999.99	269,837.82	369.84%	288,601.01	249,999.99	38,601.02	115.44%	658,438.82	737,733.69	-79,294.87	88.25%
Total Building Permits	369,837.81	99,999.99	269,837.82	369.84%	288,601.01	249,999.99	38,601.02	115.44%	658,438.82	737,733.69	-79,294.87	88.25%
Charges for Services												
361.101 - Sewer Admin. Services	70,361.00	49,657.20	20,703.80	141.69%	16,552.40	49,657.20	-33,104.80	33.33%	86,913.40	198,628.85	-111,715.45	43.76%
361.310 - Subdivision, Land Develop Fees	800.00	1,500.00	-700.00	53.33%	2,800.00	1,500.00	1,300.00	186.67%	3,600.00	6,000.00	-2,400.00	60.0%
361.330 - Zoning Hearing Board Fees	2,000.00	1,625.01	374.99	123.08%	3,000.00	1,625.01	1,374.99	184.61%	5,000.00	6,500.00	-1,500.00	76.92%
361.400 - Plan Review Fees	0.00				150.00				150.00	0.00		
361.700 - Reproduction of Records	0.00	12.51	-12.51	0.0%	6.75	12.51	-5.76	53.96%	6.75	50.00	-43.25	13.5%
362.110 - Sale of Police Reports	1,220.00	1,250.01	-30.01	97.6%	1,035.00	1,250.01	-215.01	82.8%	2,255.00	5,000.00	-2,745.00	45.1%
362.130 - Security Alarm Fees	0.00				20.00				20.00	0.00		
362.300 - Zoning Permits	98,275.50	11,000.01	87,275.49	893.41%	31,770.87	11,000.01	20,770.86	288.83%	130,046.37	44,000.00	86,046.37	295.56%
362.301 - GRADING PERMITS	0.00	1,250.01	-1,250.01	0.0%	0.00	1,250.01	-1,250.01	0.0%	0.00	5,000.00	-5,000.00	0.0%
362.440 - Sewer System Permits	2,325.00	4,250.01	-1,925.01	54.71%	6,675.00	4,250.01	2,424.99	157.06%	9,000.00	17,000.00	-8,000.00	52.94%
362.450 - Use & Occupancy Permits	0.00	500.01	-500.01	0.0%	0.00	500.01	-500.01	0.0%	0.00	2,000.00	-2,000.00	0.0%
362.475 - Well Permits	1,375.00	300.00	1,075.00	458.33%	600.00	300.00	300.00	200.0%	1,975.00	1,200.00	775.00	164.56%
362.485 - Sign Permits	0.00	375.00	-375.00	0.0%	0.00	375.00	-375.00	0.0%	0.00	1,500.00	-1,500.00	0.0%

General Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	FULL 2026 BUDGET	\$ Over Budget	% of Budget
302.493 - TRANSIENT DWELLING	13,125.00	49,374.99	-36,249.99	36.58%	8,195.00	49,374.99	-41,179.99	16.6%	21,320.00	197,500.00	-176,180.00	10.8%
362.495 - UCC Fees	220.50				274.50				495.00			
362.600 - Miscellaneous Permits	550.00				2,000.00				2,550.00			
363.500 - Public Works Services	0.00	3,125.01	-3,125.01	0.0%	6,240.00	3,125.01	3,114.99	109.68%	6,240.00	12,500.00	-6,260.00	49.6%
Total Charges for Services	190,252.00	124,219.77	66,032.23	153.16%	79,319.52	124,219.77	-44,900.25	63.85%	269,571.52	496,878.85	-227,307.33	54.25%
367.140 - Pavilion Rental Fees	7,400.00	5,499.99	1,900.01	134.55%	8,300.00	5,499.99	3,800.01	169.08%	16,700.00	22,000.00	-5,300.00	75.91%
367.201 - Recreation Prog. Services	1,635.00	600.00	1,035.00	272.5%	2,180.00	600.00	1,580.00	363.33%	3,815.00	2,400.00	1,415.00	158.96%
Other Operating Revenue												
360.100 - Miscellaneous Revenue	0.00				13.98				13.98	0.00		
367.100 - Contributions and Donations	44,522.00	20,000.00	24,522.00	222.61%	4,360.00	0.00	4,360.00	100.0%	48,902.00	20,000.00	28,902.00	244.51%
367.200 - Fees in Lieu of Improvements	0.00	6,249.99	-6,249.99	0.0%	32,041.80	6,249.99	25,791.81	512.97%	32,041.80	25,000.00	7,041.80	128.17%
369.600 - Police Sales	170.00				559.00				729.00	0.00		
Total Other Operating Revenue	44,692.00	26,249.99	18,442.01	170.20%	36,953.88	6,249.99	30,743.89	589.5%	81,645.88	45,000.00	36,645.88	181.52%
Other Financing Sources												
391.100 - Sale of Surplus Property	320.00	5,000.01	-4,680.01	6.4%	2,389.19	5,000.01	-2,610.82	47.76%	2,709.19	20,000.00	-17,290.81	13.56%
392.300 - Interfund Transfers	74,024.41	0.00	74,024.41	100.0%	0.00	73,000.00	-73,000.00	0.0%	74,024.41	73,000.00	1,024.41	101.4%
393.100 - Proceeds Long Term Debt	0.00	0.00	0.00	0.0%	5,227,973.50	8,975,000.00	-3,647,026.50	58.91%	5,227,973.50	8,975,000.00	-3,647,026.50	58.91%
395.000 - Refunds of Prior Year Expenses	0.00	36,558.90	-36,558.90	0.0%	91,492.83	36,558.90	54,933.93	250.26%	91,492.83	146,235.99	-54,742.76	62.57%
395.001 - EE Portion Health Ins.	9,594.53	5,499.99	4,094.54	174.45%	9,941.89	5,499.99	4,441.90	160.79%	19,536.82	22,000.00	-2,463.18	88.8%
Total Other Financing Sources	83,938.34	47,058.90	36,889.44	178.37%	5,331,797.41	8,995,058.90	-3,663,261.49	59.28%	5,415,736.75	8,136,235.99	-3,720,498.84	59.28%
Total Income	2,265,897.28	2,366,616.16	-100,718.90	95.74%	10,649,207.44	11,444,616.17	-795,408.73	93.05%	12,915,104.72	19,186,297.23	-6,273,192.51	67.31%
Gross Profit	2,265,897.28	2,366,616.16	-100,718.90	95.74%	10,649,207.44	11,444,616.17	-795,408.73	93.05%	12,915,104.72	19,186,297.23	-6,273,192.51	67.31%
Expense												
General Government												
400.110 - Salary & Wages - Legislative	6,812.50	6,812.50	0.00	100.0%	5,450.00	6,912.50	-1,462.50	80.0%	12,262.50	27,250.00	-14,987.50	45.0%
400.192 - Legislative SSI Tax	521.16	521.16	0.00	100.0%	416.93	521.16	-104.23	80.0%	938.09	2,084.63	-1,146.54	45.0%
400.250 - Minor Equipment	523.95	243.99	279.96	208.59%	0.00	249.99	-249.99	0.0%	523.95	1,000.00	-476.05	52.4%
400.420 - Dues, Subscriptions & Membership	650.00	375.00	275.00	173.33%	350.00	375.00	-25.00	93.3%	1,000.00	1,500.00	-500.00	66.67%
400.460 - Legislative Meetings & Training	1,642.92	799.00	843.92	219.06%	-200.99	750.00	-950.99	-26.6%	1,441.93	3,000.00	-1,558.07	48.06%
400.540 - Legislative - Donations	0.00	0.00	0.00	0.0%	0.00	249.99	-249.99	0.0%	0.00	1,000.00	-1,000.00	0.0%
401.110 - Admin Salaries & Wages	33,602.00	35,309.99	-2,709.99	92.31%	7,840.00	36,398.99	-28,559.99	21.54%	41,440.00	145,600.00	-104,160.00	28.45%
401.192 - Admin SSI Taxes	2,546.01	2,784.50	-238.59	91.43%	591.25	2,784.50	-2,193.25	21.23%	3,137.26	11,138.40	-8,001.14	28.17%
401.195 - Admin Health Insurance	11,125.84	8,344.74	2,781.10	133.33%	0.00	8,344.74	-8,344.74	0.0%	11,125.84	33,379.00	-22,253.16	33.33%
401.198 - Non-Uniformed Pension Plan	3,024.00	3,276.00	-252.00	92.31%	705.60	3,276.00	-2,570.40	21.54%	3,723.60	13,104.00	-9,374.40	28.45%
401.199 - Admin Life and Disability Ins	258.90	300.39	-41.49	86.19%	0.00	300.39	-300.39	0.0%	258.90	1,201.60	-942.70	21.55%
401.200 - Administration Allowances	1,507.24	2,000.01	-492.77	75.36%	3,048.40	2,000.01	1,048.39	152.42%	4,555.64	8,600.00	-3,444.36	52.95%
401.220 - Admin Operating Supplies	0.00	125.01	-125.01	0.0%	0.00	125.01	-125.01	0.0%	0.00	500.00	-500.00	0.0%
401.231 - ADMIN VEHICLE GASOLINE	0.00	249.99	-249.99	0.0%	0.00	249.99	-249.99	0.0%	0.00	1,000.00	-1,000.00	0.0%
401.235 - ADMIN VEHICLE REPAIRS & MAINT.	0.00	187.50	-187.50	0.0%	0.00	187.50	-187.50	0.0%	0.00	750.00	-750.00	0.0%
401.260 - Admin Motor Equipment	0.00	375.00	-375.00	0.0%	0.00	375.00	-375.00	0.0%	0.00	1,500.00	-1,500.00	0.0%
401.420 - Admin Dues, Subscriptions & Mem	5,054.64	1,500.00	3,554.64	336.98%	0.00	1,500.00	-1,500.00	0.0%	5,054.64	8,000.00	-2,945.36	63.24%
401.460 - Admin Meetings & Training	2,774.00	6,000.00	-3,226.00	46.23%	0.00	6,000.00	-6,000.00	0.0%	2,774.00	24,000.00	-21,226.00	11.56%
402.110 - Fin Admin SSI Taxes	19,950.76	22,350.00	-2,399.24	89.27%	23,993.83	22,350.00	1,643.83	107.36%	43,944.59	89,400.00	-45,455.41	48.16%
402.192 - Fin Admin Health Insurance	1,523.13	1,709.79	-186.66	89.09%	1,832.42	1,709.79	122.63	107.17%	3,355.55	6,839.10	-3,483.55	49.06%
402.196 - Fin Admin Non-Liul Pension Plan	4,646.76	3,740.76	906.00	124.22%	3,485.07	3,740.76	-255.69	93.17%	8,131.83	14,983.00	-6,851.17	54.33%
402.199 - Fin Admin Life & Disability Ins	1,795.56	2,011.50	-215.94	89.27%	2,159.44	2,011.50	147.94	107.35%	3,955.00	8,046.00	-4,091.00	49.16%
402.310 - Fin Admin Professional Svs.	258.90	281.00	-22.10	99.2%	258.90	281.00	-22.10	99.2%	517.80	1,044.00	-526.20	49.6%
402.460 - Fin Admin Meetings & Training	10,299.50	7,625.01	2,674.49	213.76%	0.00	7,625.01	-7,625.01	0.0%	10,299.50	30,500.00	-14,200.50	33.44%
403.110 - Tax Collection Salaries & Wages	2,307.72	2,499.99	-192.27	92.31%	2,692.34	2,499.99	192.35	107.89%	5,000.06	10,000.00	-4,999.94	50.0%
403.192 - Tax Collection SSI Taxes	176.52	191.25	-14.73	92.3%	205.54	181.25	14.69	107.68%	382.46	765.00	-382.54	50.0%
403.199 - Tax Collection Bond Ins	764.00	500.01	263.99	152.8%	0.00	500.01	-500.01	0.0%	764.00	2,000.00	-1,236.00	38.2%

General Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	FULL 2026 BUDGET	\$ Over Budget	% of Budget
403.215 - Tax Collection Postage	0.00	725.01	-725.01	0.0%	0.00	725.01	-725.01	0.0%	0.00	2,900.00	-2,900.00	0.0%
403.220 - Tax Collection Operating Supply	414.33	399.99	399.99	103.59%	0.00	399.99	-399.99	0.0%	414.33	1,600.00	-1,185.67	25.9%
403.310 - Tax Collection Professional Srv	10,658.80	12,500.01	-1,841.21	85.27%	10,166.98	12,500.01	-2,333.03	81.34%	20,825.78	50,000.00	-29,174.22	41.65%
404.310 - Township Solicitor	22,319.34	18,750.00	3,569.34	119.04%	48,096.52	18,750.00	29,346.52	256.52%	70,415.86	75,000.00	-4,584.14	93.89%
404.314 - Legal Services Special Counsel	0.00	3,750.00	-3,750.00	0.0%	7,700.00	3,750.00	3,950.00	205.33%	7,700.00	15,000.00	-7,300.00	51.33%
405.110 - Secretary Salaries & Wages	41,208.24	49,019.01	-7,810.77	84.07%	59,869.04	49,019.01	10,850.03	122.13%	101,077.28	186,075.98	-94,998.70	51.55%
405.120 - Secretary OT	3,600.04	1,749.99	1,850.05	205.72%	4,968.16	6,749.99	-1,781.83	73.6%	8,568.20	12,000.00	-3,431.80	71.4%
405.179 - Secretary Longevity	800.00	1,400.00	-600.00	57.14%	0.00	0.00	0.00	0.0%	800.00	1,400.00	-600.00	57.14%
405.192 - Secretary SSI Taxes	3,519.27	3,910.59	-391.32	89.99%	4,866.06	3,910.59	1,055.47	126.99%	8,485.33	15,642.41	-7,157.08	54.25%
405.196 - Secretary Health Insurance	20,419.36	14,300.01	6,119.35	142.79%	15,314.52	14,300.01	1,014.51	107.09%	35,733.88	57,200.00	-21,466.12	62.47%
405.198 - Secretary Non-Uni Pension Plan	4,176.11	4,411.71	-235.60	94.66%	5,055.84	4,411.71	644.23	114.6%	9,232.05	17,646.84	-8,414.79	52.32%
405.199 - Secretary Life & Disability Ins	658.77	901.26	-242.49	73.09%	658.77	901.26	-242.49	73.09%	1,317.54	3,605.00	-2,287.46	36.55%
405.460 - Secretary Meetings & Training	403.00	125.01	277.99	322.37%	195.00	223.01	-28.01	87.44%	598.00	598.00	0.00	100.0%
406.215 - Gen Govt Postage	2,888.82	3,209.08	-320.26	90.02%	257.94	1,063.62	-805.68	24.25%	3,146.76	6,400.00	-3,253.24	49.17%
406.220 - Gen Govt Operation Supplies	5,321.82	1,875.00	3,446.82	283.63%	1,515.03	1,875.00	-359.97	80.8%	6,836.85	7,500.00	-663.15	91.16%
406.310 - Gen Govt Professional Svs	7,174.09	8,700.00	-1,525.91	82.46%	10,237.49	8,700.00	1,537.49	117.67%	17,411.58	34,800.00	-17,388.42	50.03%
406.320 - Gen Govt Communications	2,479.19	3,050.01	-570.82	81.29%	2,263.69	3,050.01	-786.32	74.22%	4,742.88	12,200.00	-7,457.12	38.88%
406.340 - Gen Govt Advertising & Printing	7,426.62	3,500.01	3,926.61	212.19%	1,360.12	3,500.01	-2,139.89	38.85%	8,786.74	14,000.00	-5,213.26	62.75%
406.374 - Gen Govt Office Equipment Maint	0.00	125.01	-125.01	0.0%	0.00	81.99	-81.99	0.0%	0.00	207.00	-207.00	0.0%
406.384 - Gen Govt Equipment Leases	281.97	750.00	-468.03	37.6%	207.00	750.00	-543.00	27.6%	488.97	3,000.00	-2,511.03	16.3%
407.252 - Computer Parts & Supplies	0.00	750.00	-750.00	0.0%	28.88	750.00	-721.12	3.85%	28.88	3,000.00	-2,971.12	0.96%
407.260 - Technology Minor Equipment	194.00	750.00	-556.00	25.87%	0.00	750.00	-750.00	0.0%	194.00	3,000.00	-2,806.00	6.47%
407.421 - Gen Gov. SAS Subscriptions	11,816.42	14,952.30	-3,135.88	79.03%	4,790.36	14,952.30	-10,161.94	32.04%	16,606.78	59,809.22	-43,202.44	27.77%
407.450 - Contracted Services	15,823.47	29,250.00	-13,426.53	54.1%	23,526.63	29,250.00	-5,723.37	80.43%	39,350.10	117,000.00	-77,649.90	33.63%
408.451 - GEN GOV IT CONTRACTED SERVICES	7,547.00	8,625.00	-1,078.00	87.52%	31,266.38	16,625.00	14,641.38	168.07%	38,813.38	79,500.00	-40,686.62	48.82%
408.310 - Township Engineer	12,365.93	21,500.01	-9,134.08	57.5%	43,933.17	21,500.01	22,433.16	204.34%	56,299.10	86,000.00	-29,700.90	65.45%
409.220 - Building Operating Supplies	763.30	1,500.00	-736.70	50.89%	437.70	1,500.00	-1,062.30	29.18%	1,201.00	6,000.00	-4,799.00	20.02%
409.260 - New Building Maint Minor Equip.	67.51	999.99	-932.48	6.75%	3,158.83	999.99	2,158.84	315.88%	3,226.34	4,000.00	-773.66	80.66%
409.360 - Building Utilities	33,559.35	24,999.99	8,559.36	134.24%	22,433.62	24,999.99	-2,566.37	89.74%	55,992.97	100,000.00	-44,007.03	55.99%
409.361 - New Building Utilities & Maint.	2,003.04	37,500.00	-35,496.96	5.34%	17,823.49	25,000.00	-7,176.51	71.23%	19,826.53	100,000.00	-80,173.47	19.83%
409.373 - Building Maint & Repairs	547.98	7,500.00	-6,952.02	7.31%	11,696.48	7,500.00	4,196.48	155.95%	12,244.46	30,000.00	-17,755.54	40.82%
409.374 - New Bld. Cntrl. Janitor Serv.	4,002.00	11,250.00	-7,248.00	35.57%	3,900.00	11,250.00	-7,350.00	34.67%	7,902.00	45,000.00	-37,098.00	17.56%
409.450 - Building Contracted Services	3,115.15	6,000.00	-2,884.85	51.92%	6,244.58	6,000.00	244.58	104.08%	9,359.73	24,000.00	-14,640.27	39.0%
Total General Government	343,318.93	410,120.17	-66,801.24	83.71%	395,086.51	407,324.69	-12,238.18	97.0%	738,415.44	1,629,844.18	-891,428.74	45.31%
Public Safety												
410.120 - Police Salaries & Wages-Admin	29,520.01	31,980.00	-2,459.99	92.31%	47,771.17	31,980.00	15,791.17	149.38%	77,291.18	127,920.00	-50,628.82	60.42%
410.130 - Police Salaries & Wages-Officer	480,119.41	519,854.64	-39,735.23	92.36%	546,620.96	519,854.64	26,766.32	105.15%	1,026,740.37	2,079,418.54	-1,052,678.17	49.39%
410.140 - Police Salaries & Wages-Civilia	28,980.32	31,552.65	-2,572.33	91.85%	33,150.69	31,552.65	1,598.04	105.07%	62,131.01	126,210.66	-64,079.65	49.23%
410.179 - Police Longevity Pay	11,944.91	11,223.54	721.37	106.43%	7,185.14	11,223.54	-4,038.40	64.02%	19,130.05	44,894.11	-25,764.06	42.61%
410.180 - Police Overtime Wages	14,220.60	48,750.00	-34,529.40	29.17%	44,991.26	48,750.00	-3,758.74	92.23%	59,211.86	195,000.00	-135,788.14	30.37%
410.185 - Sick & Vacation Buy Back	1,841.41	33,500.01	-31,658.60	5.5%	20,970.46	33,500.01	-12,529.55	62.8%	22,811.87	134,000.00	-111,188.13	17.02%
410.187 - Police Overtime Civ Support	90.99	375.00	-284.01	24.26%	352.59	375.00	-22.41	94.02%	443.58	1,500.00	-1,056.42	29.57%
410.191 - Uniform Allowance	4,080.92	4,599.99	-519.07	88.72%	1,746.49	4,599.99	-2,853.50	38.01%	5,828.41	18,400.00	-12,570.59	31.68%
410.192 - Police SSI Taxes	43,533.88	51,808.53	-8,274.65	84.03%	53,941.72	51,808.53	2,133.19	104.12%	97,475.60	207,234.16	-109,758.56	47.04%
410.196 - Police Health Insurance	174,568.95	143,874.99	30,693.96	121.33%	128,639.08	143,874.99	-15,235.91	89.41%	303,208.03	575,500.00	-272,291.97	52.68%
410.197 - Police Pension Plan	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	290,523.00	-290,523.00	0.0%
410.198 - Police Life & Disability Ins	6,017.80	7,209.99	-1,192.19	83.47%	5,810.68	7,209.99	-1,399.31	80.59%	11,828.48	28,840.00	-17,011.52	41.01%
410.199 - Police Non-Uniform Pension	2,808.69	2,750.01	58.68	102.15%	3,088.99	2,750.01	338.98	112.33%	5,897.68	11,000.00	-5,102.32	53.62%
410.200 - Police 457 Contribution	3,352.36	2,100.00	1,252.36	159.64%	2,285.36	2,100.00	285.36	113.59%	5,371.72	8,400.00	-3,028.28	66.31%
410.215 - Police Postage	305.37	750.00	-444.63	40.72%	317.07	750.00	-432.93	42.28%	622.44	3,000.00	-2,377.56	20.75%
410.216 - Police Community Outreach	122.92	1,875.00	-1,752.08	6.56%	1,180.17	1,875.00	-694.83	62.94%	1,303.09	7,500.00	-6,196.91	17.39%
410.220 - Police Operating Supplies	1,042.76	1,875.00	-832.24	55.61%	668.36	1,875.00	-1,206.64	35.65%	1,711.12	7,500.00	-5,788.88	22.82%
410.221 - Crime Scene Supplies	0.00	249.99	-249.99	0.0%	0.00	249.99	-249.99	0.0%	0.00	1,000.00	-1,000.00	0.0%

General Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	FULL 2026 BUDGET	\$ Over Budget	% of Budget
410.222 - Ammunition/Field Materials	0.00	5,499.99	-5,499.99	0.0%	1,363.81	5,499.99	-4,136.18	24.8%	1,363.81	22,000.00	-20,636.19	6.2%
410.231 - Vehicle Fuel	7,990.14	13,749.99	-5,759.85	58.11%	16,744.56	13,749.99	2,994.57	121.78%	24,734.70	55,000.00	-30,265.30	44.97%
410.238 - Uniform Expense	0.00	1,749.99	-1,749.99	0.0%	0.00	1,749.99	-1,749.99	0.0%	0.00	7,000.00	-7,000.00	0.0%
410.280 - Police Minor Equipment	679.24	11,250.00	-10,570.76	6.04%	427.23	11,250.00	-10,822.77	3.8%	1,106.47	45,000.00	-43,893.53	2.46%
410.270 - Police IT	8,962.50	10,500.00	-1,537.50	85.36%	13,223.04	10,500.00	2,723.04	125.93%	22,185.54	42,000.00	-19,814.46	52.82%
410.310 - Police Professional Services	5,073.75	6,750.00	-1,676.25	75.17%	2,024.00	6,750.00	-4,726.00	29.99%	7,097.75	27,000.00	-19,902.25	26.29%
410.314 - Civil Service Comm Solicitor	0.00	875.01	-875.01	0.0%	0.00	875.01	-875.01	0.0%	0.00	3,500.00	-3,500.00	0.0%
410.317 - POLICE NEW HIRES EXP	10,954.92	17,499.99	-6,505.07	62.83%	1,184.00	17,499.99	-16,315.99	6.77%	12,174.92	70,000.00	-57,821.08	17.4%
410.320 - Police Communications	8,018.07	7,492.50	525.57	107.02%	5,297.79	7,492.50	-2,194.71	70.71%	13,315.86	29,970.00	-16,654.14	44.43%
410.331 - Travell/Lodging	2,587.91	3,125.01	-537.10	82.81%	84.48	3,125.01	-3,040.53	2.7%	2,672.39	12,500.00	-9,827.61	21.38%
410.341 - Police Advertising & Printing	0.00	300.00	-300.00	0.0%	0.00	300.00	-300.00	0.0%	0.00	1,200.00	-1,200.00	0.0%
410.373 - Police Maint & Repair Bldg	2,109.36	2,787.51	-678.15	75.67%	2,729.42	2,787.51	-58.09	97.92%	4,838.78	11,150.00	-6,311.22	43.4%
410.374 - Police Equipment Maint	410.00	1,250.01	-840.01	32.8%	630.00	1,250.01	-620.01	50.4%	1,040.00	5,000.00	-3,960.00	20.8%
410.384 - POLICE EQUIPMENT LEASES	207.00	249.99	-42.99	82.8%	207.00	249.99	-42.99	82.8%	414.00	1,000.00	-586.00	41.4%
410.420 - Police Dues, Subscriptions	821.77	249.99	571.78	328.72%	0.00	249.99	-249.99	0.0%	821.77	1,000.00	-178.23	82.18%
410.421 - POLICE SaaS SUBSCRIPTIONS	35,996.29	14,499.99	21,496.30	248.25%	2,153.42	14,499.99	-12,346.57	14.85%	38,149.71	58,000.00	-19,850.29	65.78%
410.450 - Police Contracted Services	66,984.16	31,200.00	35,784.16	214.69%	33,353.09	31,200.00	2,153.09	106.9%	100,337.25	124,800.00	-24,462.75	80.4%
410.451 - Police Vehicle Maintenance	10,558.75	12,500.01	-1,941.26	84.47%	14,186.84	12,500.01	1,686.83	113.5%	24,745.59	50,000.00	-25,254.41	49.49%
410.460 - Police Meetings & Training	1,480.02	9,000.00	-7,519.98	16.45%	6,996.70	9,000.00	-2,003.30	77.74%	8,476.72	36,000.00	-27,523.28	23.55%
410.470 - Police Sales Fees	0.93	0.00	0.93	0.0%	17.09	0.00	-17.09	0.0%	18.02	0.00	-18.02	100.0%
411.232 - Fire Department Fuel	4,076.39	5,000.01	-923.62	81.53%	4,740.16	5,000.01	-259.85	94.8%	8,816.55	20,000.00	-11,183.45	44.08%
411.540 - Foreign Fire Payments	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	96,972.00	-96,972.00	0.0%
413.310 - Prof Services - BC Officer	246,912.74	72,500.01	173,412.73	339.19%	124,673.41	222,500.01	-97,826.60	56.03%	370,586.15	577,733.69	-207,147.54	64.15%
413.311 - Prof Services - SEO	3,900.00	6,000.00	-2,100.00	65.0%	11,500.00	6,000.00	5,500.00	191.67%	15,400.00	24,000.00	-8,600.00	64.17%
413.319 - Code Enforcement UCC Fees	0.00	249.99	-249.99	0.0%	216.00	249.99	-33.99	86.4%	216.00	1,000.00	-784.00	21.6%
414.220 - Planning & Zoning Supplies	260.31	125.01	135.30	208.23%	0.00	125.01	-125.01	0.0%	260.31	500.00	-239.69	52.06%
414.310 - Planning & Zoning Prof Svs	17,170.00	21,125.01	-3,955.01	81.28%	25,020.00	21,125.01	3,894.99	118.44%	42,190.00	84,500.00	-42,310.00	49.93%
414.313 - Planning & Zoning Engineering	0.00	2,499.99	-2,499.99	0.0%	0.00	2,499.99	-2,499.99	0.0%	0.00	10,000.00	-10,000.00	0.0%
414.314 - Planning & Zoning Legal	19,560.09	16,250.01	3,310.08	120.37%	9,880.39	16,250.01	-6,369.62	60.8%	29,440.48	65,000.00	-35,559.52	45.29%
414.319 - MS4 Fees	2,718.75	3,750.00	-1,031.25	72.5%	1,624.45	3,750.00	-2,125.55	43.32%	4,343.20	15,000.00	-10,656.80	28.99%
414.341 - Planning & Zoning Advertising	1,190.80	624.99	565.81	190.53%	1,284.11	624.99	659.12	205.46%	2,474.91	2,500.00	-25.09	99.1%
414.421 - Planning & Zoning SaaS subs.	1,442.01	2,287.50	-845.49	63.04%	1,100.01	2,287.50	-1,187.49	48.09%	2,542.02	9,150.00	-6,607.98	27.78%
415.220 - Emer Mgmt Operating Supplies	0.00	249.99	-249.99	0.0%	0.00	249.99	-249.99	0.0%	0.00	1,000.00	-1,000.00	0.0%
415.364 - Emergency Management Operations	301.08	1,500.00	-1,198.92	20.07%	0.00	1,500.00	-1,500.00	0.0%	301.08	6,000.00	-5,698.92	5.02%
415.431 - EMA GASOLINE	174.65	125.01	49.64	139.71%	0.00	125.01	-125.01	0.0%	174.65	500.00	-325.35	34.93%
415.434 - EMA VEHICLE MAINT.	651.63	750.00	-98.37	86.88%	21.78	750.00	-728.22	2.9%	673.41	3,000.00	-2,326.59	22.45%
415.460 - Emer Mgmt Meetings & Training	0.00	500.01	-500.01	0.0%	0.00	500.01	-500.01	0.0%	0.00	2,000.00	-2,000.00	0.0%
Total Public Safety	1,262,784.56	1,178,396.85	84,387.71	107.16%	1,179,504.97	1,328,396.85	-148,891.88	88.79%	2,442,289.53	5,398,816.16	-2,946,526.63	45.32%
Public Works - Other												
427.220 - Solid Waste Coll Supplies	162.50	375.00	-212.50	43.33%	306.50	375.00	-68.50	81.73%	469.00	1,500.00	-1,031.00	31.27%
427.450 - Contracted Svs - Clean-Up Days	0.00	8,000.01	-8,000.01	0.0%	15,114.40	8,000.01	7,114.39	188.93%	15,114.40	32,000.00	-16,885.60	47.23%
Total Public Works - Other	162.50	8,375.01	-8,212.51	1.94%	15,420.90	8,375.01	7,045.89	184.13%	15,583.40	33,500.00	-17,916.60	46.52%
PW-Hwys, Roads & Streets												
430.110 - Public Works Salaries	192,503.62	241,861.23	-49,357.61	79.59%	235,695.64	241,861.23	-6,165.59	97.45%	428,199.26	967,444.92	-539,245.66	44.26%
430.120 - Public Works OT Wages	36,235.87	12,500.01	23,735.86	289.89%	11,729.48	12,500.01	-770.53	93.84%	47,965.35	100,000.00	-52,034.65	47.97%
430.179 - PW Longevity	700.00	1,925.01	-1,225.01	36.36%	2,000.00	1,925.01	74.99	103.3%	2,700.00	7,700.00	-5,000.00	35.07%
430.192 - Public Works SSI Taxes	18,218.36	19,605.90	-1,387.54	92.92%	19,221.47	19,605.90	-384.43	98.04%	37,439.83	78,423.58	-40,983.75	47.74%
430.196 - Public Works Health Insurance	114,776.45	69,062.49	45,713.96	166.19%	88,581.62	69,062.49	19,519.13	128.28%	203,358.07	276,250.00	-72,891.93	73.61%
430.198 - Public Works N-U Pension	19,643.94	22,151.52	-2,507.58	88.68%	21,497.65	22,151.52	-653.87	97.05%	41,141.59	86,606.13	-47,464.54	46.43%
430.199 - Public Works Life & Disab Ins	2,926.17	3,168.00	-241.83	92.37%	2,707.32	3,168.00	-460.68	85.46%	5,633.49	12,672.00	-7,038.51	44.46%
430.220 - Public Works Oper Supplies	1,061.92	3,474.99	-2,413.07	30.56%	1,065.70	3,474.99	-2,409.29	30.67%	2,127.62	13,900.00	-11,772.38	15.31%
430.231 - Public Works Gasoline	3,739.49	2,250.00	1,489.49	166.2%	1,807.79	2,250.00	-442.21	80.35%	5,547.28	9,000.00	-3,452.72	61.64%
430.232 - Public Works Diesel	20,968.85	12,500.01	8,468.84	167.75%	9,122.04	12,500.01	-3,377.97	72.99%	30,090.89	50,000.00	-19,909.11	60.18%

General Fund
Profit & Loss Budget vs. Actual
January through June 2026

12:27 PM
08/16/26
Actual Basis

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	Budget	\$ Over Budget	% of Budget
430.234 - Public Works Vehicle Supplies	45.00	500.01	-454.01	9.2%	290.47	500.01	-209.54	58.09%	336.47	2,000.00	-1,663.53	16.82%
430.236 - Public Works Uniforms	1,265.83	4,749.99	-3,484.16	27.07%	5,380.32	4,749.99	1,640.33	134.53%	7,676.15	19,000.00	-11,323.85	40.4%
430.242 - PW Safety Gear & Equip	853.25	1,500.00	-646.75	56.85%	0.00	1,500.00	-1,500.00	0.0%	853.25	8,000.00	-5,146.75	14.22%
430.260 - Public Works Minor Equip Purch	1,110.52	2,000.01	-889.49	55.53%	179.75	2,000.01	-1,820.26	8.99%	1,290.27	8,000.00	-6,709.73	16.13%
430.261 - PW Shop Tools	388.84	1,749.99	-1,361.15	21.05%	429.31	1,749.99	-1,320.68	24.53%	798.15	7,000.00	-6,201.85	11.1%
430.310 - Public Works Professional Svcs	825.00	624.99	300.01	148.0%	0.00	624.99	-624.99	0.0%	925.00	2,500.00	-1,575.00	37.0%
430.320 - Public Works Communications Exp	0.00	675.01	-675.01	0.0%	268.99	675.01	-406.02	30.74%	268.99	2,999.99	-2,731.00	8.9%
430.341 - Public Works Advertising	0.00	200.01	-200.01	0.0%	0.00	200.01	-200.01	0.0%	0.00	600.00	-600.00	0.0%
430.373 - Public Works Maint & Rep Bldg	5,744.30	3,249.99	2,494.31	176.75%	1,235.35	3,249.99	-2,014.64	38.01%	6,979.65	13,000.00	-6,020.35	53.69%
430.376 - PW Equip. Maint. & Supp.	27,262.69	15,624.99	11,637.70	174.46%	15,501.14	15,624.99	-123.85	99.21%	42,763.83	62,500.00	-19,736.17	68.42%
430.384 - Public Works Equip Rental	207.00	4,250.01	-4,043.01	4.87%	1,307.00	4,250.01	-2,943.01	30.75%	1,514.00	17,000.00	-15,486.00	8.91%
430.420 - Public Works Dues, Subscription	2,775.40	112.50	2,662.90	2,467.02%	160.00	2,612.50	-2,452.50	6.12%	2,935.40	2,950.00	-14.60	99.51%
430.421 - PW S&S SUBSCRIPTIONS	9,292.38	3,500.01	5,792.37	265.5%	1,098.98	3,500.01	-2,400.03	31.43%	10,392.36	14,000.00	-3,607.64	74.23%
430.450 - Public Works Contracted Svcs	140.00	1,875.00	-1,735.00	7.47%	0.00	125.00	-125.00	0.0%	140.00	2,000.00	-1,860.00	7.0%
430.451 - Public Works Vehicle Maint	5,360.92	3,000.00	2,360.92	178.7%	823.50	3,000.00	-2,176.50	27.45%	5,184.92	12,000.00	-6,815.08	51.54%
430.460 - Public Works Meetings & Trainin	1,225.74	2,499.99	-1,274.25	49.03%	1,035.00	2,499.99	-1,464.99	41.44%	2,260.74	10,000.00	-7,739.26	22.62%
430.650 - Public Works Hand Tool Purch	0.00	249.99	-249.99	0.0%	0.00	249.99	-249.99	0.0%	0.00	1,000.00	-1,000.00	0.0%
432.220 - Snow & Ice Rem Oper Supplies	96,903.45	31,250.01	25,653.44	182.09%	0.00	31,250.01	-31,250.01	0.0%	96,903.45	125,000.00	-28,096.55	45.52%
432.375 - Snow & Ice Rem Equipment Maint	9,667.56	2,000.01	7,667.55	483.38%	48.99	5,000.01	-4,951.02	0.98%	9,716.55	11,000.00	-1,283.45	88.33%
432.450 - Snow & Ice Rem Subcontractors	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
433.220 - Traffic Signals & Signs Supply	1,775.75	1,875.00	-99.25	94.92%	1,097.22	1,875.00	-777.78	56.37%	2,872.97	7,500.00	-4,627.03	37.8%
433.360 - Traffic Signals & Signs Utilit	1,048.25	1,250.01	-201.76	83.94%	1,287.53	1,250.01	37.52	103.1%	2,335.78	5,000.00	-2,664.22	46.74%
433.450 - Traffic Signals Contracted Svc	5,141.58	5,750.01	-608.43	89.42%	2,925.25	5,750.01	-2,824.76	50.89%	8,066.83	23,000.00	-14,933.17	35.06%
438.220 - Road Maint Supplies	7,225.78	24,999.99	-17,774.21	28.9%	36,094.31	24,999.99	11,094.32	144.38%	43,320.09	100,000.00	-56,679.91	43.32%
438.613 - Vegetation Control	0.00	1,250.01	-1,250.01	0.0%	4,799.40	1,350.01	3,449.39	393.95%	4,799.40	5,500.00	-700.60	87.26%
Total PW-Hwy, Roads & Streets	549,139.91	503,436.69	45,703.22	109.08%	468,354.62	507,185.88	-38,832.07	92.35%	1,017,504.53	2,063,746.62	-1,046,242.09	49.1%
Culture and Recreation												
452.390 - Recreation fees	225.29	249.99	-24.70	90.12%	305.86	249.99	55.87	122.35%	531.15	1,000.00	-468.85	53.12%
454.110 - Park Salary & Wage	11,683.04	62,854.50	-50,971.46	18.91%	56,135.20	62,854.50	-6,719.30	89.31%	68,018.24	251,417.98	-183,399.74	27.05%
454.120 - Park OT	578.23	750.00	-171.77	78.63%	185.64	750.00	-564.36	24.73%	763.87	3,000.00	-2,236.13	25.4%
454.192 - Park SSI	951.59	4,865.76	-3,904.17	19.76%	4,285.64	4,865.76	-580.12	88.08%	5,247.23	19,462.96	-14,215.73	26.96%
454.196 - Park Health Insurance	11,125.64	8,344.74	2,780.90	133.35%	8,344.38	8,344.74	-0.36	100.0%	19,470.02	33,379.00	-13,908.98	58.33%
454.198 - Park N-U Pension Plan	1,158.21	1,198.29	-40.08	96.69%	1,411.80	1,198.29	213.51	117.99%	2,570.01	4,793.22	-2,223.21	53.66%
454.199 - Park Life & Disability Ins	207.60	263.14	-55.54	73.32%	207.60	263.14	-55.54	73.32%	415.20	1,132.60	-717.40	36.66%
454.220 - Park Operating Supplies	1,431.44	1,749.89	-318.45	81.8%	1,539.67	1,749.89	-210.22	89.13%	2,971.11	7,000.00	-4,028.89	42.73%
454.231 - Park Vehicle Fuel	1,880.88	975.00	905.88	192.91%	1,448.05	975.00	473.05	146.52%	3,328.93	3,900.00	-571.07	85.39%
454.238 - Park Uniforms	0.00	500.01	-500.01	0.0%	485.96	333.34	152.62	145.79%	485.96	1,500.00	-1,014.04	32.4%
454.260 - Park Minor Equipment	487.91	1,250.01	-762.10	38.83%	1,242.63	1,150.01	92.62	108.05%	1,740.54	4,900.00	-3,159.46	35.52%
454.320 - Park Communications	505.41	425.01	84.40	119.86%	536.66	425.01	111.65	126.74%	1,048.07	1,700.00	-651.93	61.62%
454.340 - Park Advertising & Printing	0.00	375.00	-375.00	0.0%	566.11	375.00	191.11	182.96%	566.11	1,500.00	-933.89	45.74%
454.360 - Park Utilities	4,115.02	5,000.01	-884.99	82.32%	5,917.57	5,000.01	917.56	118.35%	10,032.59	20,000.00	-9,967.41	50.17%
454.373 - Park Repairs & Maintenance	726.76	4,500.00	-3,773.24	16.15%	5,455.64	4,500.00	955.64	121.24%	6,182.40	18,000.00	-11,817.60	34.33%
454.374 - Park Equipment Maintenance	0.00	2,000.01	-2,000.01	0.0%	644.67	2,000.01	-1,355.34	32.24%	644.67	8,000.00	-7,355.33	8.06%
454.450 - Park Contracted Services	10,217.95	7,825.01	2,392.94	134.0%	12,475.98	7,825.01	4,650.97	163.67%	22,693.93	30,500.00	-7,806.07	74.42%
454.451 - Park Vehicle Maintenance	40.14	24.99	15.15	160.62%	336.68	624.99	-288.31	53.71%	375.82	700.00	-324.18	53.69%
454.452 - Park Program Expenditures	300.00	624.99	-324.99	48.0%	336.46	624.99	-288.53	54.16%	636.46	2,500.00	-1,863.54	25.46%
454.460 - Park Meetings & Training	0.00	112.50	-112.50	0.0%	46.89	112.50	-65.61	41.68%	46.89	450.00	-403.11	10.42%
457.450 - Community Events	8,039.29	15,000.00	-6,960.71	53.6%	8,030.08	15,000.00	-6,969.92	53.53%	16,069.37	60,000.00	-43,930.63	26.76%
Total Culture and Recreation	53,897.50	118,708.95	-64,811.45	45.4%	110,088.57	119,042.28	-9,953.71	92.45%	163,986.07	474,855.78	-310,869.71	34.54%
Debt Service												
471.100 - New Two Complex Principal	0.00	162,043.74	-162,043.74	0.0%	0.00	162,043.74	-162,043.74	0.0%	0.00	548,175.00	-548,175.00	0.0%
471.101 - Wayne Bank Loan Payoff	0.00	0.00	0.00	0.0%	5,086,400.37	5,287,401.00	-199,000.63	96.24%	5,086,400.37	5,235,373.43	-148,973.06	97.13%
471.300 - Bond Issuance Cost	0.00	0.00	0.00	0.0%	139,572.13	97,595.00	51,977.13	159.33%	139,572.13	139,572.13	0.00	100.0%

General Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	FULL 2026 BUDGET	\$ Over Budget	% of Budget
	0.00	56,200.50	-56,200.50	0.0%	0.00	56,200.50	-56,200.50	0.0%	0.00	224,802.00	-224,802.00	0.0%
472.000 - NEW TWP COMPLEX LOAN INTEREST	0.00	219,244.24	-219,244.24	0.0%	5,227,973.50	5,393,244.24	-365,270.74	99.47%	5,227,973.50	6,247,923.56	-1,019,950.06	83.69%
Total Debt Service												
Benefits and Withholding												
483.194 - Employer P'd Unemployment Comp	0.00	8,750.01	-8,750.01	0.0%	24,046.37	8,750.01	15,296.36	274.82%	24,046.37	35,000.00	-10,953.63	68.7%
483.195 - Employer P'd Worker's Comp	72,586.93	73,248.00	-661.07	99.1%	64,776.33	73,248.00	-8,471.67	88.44%	137,363.26	292,992.00	-155,628.74	46.68%
483.200 - Federal Healthcare Tax	0.00	0.00	0.00	0.0%	253.44	0.00	253.44	100.0%	253.44	253.44	0.00	100.0%
Total Benefits and Withholding	72,586.93	81,998.01	-9,411.08	84.52%	89,076.74	81,998.01	7,078.73	108.63%	161,663.67	328,245.44	-166,581.77	49.25%
Insurance												
466.350 - Property & Liability Insurance	195,625.75	54,371.01	141,254.74	359.5%	0.00	54,371.01	-54,371.01	0.0%	195,625.75	217,484.00	-21,858.25	85.95%
466.355 - Professional Bonds	2,517.00	3,750.00	-1,233.00	67.12%	0.00	3,750.00	-3,750.00	0.0%	2,517.00	15,000.00	-12,483.00	16.76%
Total Insurance	198,142.75	58,121.01	140,021.74	340.91%	0.00	58,121.01	-58,121.01	0.0%	198,142.75	232,484.00	-34,341.25	85.23%
Other Expenses												
463.540 - TF	0.00	0.00	0.00	0.0%	193,782.18	216,000.00	-22,217.82	89.71%	193,782.18	216,000.00	-22,217.82	89.71%
491.000 - Refund of Prior Year Revenues	1,000.00	249.99	750.01	400.02%	0.00	249.99	-249.99	0.0%	1,000.00	1,000.00	0.00	100.0%
Total Other Expenses	1,000.00	249.99	750.01	400.02%	193,782.18	216,249.99	-22,467.81	89.61%	194,782.18	217,000.00	-22,217.82	85.76%
Total Interfund Transfers Out												
492.300 - Interfund Transfer to Cap Fund	0.00	1,131,361.37	-1,131,361.37	0.0%	1,131,361.37	0.00	1,131,361.37	100.0%	1,131,361.37	1,131,361.37	0.00	100.0%
UNCOMMITTED FUNDS TRANSFER												
Total 492.300 - Interfund Transfer to Cap Fund	0.00	1,131,361.37	-1,131,361.37	0.0%	1,131,361.37	0.00	1,131,361.37	100.0%	1,131,361.37	1,131,361.37	0.00	100.0%
492.310 - Transfer to Capital Fund Reserv	0.00	0.00	0.00	0.0%	0.00	3,500,000.00	-3,500,000.00	0.0%	0.00	3,500,000.00	-3,500,000.00	0.0%
Total Interfund Transfers Out	0.00	1,131,361.37	-1,131,361.37	0.0%	1,131,361.37	3,500,000.00	-2,368,638.63	32.33%	1,131,361.37	4,631,361.37	-3,500,000.00	24.43%
Total Expense	2,481,033.08	3,709,012.29	-1,227,979.21	68.89%	8,810,668.36	11,819,938.77	-3,009,269.41	74.54%	11,291,702.44	21,247,757.11	-9,956,054.67	53.14%
Net Income	-215,133.80	-1,342,396.11	1,127,262.31	16.03%	1,636,538.08	-375,322.80	2,211,860.66	-489.85%	1,623,402.28	-2,659,459.88	-3,462,862.16	-76.83%
CASH ACCOUNT BALANCES												
GENERAL CASH	8,501,617.98	10,448,943.56										
PAYROLL	187,893.30	34,155.40										
FEES IN LIEU COMMITTED	201,859.80	236,015.93										
KOLLAR COMMITTED	5,469.97	5,496.94										
\$ 8,696,860.05	\$ 10,724,611.83											

Operating_Reserve_Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026			QUARTER 2 2026			TOTAL		
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26
									FULL 2026 BUDGET
Income									
341.010 - Interest on Investments	5,392.74	0.00	-225,000.00	0.0%	13,661.03	0.00	-225,000.00	0.0%	19,253.77
354.030 - ROUNDABOUT LEARN TASA	0.00	125,000.00	-225,000.00	0.0%	0.00	225,000.00	-225,000.00	0.0%	0.00
355.006 - LSA Morine Co 2021 (R0302025)	0.00	29,040.75	-29,040.75	0.0%	0.00	29,040.75	-29,040.75	0.0%	0.00
355.010 - LSA 2019 RH TRN LN C00072203	0.00	101,250.00	-101,250.00	0.0%	0.00	101,250.00	-101,250.00	0.0%	0.00
355.011 - MULTIMODAL RH TRN LN C000072696	0.00	125,000.01	-125,000.01	0.0%	0.00	125,000.01	-125,000.01	0.0%	0.00
355.012 - LSA RH TRN LN 2021 C000078523	0.00	46,875.00	-46,875.00	0.0%	0.00	46,875.00	-46,875.00	0.0%	0.00
355.013 - GTRK GRANT TLC PARK 2026	0.00	46,875.00	-46,875.00	0.0%	0.00	46,875.00	-46,875.00	0.0%	0.00
355.015 - MULTIMODAL RINGROCK 2021 C000076	0.00	35,499.99	-35,499.99	0.0%	0.00	35,499.99	-35,499.99	0.0%	0.00
355.016 - ARP FEDERAL FUNDS	0.00	85,055.06	-85,055.06	0.0%	0.00	85,055.06	-85,055.06	0.0%	0.00
355.017 - DCED C000033397 ROUNDABOUT (AWA)	0.00	125,000.01	-125,000.01	0.0%	0.00	125,000.01	-125,000.01	0.0%	0.00
355.018 - DCED MTF 2021 (6/30/2025) Award	0.00	11,500.02	-11,500.02	0.0%	0.00	11,500.00	-11,500.00	0.0%	0.00
355.019 - LSA GRANT TLC BRIDGE BTW PONDS	0.00	62,499.99	-62,499.99	0.0%	0.00	62,499.99	-62,499.99	0.0%	0.00
355.020 - DCED MTF 2022 Award	0.00	24,999.99	-24,999.99	0.0%	0.00	24,999.99	-24,999.99	0.0%	0.00
355.022 - ESSA COMMUNITY GRANT	0.00	3,750.00	-3,750.00	0.0%	0.00	3,750.00	-3,750.00	0.0%	0.00
355.023 - LSA GRANT TLC OUTDOOR GYM	0.00	112,500.00	-112,500.00	0.0%	0.00	112,500.00	-112,500.00	0.0%	0.00
355.024 - LSA POLICE CAPS	0.00	64,249.98	-64,249.98	0.0%	0.00	64,250.00	-64,250.00	0.0%	0.00
355.025 - GRANT LAUREL LAKE DRAINAGE	0.00	62,499.99	-62,499.99	0.0%	0.00	62,499.99	-62,499.99	0.0%	0.00
391.100 - SALE OF GENERAL FIXED ASSETS	0.00	-4,999.98	-4,999.98	0.0%	0.00	-5,000.00	-5,000.00	0.0%	0.00
392.010 - Transfer from General Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
UNCOMMITTED TRANSFER	0.00	0.00	0.00	0.0%	1,131,361.37	4,631,361.37	-3,500,000.00	24.43%	1,131,361.37
Total 392.010 - Transfer from General Fund	0.00	0.00	0.00	0.0%	1,131,361.37	4,631,361.37	-3,500,000.00	24.43%	1,131,361.37
393.000 - Capital Lease Proceeds	95,497.41	104,375.01	-8,877.60	91.46%	0.00	104,375.01	-104,375.01	0.0%	95,497.41
Total Income	100,950.15	1,271,970.78	-1,171,120.63	7.93%	1,145,222.40	5,903,332.17	-4,758,109.77	19.4%	1,246,072.55
Expense									
401.000 - Municipal Capital Comprehensive	26,156.44	859,428.07	-833,271.63	3.04%	33,081.32	859,428.09	-826,346.77	3.85%	59,237.76
401.001 - ADMINISTRATION COMPREHENSIVE	0.00	58,374.99	-58,374.99	0.0%	60,547.50	58,374.99	22,272.51	138.15%	80,647.50
410.000 - POLICE CAPITAL COMPREHENSIVE	90,602.91	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	90,602.91
2025 VEHICLE - UPFIT	53,018.89	1,055,475.00	-1,002,456.11	5.02%	31,478.88	1,055,475.00	-1,023,996.14	2.98%	84,496.75
410.000 - POLICE CAPITAL COMPREHENSIVE - Other	143,621.60	1,055,475.00	-911,853.20	13.61%	31,478.88	1,055,475.00	-1,023,996.14	2.98%	175,098.66
Total 410.000 - POLICE CAPITAL COMPREHENSIVE	15.00	0.00	0.00	0.0%	167.07	0.00	0.00	0.0%	162.07
429.205 - Bank Charges	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
430.000 - PW CAPITAL COMPREHENSIVE	0.00	53,499.99	-53,499.99	0.0%	71,117.00	53,499.99	-35,232.82	26.67%	71,117.00
430.740 - Public Works - Vehicles	0.00	53,499.99	-53,499.99	0.0%	14,267.17	53,499.99	-35,232.82	26.67%	14,267.17
Total 430.000 - PW CAPITAL COMPREHENSIVE - Other	0.00	53,499.99	-53,499.99	0.0%	85,384.17	57,499.99	31,884.18	159.6%	85,384.17
435.610 - Maintenance & Repairs of Roads	39,300.00	94,999.98	-55,699.98	41.37%	3,860.00	95,000.00	-91,140.00	4.06%	43,160.00
454.000 - PARK CAPITAL COMPREHENSIVE	0.00	248,749.98	-248,749.98	0.0%	5,297.18	248,750.00	-243,452.82	2.13%	5,297.18
471.000 - PRINCIPAL LEASES	42,186.35	54,416.55	-12,230.20	77.49%	65,470.49	54,416.55	11,053.94	120.31%	107,650.84
472.000 - INTEREST ON LEASES	1,219.01	4,855.48	-3,636.47	25.05%	14,079.12	4,866.48	9,212.64	289.31%	15,298.13
Total Expense	252,478.60	2,429,611.04	-2,177,332.44	10.39%	318,463.71	2,429,611.10	-2,110,347.39	13.15%	571,942.31
Net Income	-151,528.45	-1,157,640.26	1,006,211.81	13.1%	825,758.69	3,473,321.07	-2,647,762.38	23.77%	674,130.24

	Q1 2025	Q2 2025	Q3 2025	Q4 2025
CASH ACCOUNT BALANCES				
PLGIT CAPITAL RESERVE	442,718.52	1,364,878.91		
CAPITAL RESERVE CASH	11,516.70	11,515.54		
TOTAL	\$ 454,235.22	\$ 1,396,394.45	\$ -	\$ -

Liquid_Fuels_Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26		Budget		Apr - Jun 26		Budget		Jan - Jun 26		FULL 2026 BUDGET	
		% of Budget		\$ Over Budget		% of Budget		\$ Over Budget		% of Budget		% of Budget
Income												
341,010 - Interest on Investments	268.86	2.69%	10,000.00	-9,731.14	270.69	100.0%	0.00	270.69	539.55	5.4%	10,000.00	-9,460.45
355,020 - State Liquid Fuels Funds	0.00	0.0%	428,173.21	-428,173.21	0.00	0.0%	0.00	0.00	0.00	0.0%	428,173.21	-428,173.21
Total Income	268.86		438,173.21	-437,904.35	270.69	100.0%	0.00	270.69	539.55		438,173.21	-437,633.66
Expense												
439,600 - Capital Construction	0.00	0.0%	458,173.21	-458,173.21	0.00	0.0%	0.00	0.00	0.00	0.0%	458,173.21	-458,173.21
Total Expense	0.00	0.0%	458,173.21	-458,173.21	0.00	0.0%	0.00	0.00	0.00	0.0%	458,173.21	-458,173.21
Net Income	268.86	-1.34%	-20,000.00	20,268.86	270.69	100.0%	0.00	270.69	539.55	-2.7%	-20,000.00	20,539.55
CASH ACCOUNTS BALANCE	Q1 2026	Q2 2026	Q3 2026	Q4 2026								
LIQUID FUELS CASH	29,117.11	29,298.47										
TOTAL	\$ 29,117.11	\$ 29,298.47	\$ -	\$ -								

Sewer_Operating_Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	FULL 2026 BUDGET	\$ Over Budget	% of Budget
Income												
341.010 - Interest on Investments	45,252.97	24,999.99	20,252.98	181.01%	48,369.22	24,999.99	23,369.23	193.48%	93,622.19	100,000.00	-6,377.81	93.62%
362.400 - Connect & Tank Abandonment Fee	0.00				125.00				125.00			
364.110 - Connection/Tapping Fees	22,500.00	187,500.00	-165,000.00	12.0%	165,000.00	187,500.00	-22,500.00	88.0%	187,500.00	750,000.00	-562,500.00	25.0%
364.120 - Sewer Use Fees	996,909.01	1,015,245.00	-18,335.99	98.19%	1,056,408.03	1,015,245.00	41,163.03	104.05%	2,053,317.04	4,060,980.00	-2,007,662.96	50.56%
364.130 - Reserve Capacity Fee	9,731.88	7,500.00	2,231.88	129.76%	45,051.30	7,500.00	37,551.30	600.68%	54,783.18	40,000.00	14,783.18	136.96%
Total Income	1,074,393.86	1,235,244.99	-160,851.13	86.98%	1,314,953.55	1,235,244.99	79,708.56	106.45%	2,389,347.41	4,950,980.00	-2,561,632.59	48.26%
Gross Profit	1,074,393.86	1,235,244.99	-160,851.13	86.98%	1,314,953.55	1,235,244.99	79,708.56	106.45%	2,389,347.41	2,470,469.98	-81,142.57	96.72%
Expense												
428.100 - Utilities												
429.101 - PPL	8,541.52	10,749.99	-2,208.47	79.46%	12,775.01	10,749.99	2,025.02	118.84%	21,316.53	43,000.00	-21,683.47	49.57%
429.105 - MetEd	1,540.30	1,062.48	477.82	144.97%	1,320.49	1,062.50	257.99	124.28%	2,860.79	4,250.00	-1,389.21	67.31%
429.106 - Blue Ridge Communications	989.40	1,125.00	-135.60	87.95%	993.45	1,125.00	-131.55	88.31%	1,982.85	4,500.00	-2,517.15	44.06%
429.107 - BCRA Water	265.03	424.98	-159.95	62.36%	347.03	425.00	-77.97	81.65%	612.06	1,700.00	-1,087.94	36.0%
429.108 - PenTelData	1,025.93	1,125.00	-99.07	91.19%	1,019.25	1,125.00	-105.75	90.6%	2,045.18	4,500.00	-2,454.82	45.45%
429.109 - Verizon	469.17	525.00	-55.83	89.37%	470.61	525.00	-54.39	89.64%	939.78	2,100.00	-1,160.22	44.75%
429.111 - JP Mascaro	918.35	799.98	118.37	114.8%	936.75	800.00	136.75	117.09%	1,855.10	3,200.00	-1,344.90	57.97%
429.112 - FUEL & HEATING OIL	0.00	1,224.99	-1,224.99	0.0%	0.00	1,224.99	-1,224.99	0.0%	0.00	4,900.00	-4,900.00	0.0%
429.113 - Utilities- ATT Fistrat	0.00	574.98	-574.98	0.0%	1,705.60	575.00	1,130.60	296.63%	1,705.60	2,300.00	-594.40	74.16%
Total 428.100 - Utilities	13,749.70	17,612.40	-3,862.70	78.07%	19,568.19	17,612.48	1,955.71	111.1%	33,317.89	70,450.00	-37,132.11	47.29%
429.200 - BCRA Sewage Treatment	389,977.23	399,499.98	-9,522.75	97.62%	389,977.23	399,500.00	-9,522.77	97.62%	779,954.46	1,598,000.00	-818,045.54	48.81%
429.244 - Operating Supplies	2,393.93	0.00	2,393.93	100.0%	65.98	0.00	65.98	100.0%	2,459.91	5,000.00	-2,540.09	49.2%
429.300 - Professional Services												
429.400 - Engineering	45,892.66	43,749.99	2,142.67	104.9%	50,217.48	43,749.99	6,467.49	114.78%	96,110.14	175,000.00	-78,889.86	54.92%
429.401 - Sewer Legal	1,056.00	3,750.00	-2,694.00	28.16%	4,329.00	3,750.00	579.00	115.44%	5,385.00	15,000.00	-9,615.00	35.9%
429.404 - SEWER ADMIN SERVICES	49,657.20	49,657.20	0.00	100.0%	49,657.20	49,657.20	0.00	100.0%	99,314.40	198,628.65	-99,314.45	50.0%
429.405 - O & M	27,320.87	45,000.00	-17,679.13	60.71%	33,353.38	45,000.00	-11,646.62	74.12%	60,674.25	180,000.00	-119,325.75	33.71%
429.406 - KEYSTONE ENGINEERING	0.00	3,750.00	-3,750.00	0.0%	0.00	3,750.00	-3,750.00	0.0%	0.00	15,000.00	-15,000.00	0.0%
429.407 - Professional Services - Other	6,007.49	6,249.99	-242.50	96.12%	5,708.02	6,249.99	-541.97	91.33%	11,715.51	25,000.00	-13,284.49	46.86%
429.408 - SEWER RENT	6,227.10	6,227.10	0.00	100.0%	6,227.10	6,227.10	0.00	100.0%	12,454.20	24,908.36	-12,454.16	50.0%
429.300 - Professional Services - Other	8,170.00				0.00				8,170.00			
Total 429.300 - Professional Services	144,331.32	158,384.28	-14,052.96	91.13%	149,492.18	158,384.28	-8,892.10	94.39%	293,823.50	633,537.21	-339,713.71	46.38%
429.374 - Equipment Repair & Maintenance	77,529.96	31,249.98	46,279.98	248.1%	73,120.50	31,250.00	41,870.50	233.99%	150,650.46	225,000.00	-74,349.54	66.96%
429.376 - CONTRACTED SERVICES	2,097.00	0.00	2,097.00	100.0%	2,058.35	0.00	2,058.35	100.0%	4,155.35	5,000.00	-844.65	83.11%
471.000 - Debt Principal - Long and Short												
471.200 - 1st Keystone 7.5M	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	636,000.00	-636,000.00	0.0%
471.500 - PennVest Loan	104,927.30	105,523.68	-596.38	99.44%	105,323.89	105,523.68	-199.79	99.81%	210,251.19	422,094.78	-211,843.59	49.81%
Total 471.000 - Debt Principal - Long and Short	104,927.30	105,523.68	-596.38	99.44%	105,323.89	105,523.68	-199.79	99.81%	210,251.19	1,059,094.78	-847,843.59	19.87%
472.000 - Debt Interest - Long and Short												
472.200 - 1st Keystone 7.5M Interest	0.00	0.00	0.00	0.0%	24,540.83	28,763.00	-4,222.17	85.32%	24,540.83	57,526.00	-32,985.17	42.66%
472.500 - PennVest Loan Interest	13,911.01	13,314.60	596.41	104.48%	13,514.42	13,314.60	199.82	101.5%	27,425.43	53,258.46	-25,833.03	51.5%
Total 472.000 - Debt Interest - Long and Short	13,911.01	13,314.60	596.41	104.48%	38,055.25	42,077.60	-4,022.35	90.44%	51,966.26	110,784.46	-58,818.20	46.91%
486.352 - Insurance Expense (Liability)	6,048.25	6,249.99	-201.74	96.77%	0.00	6,249.99	-6,249.99	0.0%	6,048.25	25,000.00	-18,951.75	24.19%
492.100 - Transfer to Sewer Construction	0.00	750,000.00	-750,000.00	0.0%	750,000.00	0.00	750,000.00	100.0%	750,000.00	650,000.00	100,000.00	115.39%
Total Expense	754,965.70	1,481,834.91	-726,869.21	50.95%	1,527,661.57	760,598.03	767,063.54	200.85%	2,292,627.27	4,360,866.45	-2,068,239.18	52.1%
Net Income	319,428.16	-246,589.92	566,018.08	-173.54%	-122,708.02	474,646.96	-687,354.98	-44.81%	106,720.14	570,113.55	-463,393.41	18.72%
CASH ACCOUNT BALANCES												
1st Northern Bank	797,483.45	439,839.84										
PLGIT Sewer Operations	4,338,569.21	4,450,448.31										
TOTAL	\$ 5,136,052.66	\$ 4,890,288.15	\$ -	\$ -								

Sewer_Construction_Fund
Profit & Loss Budget vs. Actual
January through June 2026

	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26	Budget	\$ Over Budget	% of Budget	Apr - Jun 26	Budget	\$ Over Budget	% of Budget	Jan - Jun 26	FULL 2026 BUDGET	\$ Over Budget	% of Budget
Income												
341.010 - Interest on Investments	29,636.66	12,499.98	17,136.68	237.09%	28,663.07	12,500.00	16,163.07	229.31%	58,299.73	50,000.00	8,299.73	116.6%
382.000 - Transfer from Operations	0.00	750,000.00	-750,000.00	0.0%	750,000.00	0.00	750,000.00	100.0%	750,000.00	750,000.00	0.00	100.0%
Total Income	29,636.66	762,499.98	-732,663.32	3.89%	778,663.07	12,500.00	766,163.07	6,229.31%	808,299.73	800,000.00	8,299.73	101.04%
Expense												
429.200 - General Project	18,540.00	259,874.99	-281,334.99	6.16%	97,704.56	289,874.99	-202,170.43	32.56%	116,244.56	799,500.00	-683,255.44	14.54%
429.313 - Engineering - Collection System	122,739.35	23,749.98	98,989.37	516.8%	182,845.08	23,750.00	159,195.08	770.3%	305,684.43	485,000.00	-189,315.57	61.75%
429.740 - CAPITAL PURCHASES MACHINERY	0.00	36,750.00	-36,750.00	0.0%	0.00	36,750.00	-36,750.00	0.0%	0.00	147,000.00	-147,000.00	0.0%
489.000 - Bank Fees	4.00				12.00				16.00			
Total Expense	141,283.35	360,374.97	-219,091.62	39.21%	280,661.64	360,374.99	-79,713.35	77.88%	421,944.99	1,441,500.00	-1,019,555.01	29.27%
Net Income	-111,646.69	402,125.01	-513,771.70	-27.76%	498,001.43	-347,874.99	845,876.42	-143.16%	386,354.74	-641,500.00	1,027,854.74	-60.23%
CASH ACCOUNTS BALANCE												
FKB MM 2021	419,569.53	421,463.97										
1ST NORTHERN	38,600.72	29,477.88										
PLGIT	2,810,606.93	3,471,520.48										
\$ 3,268,777.18	\$ 3,922,462.33	\$ -	\$ -	\$ -								

ARP FUND
Profit & Loss Budget vs. Actual
January through June 2026

Ordinary Income/Expense	QUARTER 1 2026				QUARTER 2 2026				TOTAL			
	Jan - Mar 26		Budget		Apr - Jun 26		Budget		Jan - Jun 26		FULL 2026	
			\$ Over Budget	% of Budget			\$ Over Budget	% of Budget			\$ Over Budget	% of Budget
Income												
341,001 - INTEREST ON INVESTMENTS	573.93	500.00	73.93	114.79%	0.70	0.00	0.70	100.0%	574.63	500.00	74.63	114.93%
Total Income	573.93	500.00	73.93	114.79%	0.70	0.00	0.70	100.0%	574.63	500.00	74.63	114.93%
Expense												
482,010 - TRANSFER TO GENERAL FUND	74,024.41	73,000.00	1,024.41	101.4%	122.57	0.00	122.57	100.0%	74,146.98	73,000.00	1,146.98	101.57%
Total Expense	74,024.41	73,000.00	1,024.41	101.4%	122.57	0.00	122.57	100.0%	74,146.98	73,000.00	1,146.98	101.57%
Net Income	-73,450.48	-72,500.00	-950.48	101.31%	-121.87	0.00	-121.87	100.0%	-73,572.35	-72,500.00	-1,072.35	101.48%
CASH ACCOUNTS BALANCES	Q1 2026	Q2 2026	Q3 2026	Q4 2026								
PLGIT ARPA	121.87	0.00										
TOTAL CASH	\$ 121.87	\$ -	\$ -	\$ -								

Pat,

As a follow up to our discussion, here's a brief summary of the points related to the building height requirements.

- On August 5, 2013, the Board approved Ordinance No. 2013-07 amending the zoning ordinance to permit nonresidential building heights up to 96 feet within the Commercial and Industrial Districts (Section 504.C). Previously, the height restriction within the Industrial District was 50 feet. (Copy of this amendment is attached). Ordinance No. 2013-07 also amended the zoning ordinance to allow heights of Hotel/Motels of up to 96 feet.
- As part of this zoning amendment, Sanofi provided a monetary donation of \$750,000 over a three (3) year period towards Pocono Township's purchase of a new firetruck.
- Since 2013, Sanofi has constructed multiple structures exceeding the original 50 foot restriction but less than 96 foot limit.
- In 2023, Ordinance 2023-01, related to the warehouse overlay district, was adopted by Board. As part of that overlay, Section 504.C was deleted from the zoning ordinance, removing the allowable height of up to 96' within the Industrial and Commercial Districts and reverting the height restriction back to 50 feet. Sanofi was not notified of the zoning revision. The 96 foot allowance for Hotels/Motels remained unchanged following the adoption of this ordinance.

Let me know if you have any questions or need anything else.

Thanks

Aaron

Aaron M. Sisler, P.E.

Project Manager

C: 814-207-4625 | O: 484-212-6189

3897 Adler Place, Bethlehem, PA 18017

POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2013-07

AN ORDINANCE OF THE TOWNSHIP OF POCONO, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, SETTING FORTH AN AMENDMENT TO SECTIONS 504 AND 512 OF THE POCONO TOWNSHIP ZONING ORDINANCE, AS HERETOFORE AMENDED.

WHEREAS, the Board of Supervisors of Pocono Township, Monroe County, Pennsylvania desire to amend the Township Zoning Ordinance; and

WHEREAS, the Pocono Township Planning Commission, the Monroe County Planning Commission, and the Board of Supervisors (the "Supervisors") have reviewed the proposed amendments; and

WHEREAS, the Supervisors have duly provided public notice of the public hearing and notice of intent to adopt the proposed amendments to the Zoning Ordinance; and

WHEREAS, the Supervisors held a public hearing pursuant to public notice on the proposed amendments on August 5, 2013 as required by the Pennsylvania Municipalities Planning Code ("MPC"); and

WHEREAS, the Supervisors have determined that the proposed amendments are in the best interests of Pocono Township and its citizens, and are consistent with the overall community objectives of the Comprehensive Plan adopted by Pocono Township.

NOW, THEREFORE, in consideration of the foregoing, be it ordained and enacted and it is hereby ordained and enacted by the authority of the Board of Supervisors of Pocono Township:

SECTION 1. General Provisions. The Zoning Ordinance of Pocono Township is hereby amended as set forth below, such amendment being adopted and incorporated in the official ordinance books by reference with the same force and effect as if duly recorded therein.

SECTION 2. Repealer. All ordinances, code sections, or parts thereof in conflict herewith are hereby repealed to the extent of such conflicts.

SECTION 3. Severability. Should any sentence, section, clause, part or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part not declared to be invalid. The provisions of this Ordinance are severable. If any sentence, clause or section is for any reason found to be unconstitutional, illegal or invalid, such decision shall not affect the validity of any

of the remaining provisions of this Ordinance. It is hereby declared as the legislative intent that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provisions had not been included herein.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon its passage.

SECTION 5. The Amendments. The Pocono Township Zoning Ordinance is amended in the following manner:

1. **Amendment of Section 504.** Section 504 is hereby amended and restated to read as follows:

"C. C and I Districts

The maximum height of nonresidential structures in C and I Districts may be increased up to ninety-six (96) feet provided the side and rear setbacks for the structure are not less than fifty (50) percent of the height of the structure or the setback required for the District, whichever is greater.

D. Hotels/Motels

The maximum height of hotels/motels may be increased up to ninety-six (96) feet provided the side and rear setbacks for the building are not less than fifty (50) percent of the height of the building or the setback required for the District, whichever is greater."

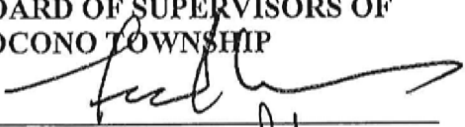
2. **Amendment of Section 512.** Section 512.A is hereby amended and restated to read as follows:

"Commercial and Services

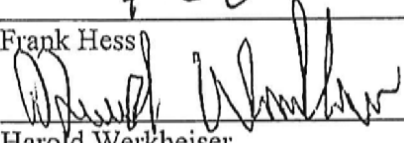
Professional offices other than Medical / Dental Offices and clinics	1 for each 200 square feet of total floor area
--	--

ORDAINED AND ENACTED by the Board of Supervisors of Pocono Township,
Monroe County, Pennsylvania, this 5th day of August, 2013.

**BOARD OF SUPERVISORS OF
POCONO TOWNSHIP**



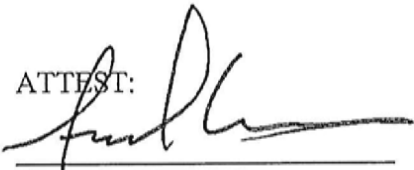
Frank Hess



Harold Werkheiser

Henry Bengel

ATTEST:



Secretary

[TOWNSHIP SEAL]

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-01

**AN ORDINANCE OF THE TOWNSHIP OF POCONO, MONROE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF
ORDINANCES OF POCONO TOWNSHIP, CHAPTER 470, ZONING AND REPEALING
ALL ORDINANCES AND PARTS OF ORDINANCES INCONSISTENT HEREWITH.**

WHEREAS, the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, under the powers vested in them by the "First Class Township Code" of Pennsylvania, as well as the laws of the Commonwealth of Pennsylvania, do enact and hereby ordain the following amendment to the Code of Ordinances of Pocono Township.

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

SECTION 1. Chapter 470, Zoning, Article II, Terminology, Section 8, Definitions, of the Code of Ordinances of Pocono Township is hereby amended to add the following definitions:

"TRUCK TERMINAL/DISTRIBUTION: An area or structure where trucks load and unload goods, products, cargo, materials and/or freight and where the same may be broken down or aggregated into smaller or larger loads for transfer to other motor vehicles or modes of transportation or to other points or junctions. A truck terminal includes value-added services between a supplier and its customers, such as breaking down of large orders from a single source into smaller orders, product mixing, packaging, cross-docking, order fulfillment, or order returns, and the consolidation of several orders into one large order for distribution to several recipients and/or vice versa.

WAREHOUSE: A building or group of buildings primarily used for the unloading and indoor storage, transfer, and distribution of products and materials with a use of the processing of materials so as to sort out which finished goods are to be transported to different locations, and the loading and unloading of such goods. A warehouse shall not include value-added services between a supplier and its customers, such as breaking down of large orders from a single source into smaller orders, product mixing, packaging, cross-docking, order fulfillment, or order returns, and shall not include the consolidation of several orders into one large order for distribution to several recipients and/or vice versa, or any manufacturing or processing. A warehouse shall only consist of indoor storage of products and materials."

SECTION 2. Chapter 470, Zoning, Article II, Terminology, Section 8, Definitions, of the Code of Ordinances of Pocono Township is hereby amended to remove Subsection F. Truck or motor freight terminal, from the definition of Regional Impact Development.

SECTION 3. Chapter 470, Zoning, Article III, Zoning Map and Zoning Districts, Section 14, List of Districts, of the Code of Ordinances of Pocono Township is hereby amended to add the following district:

“EP Enterprise Park Overlay District (See Attachment 4 ‘EP Overlay District Map’)”

SECTION 4. Chapter 470, Zoning, Article III, Zoning Map and Zoning Districts, of the Code of Ordinances of Pocono Township is hereby amended to add the “EP Enterprise Park Overlay District” to the Official Zoning Map.

SECTION 5. Chapter 470, Zoning, Article IV, Basic District Regulations, Section 16, Applicability of district regulations, of the Code of Ordinances of Pocono Township is hereby amended to add Subsection F to read as follows:

“F. Interpretation and Uses Not Regulated

- (1) Minimum Requirements. Where more than one provision of this Ordinance controls a particular matter, the provision that is more restrictive upon uses and structures shall apply.
- (2) Uses Not Specifically Regulated. This section addresses by special exception a proposed use which is neither specifically permitted nor specifically denied in any Zoning or Overlay district established under this Ordinance.
 - (a) Jurisdiction. An application shall be made to the Zoning Hearing Board which shall have the authority to permit the use or deny the use as a special exception.
 - (b) Findings. The use may be permitted only if the Zoning Hearing Board makes all of the following findings; and, the burden on proof shall be upon the applicant.
 - i. The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations.
 - ii. The use in no way conflicts with the intent of the zoning district or overlay district and the general purpose and intent of this Zoning Ordinance.
 - iii. The use is not permitted in any other zoning district in the Planning Area.
 - iv. The use where proposed would be consistent with the Pocono Township Comprehensive Plan.
- (3) Planning Commission. At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Township Planning Commission for review and recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until thirty (30) days have passed from the time the application was referred to the Township Planning Commission.

- (4) Conditions. The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of Uses, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.”

SECTION 6. Chapter 470, Zoning, Article IV, Basic District Regulations, Section 17, R-1 Low Density Residential District, of the Code of Ordinances of Pocono Township is hereby amended to delete Subsection B.(2)(b) in its entirety.

SECTION 7. Chapter 470, Zoning, Article IV, Basic District Regulations, Section 18, R-2 Medium Density Residential District, of the Code of Ordinances of Pocono Township is hereby amended to delete Subsection B.(3)(h) in its entirety.

SECTION 8. Chapter 470, Zoning, Article IV, Basic District Regulations, Section 20, C Commercial District, Subsection B.(1)(q) of the Code of Ordinances of Pocono Township is hereby amended to read as follows:

“(q) Wholesale produce and meat markets, mechanical equipment repair establishments, dry-cleaning and dyeing plants, carpet and rug cleaning establishments, laundries, sign painting, blueprinting and graphic reproduction shops, printing and publishing establishments, radio and television studios.”

SECTION 9. Chapter 470, Zoning, Article IV, Basic District Regulations, Section 20, C Commercial District, Subsection B.(3)(i) of the Code of Ordinances of Pocono Township is hereby amended to read as follows:

“(i) *RESERVED.*”

SECTION 10. Chapter 470, Zoning, Article IV, Basic District Regulations, Section 20, C Commercial District, Subsection B.(3)(l) of the Code of Ordinances of Pocono Township is hereby amended to read as follows:

“(l) Warehouses.”

SECTION 11. Chapter 470, Zoning, Article IV, Basic District Regulations, Section 21, I Industrial District, of the Code of Ordinances of Pocono Township is hereby amended to delete Subsection B.(3)(g) in its entirety.

SECTION 12. Chapter 470, Zoning, Article IV, Basic District Regulations, of the Code of Ordinances of Pocono Township is hereby amended to add a new Section 22A, EP Enterprise Park Overlay District to read as follows:

“§ 470-22.A. EP Enterprise Park Overlay District.

- A. Intent. To provide for warehousing and distribution in a manner that is compatible with any nearby homes. To carefully control these type of operations to avoid nuisances (such as excessive noise) and hazards. To encourage coordinated development, particularly in regard to traffic access. (See Attachment 4 'EP Overlay District Map')
- B. Uses and structures.
 - (1) Conditional Uses. The following uses are permitted subject to the issuance of a conditional use permit by the Board of Commissioners. (See § 470-38.):
 - (a) Truck Terminals/Distribution (See § 470-83)
 - (b) Warehouses (See § 470-87.5)
- C. Lot, yard, and height requirements.
 - (1) All lot, yard, and height requirements shall be the same as those within the underlying zoning district.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this Chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this Chapter.

SECTION 13. Chapter 470, Zoning, Article V, Supplementary Regulations, Section 26, Exceptions to height regulations, Subsection C of the Code of Ordinances of Pocono Township is hereby amended to read as follows:

“C. *RESERVED.*”

SECTION 14. Chapter 470, Zoning, Article V, Supplementary Regulations, Section 83, Truck or motor freight terminal, of the Code of Ordinances of Pocono Township is hereby deleted and replaced with the following:

“§ 470-83. Truck Terminal/Distribution.

- (1) Minimum lot area: 10 acres.
- (2) Any entrance for trucks, loading/unloading area, principal structures, outdoor storage or truck parking area shall be a minimum of 150 feet from any residential lot line.

- (3) The use shall have its main access point(s) within two miles of at least one ramp of a limited access highway.
- (4) All tractor-trailer truck parking, principal structures, outdoor storage and/or loading/unloading areas that are visible from beyond the exterior lot lines of the use shall be screened by a 50 foot wide buffer yard. A 50 foot buffer is required along the frontage of all streets. This buffer yard shall meet the following conditions:
- a. The buffer yard shall include a vegetated screening buffer. The screen buffer plantings are intended to form an impenetrable visual screen and shall include a variety of evergreen tree species to prevent monocultural planting. Trees used for screen buffers shall be comprised of 100% evergreen species.
 - b. Evergreen trees used in the screen planting shall be at least six feet high when planted and shall be of such species as will produce a dense visual screen at least ten feet high within four years. Where the screen buffer planting requires more than 50 trees, no more than 1/3 of those trees will be of a single variety. Deciduous canopy trees and/or flowering trees, and evergreen shrubs are encouraged to provide complete screening and visual appeal, in addition to the required evergreen trees. Shrubs shall have a minimum height of 36 inches when planted.
 - c. Plant materials shall be permanently maintained and any plant material which dies shall be replaced by the land owner.
 - d. Where such screening is required, it shall be assured by a performance guarantee posted with the governing body in an amount equal to the estimated cost of trees and shrubs and plantings. Such guarantee shall be released only after passage of the second growing season following planting.
 - e. The buffer yard may overlap the required side of rear yards, and in case of conflict, the larger yard requirements shall apply.
 - f. All plantings shall conform to the standards of the Township's list of acceptable plant species. (Subdivision and Land Development Ordinance Appendix A.)
- (5) Any tractor-trailer truck parking, outdoor storage and/or loading/unloading areas that are visible from and are within 150 feet of the exterior lot lines of the use shall be separated from such lot lines by an earthen berm. Such berm shall meet the following conditions:
- a. Average a minimum of five feet in height above the adjacent average ground level (disregarding any drainage channel) on the outside of the berm.

- b. Not have a single continuous height, but instead shall vary in height by one foot or two feet in places.
- c. The top of the berm shall not have a width less than five feet.
- d. Have a maximum side slope of three horizontal to one vertical.
- e. Be covered by a properly maintained all-season natural ground cover, such as an appropriate grass.
- f. Shall be located behind any required buffer screening.

- (6) The maximum height for such use shall be 50 feet.
- (7) The use shall include an appropriate system to contain and properly dispose of any fuel, grease, oils or similar pollutants that may spill or leak.
- (8) All facilities with gated entrances shall provide for an on-site queuing area for the stacking of a minimum of two tractor-trailers.
- (9) No parking or loading/unloading shall be permitted on or along any public road.
- (10) Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.
- (11) External building materials shall be of colors that are low-reflective, subtle, or earth tone. Fluorescent and metallic colors shall be prohibited as exterior wall colors.
- (12) LEED Certification is strongly encouraged as well as roof-mounted accessory solar energy systems.
- (13) The applicant shall coordinate with the Monroe County Control Center to ensure there is adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the Monroe County Control Center Public Safety Radio Communications System at the exterior of the building, and shall install enhancement systems if needed to meet compliance.
- (14) The use shall provide related facilities and amenities to provide for the comfort, convenience and safety of those engaged in the trucking distribution industry. Suitable examples rest lounges and areas, locker rooms and shower facilities, and similar uses.
- (15) Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During

winter months, all trucks must pass under these mechanical scrapers prior to exiting the warehouse facility.

- (16) A traffic study prepared by a professional traffic engineer, according to § 390-60. The traffic impact study shall also include a truck routing map identifying anticipated routes to and from the proposed facility to the Township boundary. The truck routing map shall be consistent with existing truck routing signage and trip distribution data presented in the traffic study, and shall identify any new proposed truck routes and necessary truck routing signage.
- (17) A community impact study, according to § 390-29.K.
- (18) An environmental impact assessment shall be performed. The Assessment shall be prepared by a professional environmental engineer, ecologist, environmental planner, or other qualified individual. An assessment shall include a description of the proposed use including location relationship to other projects or proposals, with adequate data and detail for the Township to assess the environmental impact. The assessment shall also include a comprehensive description of the existing environment and the probable future effects of the proposal. The description shall focus on the elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships. At a minimum, the assessment shall include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts. The assessment shall also include detailed examination of public resources most likely impacted by the development plan and include the following focus areas:
 - a. Air pollution impacts emissions from vehicle operations, including from truck engines during idle time. The applicant shall identify all stationary and mobile sources of fine particulate matter (PM_{2.5}), volatile organic compounds, and nitrogen oxides at the site. The applicant shall specify best management practices for preventing and reducing the concentration of air polluting emissions at the site. The owner or operator of the facility shall have anti-idling signs prominently posted in areas where 15 or more trucks may park or congregate.
 - b. The potential for public nuisance to local residents resulting from operations and truck traffic, including noise, glare, light, and visual obstacles.
 - c. A stormwater management plan.
 - d. Consistency with the municipal and county comprehensive plan. The applicant shall submit an assessment report of the impact of the proposed use on the goals of the respective plans. Where the proposed use conflicts with the comprehensive plan, the assessment report shall identify

mitigation measures which may be undertaken to offset any degradation, diminution, or depletion of public natural resources.

- e. Additional considerations. The following shall also be addressed:
 - (1) Alternatives analysis. A description of alternatives to the impacts.
 - (2) Adverse impacts. A statement of any adverse impacts which cannot be avoided.
 - (3) Impact minimization. Environmental protection measures,^{14th} procedures and schedules to minimize damage to critical impact areas during and after construction, including design considerations.
 - (4) Mitigation steps. Listing of steps structural controls proposed to minimize damage to site before and after construction.
 - f. Critical impact areas. In addition to the above, plans should include any area, condition, or feature which is environmentally sensitive or which if disturbed during construction would adversely affect the environment.
 - (1) Critical impact areas include, but are not limited to, floodplains, riparian buffers, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, hydric soils, hydrologic soil groups, areas of high water table, and mature stands of native vegetation and aquifer recharge and discharge areas.
 - (2) A statement of impact upon critical areas and of adverse impacts which cannot be avoided.
 - (3) Environmental protection measures, procedures and schedules to minimize damage to critical impact areas during and after construction.
- (19) Evaluation. The procedures for evaluating the assessment shall be as follows:
- a. Consultation. Upon receipt of the application the Township may forward the assessment to the Township Engineer.
 - b. Review and action. The Planning Commission shall evaluate the Environmental and Community Assessment(s) and make a recommendation to the Board.

SECTION 15. Chapter 470, Zoning, Article V, Supplementary Regulations, the title of Section 87, of the Code of Ordinances of Pocono Township is hereby amended to read as follows:

“§ 470-87. Lumberyards and coal yards; building material storage yards; contractors' equipment and storage yards.”

SECTION 16. Chapter 470, Zoning, Article V, Supplementary Regulations, of the Code of Ordinances of Pocono Township is hereby amended to add a new Section 87.5 to read as follows:

“§ 470-87.5. Warehouse.

- (1) See off-street loading requirements in § 470-34.A.
- (2) No storage of garbage (other than is routinely produced on site and awaiting regular collection) shall be permitted. The bulk storage of materials that are inflammable, explosive, hazardous, or commonly recognized as offensive shall not be permitted.
- (3) Uses that would involve the entrance to the use of an average of more than 50 tractor-trailer trip in any 24-hour period shall be required to meet the additional site development standards in § 470-83 for a Truck Terminal/Distribution. A trip shall be defined as one arrival at or one departure from the facility.
- (4) When permitted as a conditional use, the applicant shall provide a detailed description of the proposed use in each of the following topics:
 - a. The nature of the on-site activities and operations, the types of materials stored, the frequency of distribution and restocking, the duration period of storage of materials, and the methods for disposal of any surplus or damaged materials. In addition, the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.
 - b. The general scale of the operation, in terms of its market area, specific floor space requirements for each activity, the total number of employees on each shift, anticipated truck traffic, and an overall needed site size.
 - c. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance, including but not limited to those listed in Part 5 of this Chapter.
 - d. The applicant shall present credible evidence that the number of "oversized" off-street parking spaces provided for trucks will be adequate to accommodate the expected demand generated by the warehouse activities.

(5) Maximum building height for such use shall be 50 feet.

(6) A traffic study prepared by a professional traffic engineer, according to § 390-60.

SECTION 17. Chapter 470, Zoning, Article V, Supplementary Regulations, Section 34, Parking and truck loading requirements, Subsection A, of the Code of Ordinances of Pocono Township is hereby amended to delete “Warehousing (nonretail): 1 for each 1,000 square feet of gross floor area, plus 1 for each employee on the peak shift.” and replace it with the following:

“Warehouses, Distribution Centers, Fulfillment Centers, Truck Terminals, and Similar Uses: 1.1 per employee on the largest shift, plus one tractor-trailer space located at each loading dock/bay, plus additional “stacking/storage” spaces (minimum 14’ x ‘74’) for tractor-trailers in an amount greater or equal to 10% of the number of loading docks/bays (with a minimum of 10 spaces) for the stacking/storage of tractor-trailers, all directly accessible by adequate aisles or drives. The parking and stacking design shall provide adequate area/spaces for the parking and stacking of tractor-trailers that are awaiting entry to the loading/unloading area to prevent the backup of tractor-trailer and/or other vehicles onto a public street.”

SECTION 18. Chapter 470, Zoning, Attachment 1 – Use Schedule, of the Code of Ordinances of Pocono Township is hereby amended as follows:

	Industrial	Commercial	Enterprise Park
Truck and motor freight terminal (§ 470-83) Truck Terminal/Distribution (§ 470-83)	P	X	CU
Warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials (§ 470-87) Warehouse (§ 470-87.5)	P	CU	CU

SECTION 19. Chapter 470, Zoning, of the Code of Ordinances of Pocono Township is hereby amended to add Attachment 4 – Enterprise Park Overlay District Map, attached to this Ordinance as Exhibit “A”.

SECTION 20. 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 21. 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.

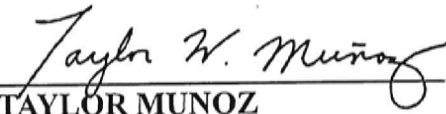
SECTION 22. **ENACTMENT**

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 6th day of February, 2023.

ATTEST:

**TOWNSHIP OF POCONO,
MONROE COUNTY**



TAYLOR MUNOZ
Township Manager

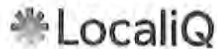


RICHARD WIELEBINSKI
President, Board of Commissioners

EXHIBIT “A”

14th

USA TODAY CO.



PO Box 630531 Cincinnati, OH 45263-0531

AFFIDAVIT OF PUBLICATION

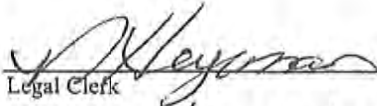
Lisa Pereira
Pocono Township Board
of Commissioners
205 Old Mill Road, # 2
Tannersville PA 18372

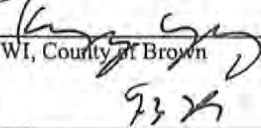
STATE OF PENNSYLVANIA, COUNTY OF MONROE

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:

08/03/2026, 08/10/2026

and that the fees charged are legal.
Sworn to and subscribed before on 08/10/2026


Legal Clerk


Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$110.82
Tax Amount: \$0.00
Payment Cost: \$110.82
Order No: 12520517
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 Meeting to be held at 6:00 p.m. on the 17th day of August, 2026, at the Pocono Township Municipal Building, 205 Old Mill Rd, Tannersville, Pennsylvania 18372 (the "Municipal Building"), an Ordinance amending Ordinance No. 110, The Pocono Township Zoning Ordinance, Chapter 470 "Zoning", of the Township Of Pocono's Code of Ordinances, as amended, to amend the official zoning map to re-zone four Monroe County Tax Parcels from the R-1 Low-Density Residential District to the R-2 Medium-Density Residential District and repealing all ordinances inconsistent herewith. Copies of the proposed Ordinance are available for review at the Municipal Building, during normal business hours.

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

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

August 5, 2026

Patrick Briegel, Interim Township Manager
Pocono Township Municipal Building
205 Old Mill Road
Tannersville, PA 18372

Re: Medium Density Residential District Expansion
Zoning Map Amendment (Revised)
Pocono Township
MCPC Review #124-26

Dear Mr. Briegel:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find the comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on September 8, 2026 at 5:00 p.m. at the Monroe County Planning Commission office. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions, or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

A handwritten signature in blue ink that reads "Christine Meinhart-Fritz".

Christine Meinhart-Fritz
Director

CMF/ek



MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner

DATE: August 5, 2026

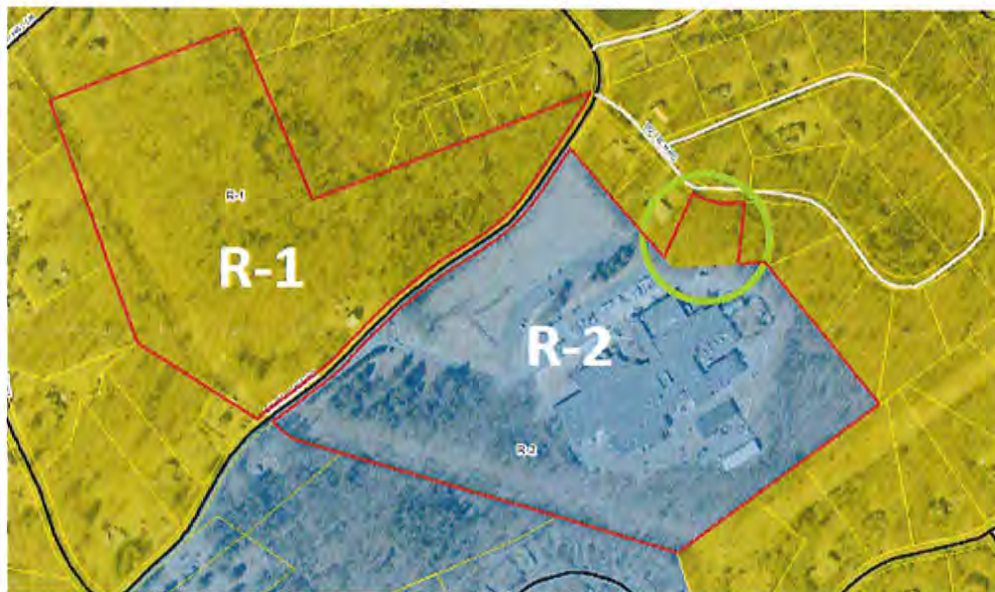
SUBJECT: Medium Density Residential District Expansion
Zoning Map Amendment (Revised)
Pocono Township
MCPC Review #124-26

The Township of Pocono is proposing a rezoning of eighteen parcels located along Vo Tech Drive, approximately 600 feet east of its intersection with Laurel Lake Road, at the request of the Monroe Career and Technical Institute. The parcels tax identification numbers in question are 12.9B.3.24, 12.9B.3.23, 12.9B.3.22, and 12.9B.3.21. The parcels are currently zoned Low-Density Residential (R-1) and are to be rezoned to Medium-Density Residential (R-2). All parcels are in single ownership by the Monroe Career and Technical Institute and comprise approximately 4.20 acres.

The above mentioned zoning map amendments have been reviewed on the basis of generally accepted planning principles and environmental concerns. The following technical comments concerning the proposed amendments are offered:

1. The proposed amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. It should be noted that this office has previously reviewed the proposed zoning map amendment (MCPC Review #23-26) on February 27, 2026. Previous comments that remain relevant are included within this review. The principal change between the two drafts is the removal of 14 parcels from the proposed rezoning.
3. The proposed rezoning was requested by the Monroe Career and Technical Institute (MCTI). It should be noted that 'educational uses' are permitted as a conditional use in the R-2 district, but not permitted in the R-1 zone. It is unclear if MCTI is in the process of expanding their facilities. The Township should have a clear understanding of the specifics of the applicant's intentions.
4. It is unknown if a lot joinder for the affected parcels is being considered. All parcels are in single ownership of and adjacent to the MCTI campus. If it is their intent to expand, joining all lot to the MCTI campus is recommended to facilitate the planning process.
5. It should be noted that the area to be rezoned abuts several residential dwellings. The Township should consider potential impacts to residences that may occur from potential future development.

6. It should be noted that rezoning these properties would allow for expanded development options. Permitted land uses in the R-2 district that are not permitted in the R-1 district include boardinghouses, day cares, bed and breakfasts, mobile home parks, and multi-family dwellings.
7. It should be noted that the parcels in question have inaccessible assessment data and deed information from the county's LANDEX system. The applicant is advised to contact the county assessment office to resolve this issue.
8. All parcels proposed to be rezoned are approximately one acre and therefore non-conforming in regard to meeting the minimum lot area of the R-1 district (two acres minimum for all uses). The R-2 district permits development on lots meeting a minimum of only one acre under certain conditions, and the rezoning would result in a reduction of the degree of non-conformity.
9. It should be noted that the proposed rezoning includes a parcel that is currently split-zoned and is located in both the R-1 and R-2 districts (Tax ID #12.9.1.28). It is unknown if the R-1 zoned area to the north of the eastern portion of the property was considered to be included with the proposed rezoning. While there is a natural break separating the eastern and western portion of the site (Laurel Lake Road), no such break is present along the previously mention area. A diagram below shows the location in question:



Area to remain split-zone shown in green.

10. It should be noted that our office has worked with the Township in order to develop the rezoning exhibit. Our office appreciates being included in this process and remains available for mapping services.

11. While the proposed amendment possesses several characteristics of spot zoning such as affecting only a small area of land and being to the benefit a single property owner, it would not likely meet the strict criteria of spot zoning as the location is adjacent to an existing R-2 district.
12. If the rezoning proposal is approved and adopted by the Township, our offices are available to assist in creating an amended zoning map upon request.
13. If any revisions are made to the proposed zoning map amendment, it must be re-submitted to the MCPC for review prior to adoption. This requirement was recently affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
14. The Staff has reviewed the proposed zoning map amendment and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026 -09

**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, TO AMEND THE OFFICIAL ZONING MAP TO RE-ZONE FOUR
MONROE COUNTY TAX PARCELS FROM THE R-1 LOW-DENSITY RESIDENTIAL
DISTRICT TO THE R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT AND
REPEALING ALL ORDINANCES INCONSISTENT HERewith**

WHEREAS, Pocono Township's Code of Ordinances; Chapter 470 *Zoning* (the "Ordinance"), § 470-125 *Amendments* provides "The provisions of this chapter and boundaries of zoning districts as set forth on the Official Zoning Map may from time to time be amended or changed by the governing body of the municipality."; and

WHEREAS, Ordinance § 470-11 *Amendments* provides "If, in accordance with the provisions of this chapter and the Pennsylvania Municipalities Planning Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Township Commissioners."; and

WHEREAS, Monroe County Area Vocational Technical School ("Owner") is the owner of Monroe County Tax Parcel 12.9.1.28, comprising 56.85 acres of land housing the Monroe Career & Technical Institute's ("MCTI") campus (the "Campus") located in Pocono Township's R-2 Medium Density Residential Zoning ("R-2"); and

WHEREAS, Owner also owns four (4) Monroe County Tax Parcels nearby and contiguous to the Campus (the "Parcels") which are located in Pocono Township's R-1 Low-Density Zoning District ("R-1"); and

WHEREAS, Owner has requested the governing body, the Board of Commissioners of the Township of Pocono, Monroe County Pennsylvania (the "BOC") rezone the Parcels from R-1 to R-2 for MCTI's use; and

WHEREAS, the governing body, the BOC seeks to enact a zoning map amendment to the Ordinance by rezoning the Parcels from R-1 to R-2; and

WHEREAS, the BOC finds that the proposed amendments to the Official Zoning Map 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 the zoning map amendment to the Ordinance; and

WHEREAS, after public hearing pursuant to public notice, the BOC desires to ordain and enact the zoning map amendment 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* is hereby amended by amending the existing Zoning Map, as revised, by adding the R-2 Medium-Density Residential District designation upon the following four (4) Monroe County Tax Parcels: 12.9B.3.24; 12.9B.3.23; 12.9B.3.22; and, 12.9B.3.21 as shown on the map attached hereto as **Exhibit "A"**, consisting of approximately four and two-tenths (4.2) acres.

SECTION II. 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 III. 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 IV. 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 17 day of August, 2026.

ATTEST:

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

Patrick Briegel
Acting Township Manager

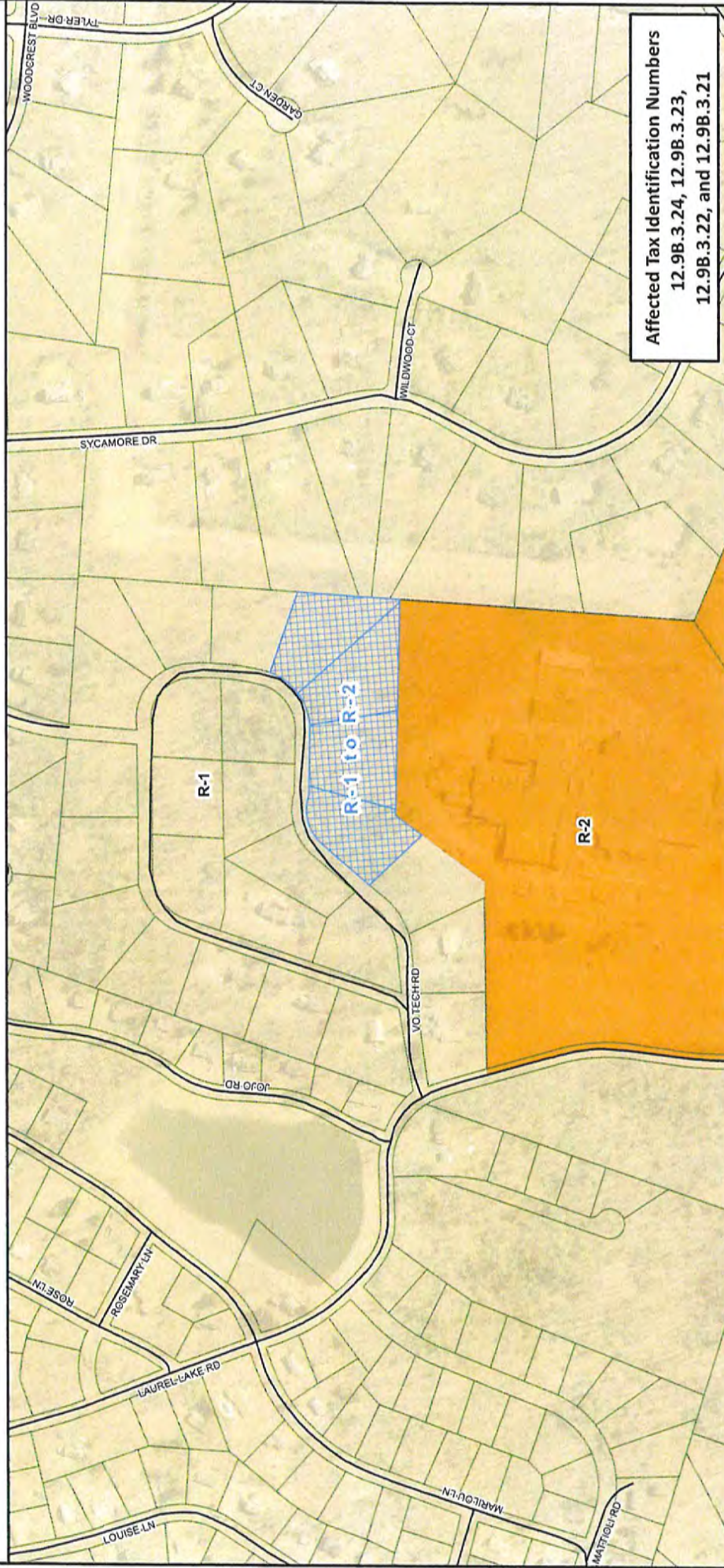
ELLEN GNANDT
President, Board of Commissioners

EXHIBIT “A”

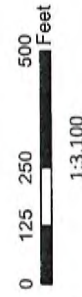
EXHIBIT 1 - MONROE COUNTY TECHNICAL INSTITUTE EXPANSION

ZONING MAP AMENDMENT - POCONO TOWNSHIP - MONROE COUNTY - PENNSYLVANIA

DRAFT



The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.



- Proposed R-2 District Expansion
- Existing R-1 Low Density Residential Zone
- Existing R-2 Medium Density Residential Zone
- Parcels

Monroe County
Planning Commission
701 Main Street, Suite 405
Stroudsburg, PA 18360
(570) 517-3100
mcp@monroecountypa.gov

April 2026

26-009

POCONO TOWNSHIP
Monday Aug 17, 2026
SUMMARY

<u>Ratify</u>		
General Fund	\$	5,792.26
Payroll	\$	164,474.91
Sewer Operating	\$	565.95
Capital Reserve	\$	39,598.40
 <u>Bill List</u>		
TOTAL General Fund	\$	179,976.65
TOTAL Sewer OPERATING Fund	\$	170,704.58
TOTAL Sewer CONSTRUCTION Fund	\$	360.00
TOTAL EXPENDITURES	\$	<u>561,472.75</u>
<u>Budget Appropriations</u>		
General Fund	\$	25,097.82
<u>Total Budget Appropriations</u>	\$	<u>25,097.82</u>

POCONO TOWNSHIP CHECK LISTING

Monday Aug 17, 2026

General Fund

Payroll

Date	TYPE	Vendor	Memo	Amount
08/04/2026	TRANSFER ADP		PAYROLL 7/20/26 - 8/2/26	\$ 164,474.91
			TOTAL PAYROLL	\$ 164,474.91

General Expenditures

Date	Check	Vendor	Memo	Amount
07/29/2026	4313	Brodhead Creek Regional Authority	TWP, PARK, POLICE WATER	320.88
07/30/2026	4314	Swank Motion Pictures, Inc.	SING DVD	300.00
07/30/2026	4315	Brodhead Creek Regional Authority	Q2 2026 KENNYS WAY WATER	89.40
08/04/2026	4316	Blue Ridge Communications	TWP TLC Park Internet	84.95
08/04/2026	4317	PENTELEDATA	Internet	867.86
08/04/2026	4318	PENTELEDATA	3002002 Pocono TWP Internet	395.16
08/04/2026	4319	Barborek, John	8/12/26 Concert In The Park Music	150.00
08/04/2026	4320	Duncan, Kendal	8/12/26 Concert In The Park Music	150.00
08/04/2026	4321	Hittner, Jeff	8/12/26 Concert In The Park Music	150.00
08/04/2026	4322	Kneller, Donald	8/12/26 Concert In The Park Music	150.00
08/04/2026	4323	Kuntz, Jenny	8/12/26 Concert In The Park Music	150.00
08/04/2026	4324	Reed, Guy	8/12/26 Concert In The Park Music	150.00
08/04/2026	4325	Storm, Guy	8/12/26 Concert In The Park Music	100.00
08/07/2026	4326	Blue Ridge Communications	Police & TWP Lines 4ea	323.79
08/10/2026	4327	PPL Electric Utilities	LED Street Lights	1,513.32
08/10/2026	4328	Fun & Fancy Faces	8/12/26 Concert In The Park Face Painting	200.00
08/10/2026	4329	Villani Rental Company	8/12/26 Bounce Units	600.00
08/11/2026	4380	VanWhy, Shawn	Full Color Plaques Reimb for Car Show	116.90
			TOTAL General Fund Bills	\$ 5,792.26

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
07/29/2026	1744	BRODHEAD CREEK REGIONAL AUTHORITY	PUMP STATION 5 WATER	92.52
08/04/2026	1745	PENTELEDATA	Pump Stations Internet	340.75
08/07/2026	1746	BLUE RIDGE COMMUNICATIONS	PS 1&2 Phone	132.68
			TOTAL Sewer Operating Fund	\$ 565.95

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
08/06/2026	1188	Northeast Site Contractors	Proj POC000152 Learn Rd Roundabout	37,598.40
08/10/2026	1189	Monroe County Prothonotary Office	TASA Sidewalk ARC PA QRS	2,000.00
			TOTAL Capital Reserve Fund	\$ 39,598.40

TOTAL General Fund

TOTAL Sewer Operating

TOTAL

\$	5,792.26	
\$	565.95	Authorized by:
\$	45,956.61	Transferred by:

POCONO TOWNSHIP CHECK LISTING

Monday Aug 17, 2026

General Fund

Date	Check	Vendor	Memo	Amount
08/11/2026	4330	ADP, INC	Time & Attendance 6/30, 7/13, 7/19, 8/2, 8/7	1,254.69
08/11/2026	4331	AFLAC	Supplemental Ins	394.90
08/11/2026	4332	American Heritage Life Insurance Company	Supplemental Ins	472.36
08/11/2026	4333	AMERICAN UNITED LIFE INSURANCE CO.	GTL	3,426.90
08/11/2026	4334	ARGS Technology, LLC	July 2026 IT Services	9,505.46
08/11/2026	4335	Auto Parts of Tannersville, Inc.	Oil & Oil Filter for Unit 87 & 91	101.45
08/11/2026	4336	Auto Parts of Tannersville, Inc.	AUTO SUPPLIES	1,096.27
08/11/2026	4337	Boylan, Mary Ann	2025 Fire Volunteer Tax Credit	598.47
08/11/2026	4338	Brodhead Creek Regional Authority	TWP Drive & Kenny's Way Sewer	247.50
08/11/2026	4339	Broughal & DeVito, L.L.P.	Legal Matters	9,962.71
08/11/2026	4340	Cintas Corp.	Mats, Uniforms, Toiletries	1,373.43
08/11/2026	4341	Cintas Corp.	Park Uniforms	247.14
08/11/2026	4342	Commonwealth of Pennsylvania - PWS	PWS ID 2450835	100.00
08/11/2026	4343	Cyphers Truck Parts	LED Side Marker Light	33.90
08/11/2026	4344	Engle-Hambright & Davies, Inc.	Tax Collector Bond	3,056.00
08/11/2026	4345	Eric A. Moses Co.	Ear Plugs	94.95
08/11/2026	4346	Eureka Stone Quarry, Inc.	9.5MM Asphalt 8.6055 In	1,038.17
08/11/2026	4347	Gotta Go Potties, Inc.	EVENTS, TLC & MVP	1,300.00
08/11/2026	4348	Grant Success Lab	Aug 2026 Monthly Retainer	4,100.00
08/11/2026	4349	GreatAmerica Financial Services Corp.	Mailroom Copier	192.64
08/11/2026	4350	H. M. Beers, Inc.	July 2026 SEO Services	2,400.00
08/11/2026	4351	Hazleton Oil & Environmental Inc	Vacuum Service	2,611.55
08/11/2026	4352	HUNTER KEYSTONE PETERBILT, L.P.	Truck Supplies	450.47
08/11/2026	4353	Jan-Pro of NEPA	Cleaning August	2,520.12
08/11/2026	4354	Kimball Midwest	Nuts; Washers; Screws	232.50
08/11/2026	4355	Locust Ridge Quarry	2A 64.86 Ins	1,739.05
08/11/2026	4356	MacDougall, Krisann	2026 Mileage Reimbursement	216.38
08/11/2026	4357	MAULA, MAURA	MVP Yoga	40.00
08/11/2026	4358	Melley, Ryan	Duty Belt Pouch Reimb	270.08
08/11/2026	4359	MRM Workers' Compensation Pooled Trust	Install 12 of 12	19,249.31
08/11/2026	4360	Nationwide - 457	457 Plan Pay 16 2026	5,450.44
08/11/2026	4361	NEPA Business Technologies LLC	Police & TWP Phone Support Aug 2026	98.00
08/11/2026	4362	Night and Day Diesel	Truck 6 A/C Service	202.17
08/11/2026	4363	Penn Power Group	Filler Cover; Case; Cntl VBS; Harness Assembly Wiring for Truck 10	482.55
08/11/2026	4364	Pitney Bowes	Police 5/27-8/26/26 Meter Rental	305.37
08/11/2026	4365	PMHIC	Health Ins	81,164.45
08/11/2026	4366	Pocono Locksmith	MVP Key Blanks	50.00
08/11/2026	4367	Pocono Record	Ads	296.70
08/11/2026	4368	Portland Contractors, Inc.	July 2026 Monthly Fee	365.00
08/11/2026	4369	PPL Electric Utilities	Park, Traffic, TWP lighting	5,179.95
08/11/2026	4370	PPL Electric Utilities	Alger, Sullivan, Brookdale, Winding Creek Lights	171.86
08/11/2026	4371	PSATS	Spirit of 76 Bundle	76.00
08/11/2026	4372	Sarcinello Planning & GIS, LLC	July 2026 Zoning Ordinance Services	3,659.83
08/11/2026	4373	Signal Service, Inc.	6/12/26 Service @ Rt 611 & Rt 715N Replace Conflict Monitor	4,267.00
08/11/2026	4374	State Workers' Insurance Fund	Install 8 of 10 2026	2,343.00
08/11/2026	4375	Strand Pool Supply LLP	TLC Park Spray Pad Repair	568.00
08/11/2026	4376	STTC Service Tire Truck Centers, INC.	Truck 19 Tires	803.70

08/11/2026 4377	Suburban Propane	87 Octane Gasoline 1,182.4 gal	4,756.15
08/11/2026 4378	Wilson Products Compressed Gas Co.	Argon & Acetylene Cylinder Delivery & Rentals	560.06
08/11/2026 4379	Zuvich, Regina	6/12 - 8/7/2026 Mileage Reimbursement	45.24
08/11/2026 4381	Axon Enterprise, Inc.	Police Taser	689.10
08/11/2026 4382	RLE Pocono, Inc. / Schiller's Towing	7/31/26 Vehicle 93 Tow	95.00
08/11/2026 4383	Sparkle Car Wash on 248 LLC	July 2026 Car Washes	20.68
TOTAL GENERAL FUND			\$179,976.65

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
08/11/2026 1747	ARGS Technology, LLC	IT Services July 2026		1,000.00
08/11/2026 1748	Aspen Pest Control, LLC	Pump Stations 1 thru 5 Mice Control		221.00
08/11/2026 1749	BRODHEAD CREEK REGIONAL AUTHORITY	Aug 2026 O&M		129,350.58
08/11/2026 1750	BRODHEAD CREEK REGIONAL AUTHORITY	PA One Call Sewer Mapping Aug 2026		2,988.60
08/11/2026 1751	BROUGHAL & DEVITO, L.L.P.	Legal Matters		676.50
08/11/2026 1752	EEMA Operations LLC	Aug 2026 O&M		9,307.21
08/11/2026 1753	Evoqua Water Technologies LLC	Bioxide Treatment 7/15/26		2,968.24
08/11/2026 1754	PA One Call System, Inc	Sewer Mapping		103.40
08/11/2026 1755	Pocono Record	Sewer Extension Project Ad		250.96
08/11/2026 1756	Pocono Township	July 2026 Sewer Admin & Overhead		18,628.10
08/11/2026 1757	PPL Electric Utilities*	Sewer Lighting		3,297.99
08/11/2026 1758	REGIONAL ENVIRONMENTAL SERVICE	PS 5 Septage Pumping		1,240.00
08/11/2026 1759	Southern Petroleum Laboratories, Inc.	Monthly NPDES		672.00
TOTAL Sewer Operating Fund				\$170,704.58

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
08/11/2026 1061	Teledyne Instruments, Inc.	Flowlink Cipher 1 Site		360.00
TOTAL Sewer Construction Fund				\$360.00

General Fund	
Sewer Operating	\$ 179,976.65
Sewer Construction Fund	\$ 170,704.58
TOTAL	\$ 351,041.23

Authorized by: _____

Transferred by: _____

Monday Aug 17, 2026

BUDGET APPROPRIATIONS

GENERAL FUND		FROM		TO		Explanation	
		Amount		Amount		Amount	
401.110 - ADMIN SALARIES & WAGES		\$ 30.00	410.470 - Police Sales fees	\$ 30.00		\$ 30.00	Line needs to be increased to meet expenses for the remainder of the year
		\$ 350.00	414.341 - Planning & Zoning Advertising	\$ 350.00		\$ 350.00	Line needs to be increased to meet expenses for the remainder of the year
		\$ 2,500.00	454.231- Park Vehicle Fuel	\$ 2,500.00		\$ 2,500.00	Line needs to be increased to meet expenses for the remainder of the year
		\$ 22,217.82	404.310 - Township Solicitor	\$ 22,217.82		\$ 22,217.82	Line needs to be increased to meet expenses for the remainder of the year
463.540 TIF		\$ 25,097.82		\$ 25,097.82		\$ 25,097.82	

**Pocono Township Board of Commissioners
Regular Meeting Minutes
August 3, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on August 3, 2026 and was opened by Chair Ellen Gndt at 6:02 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; James Wagner, Chief of Police; Erica Tomas-Administrative Assistant, Paul Morgan, SFM Consulting.

Announcements

An Executive Session was held at 5:00 pm prior to this meeting regarding personnel.

6:04 Ellen Gndt read Charlie Trapasso's letter to the board to oppose Cell Tower at Mountain View Park. Exhibit "A"

Public Comment

6:06 Jim Pellegrini wants a zoom link and email addresses for the EAC and Mtn. View Park

6:12 Cheryl Parks Core5 issues, Kevins Way, Cell Tower/ Mtn. View Park

6:15 Randy Peechatka Cell Tower at Mtn. View Park

6:16 Donna McMann Library update

6:17 Gianna Folcom Cell Tower at Mtn. View Park

Presentations

6:20 Marissa Buatti interview for open Planning Commission Alternate seat. Ellen Gndt made a motion, seconded by Charles Keppler, to appoint Marissa Buatti as an Alternate to the Pocono Township Planning Commission. Roll Call: Dan McCreary, aye; Charles Keppler, aye; Ellen Gndt, aye; Matt Long, nay; Natasha Leap, nay. Motion carried.

6:33 Jaklynn Nacinovich interview for open Park Board Seat. Ellen Gndt made a motion, seconded by Natasha Leap, to appoint Jaklynn Nacinovich as a member of the Park Board. Roll call: Dan McCreary, aye; Charles Keppler, nay; Ellen Gndt, aye; Matt Long, aye; Natasha Leap, aye. Motion carried.

6:37 Discussion took place with an overview of Mr. Engler's request among the board and Township Engineer. (Mr. Engler had not arrived at the meeting yet.) Ryan Engler – Robert L. Collura, Civil Engineer & Surveyors – Request for relief : 71 Laura Loop Rd. and 307 Tara Hill Rd. Pushed back in the agenda.

Consent Agenda

- 6:39 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 July 20, 2026 regular meeting of the Board of Commissioners and the Special Meeting minutes of July 14, 2026.
 - Financial transactions through August 3, 2026 as presented, including ratification of expenditures in the amount of \$424,669.58 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. Discussion: Spelling Correction to be made. All in favor. Motion carried.

NEW BUSINESS

- 6:40 – Pat Briegel explained how the township was approached to place a cell tower at the park. Ellen Gndt made a motion, seconded by Natasha Leap, to discuss the Cell Tower Lease within Mountain View Park proposal. Discussion took place among the board and public. Ellen Gndt made a motion, seconded by Natasha Leap to not move forward with consideration of the cell tower in Mountain View park. All in favor. Motion carried.

- 6:54 Ellen Gndt made a motion, seconded by Charles Keppler, to approve a new position of IT Manager/Digital Services Administrator. All in favor. Motion carried.
- 6:55 Discussion took place between the solicitor and the board regarding Solicitor to draft the 2026 Employment Contracts for DPW Director, Patrick Briegel and Chief of Police, James Wagner, Retroactive to January 5, 2026.
- 6:57 Ellen Gndt made a motion, seconded by Natasha Leap, to advertise for IT Manager or Hire current subcontractor as a township employee. Discussion: Charles Keppler made another motion to strike the Hire current subcontractor from Ellens motion. After a discussion among the board, Dan McCreary seconded Charles Keplers motion. Further discussion took place. 7:07 Roll call vote on Charles Keppler's motion with Dan McCreary Second to advertise for IT Manager. Natasha Leap, nay; Matt Long, nay; Ellen Gndt, nay; Charles Keppler, aye; Dan McCreary, aye. Motion failed. Ellen Gndt rescinded her motion, seconded by Natasha Leap. 7:06 Ellen Gndt made a motion, seconded by Charles Keppler, to advertise for the IT Manager. Roll call: Natasha Leap, nay; Matt Long, nay; Ellen Gndt, aye; Dan McCreary, aye; Charles Keppler, aye. Motion carried.
- 7:10 Ellen Gndt made a motion, seconded by Natasha Leap, to schedule a workshop to review and update the policies and procedures that govern commissioners, managers, and all non-union personnel. i.e.: Commissioner Bylaws, Manager's Ordinance, Personnel Policy and any other recommendations from management or the board to be held September 24th at 5:00 pm until 9:00 pm. All in favor. Motion carried.
- 7:12 Natasha Leap made a motion, seconded by Matt Long, to approve the "COPS" grant application, letter of support and Resolution 2026-26. Discussion took place among the board. All in favor. Motion carried.
- 7:18 Ryan Engler – Robert L. Collura, Civil Engineer & Surveyors – presented his request for relief : 71 Laural Loop Rd. and 307 Tara Hill Rd. Discussion took place among the board and Township Engineer. 7:30 Dan McCreary made a motion, seconded by Ellen Gndt to deny relief for 71 Laural Loop Rd. and 307 Tara Hill Rd. Discussion took place among the public and board. All in favor. Motion carried.
- 7:33 Matt Long made a motion, seconded by Charles Keppler, to authorize the Township Solicitor to draft Government Transparency Ordinance or Resolution. Discussion took place among the board. Public comment started at 7:45. All in favor. Motion carried.
- 7:49 Ellen Gndt made a motion, seconded by Matt Long, to declare 3408 Route 715 a dangerous structure and order the structure to be vacated and repaired and if not repairable, to be demolished ASAP. All in favor. Motion carried.
- 7:58 Ellen Gndt made a motion, seconded by Charles Keppler, to declare 268 Laurel Lake Road accessory structure a dangerous structure and order the structure to be vacated, repaired, and/or demolished. All in favor. Motion carried.

Commissioner Comments

Ellen Gndt – President – 8:00 - EAC items covered prior

Matt Long – Vice-Chairman

Natasha Leap – Commissioner

Dan McCreary – Commissioner

Charles Keppler – Commissioner

- 8:00 – CJERP - Discussion took place among the board regarding sewer access, regional zoning and regional police.

Reports

Public Works – Patrick Briegel – 8:06

- 611/715 project waiting on utility companies to complete their work for earth work to continue. Pocono
- Pocono Heritage Land Trust and DPW are working together on the walking trail.
- Storm damage cleanup is ongoing. Traffic light question addressed, lights in Glendon Hall.

Zoning Report – SFM Paul Morgan - 8:14 – Reviewed zoning stats and reminded everyone of the Zoning Hearings on the 25th of August starting at 5pm.

Township Engineer Report- Jon Tresslar – 8:16 – Stadden Road grant application has been submitted. TLC park bridge wingwalls are done. Analysis on Cherry Land Church Rd. should be ready soon. Railroad Drive needs to have heavy truck traffic restrictions placed on it.

Township Solicitor Report-Leo V. DeVito. – 8:22

- Cherpko/Settlement – update by Leo DeVito. Natasha Leap made a motion, seconded by Ellen Gndt to accept the settlement agreement with Cherpko. All in favor. Motion carried.

Adjournment –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting at 8:24 p.m. All in favor. Motion carried.

Mailing Address: 112 Township Dr., Tannersville, PA 18372 • 104 Mountain View Park Lane, Tannersville
Pocono Township: (570)-629-1922 • Park: (570) 629-7324 • poconopa.gov • parksandrec@poconopa.gov

- ☐ Pavilion #1 (max. 150 ppl)
- ☐ Pavilion #2 (max. 75 ppl)
- ☒ Pavilion #3 (max. 200 ppl, includes stage)
- ☐ Pavilion #4 (max. 100 ppl)

Facility Assigned: _____
 Payment Received: Amount: _____
☐ Cash \$ _____ ☐ Check # _____

'rogram for first time mothers - graduation after 3 years in program -- we are a non-profit, part of Lehigh Valley Hospital

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

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: DR

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

Private Party or Non-Profit (In Twsp)

☐ Mon, Tues, Wed, Thurs -\$50/day (any pavilion)

☐ Fri, Sat, Sun - \$100/day (any pavilion)

Private Party, Corporations, Business, Non-Profit
Monday - Sunday

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

Date _____



NURSE-FAMILY PARTHERSHIP
Lehigh Valley Hospital-Pocono
2 Storm Street
Stroudsburg, PA 18360
ph. 570-426-1688
fax: 570-426-1832
LVHN.org

August 3, 2026

Board of Commissioners,

Nurse-Family Partnership (NFP) at Lehigh Valley Pocono (LVH-P) pairs first-time, low-income mothers with specially trained registered nurses for a rich and rewarding relationship that provides support, advice, and a foundation from which to build better futures for themselves and their babies. Nurses provide home visits starting in pregnancy and following the mother until the child's second birthday. The goals of NFP are a healthy pregnancy, a healthy child and self-sufficiency.

Each year, we celebrate the achievements of mothers who successfully complete the Nurse-Family Partnership's three-year program with a graduation event. This special occasion brings together graduates and their families to recognize their dedication and accomplishments while enjoying fellowship, photos, lunch, and family-friendly activities.

As a grant-funded program with limited resources, we rely on the generosity of community partners to make events like this possible. We are grateful for the opportunity to have held last year's graduation ceremony at your park and sincerely appreciate the Board's decision to waive the rental fees. We respectfully request consideration of waiving the pavilion fees again this year so that we can continue honoring these deserving families. Thank you for your time and consideration.

With Kindest Regards,

Teri Zuba RN, MHA
Manager, Nurse-Family Partnership





August 17 2026

CJERP Regional Planning Committee

PO Box 243

Brodheadsville PA 18322

To Whom it May Concern:

Congratulations on the adoption of your regional plan! The Pocono Township Board of Commissioners is currently in the midst of our own comprehensive planning overhaul and understand what an achievement it is to have reached this point.

In your letter dated 5/3/26, CJERP had requested feedback from adjacent municipalities to be incorporated into your regional plan and local municipal plans. We would welcome an opportunity to discuss the permitting and extension of Pocono Township's sanitary sewer service to adjacent portions of Jackson Township. The sanitary sewer system was engineered for capacity beyond what is currently being used. Allowing property owners along the 715-corridor crossing into Jackson Township to connect could provide significant economic opportunity in an area designated by your plan for commercial and Industrial growth. Placing these large users onto a sanitary sewage system would also help to prevent groundwater and stream contamination, protecting your "rural character and scenic landscape".

Pocono Township is committed to being good neighbors and working with municipalities in our region to plan for stable growth while protecting what makes the Poconos special. If there are other ways we can collaborate, please don't hesitate to reach out.

Sincerely,

The Pocono Township Board of Commissioners

205 Old Mill Rd. Tannersville, PA 18372
Tel. 570-629-1922

LEASE AGREEMENT

This Lease is made and entered into on the _____ day of _____, 2026, between the TOWNSHIP OF POCONO, Monroe County, a Pennsylvania municipal corporation, with an address of 205 Old Mill Road, Tannersville, Pennsylvania 18372, referred to in this Lease as "Lessor",

- A - N - D -

CHRIST EPISCOPAL CHURCH OF STROUDSBURG, with an address of 205 N. Seventh Street, Stroudsburg, Pennsylvania 18360, referred to in this Lease as "Lessee".

Lessor leases to Lessee, and Lessee leases from Lessor, 112 TOWNSHIP DRIVE, TANNERSVILLE, PENNSYLVANIA 18372, hereinafter called "Leased Premises." The Leased Premises consists of approximately Nine Hundred (900 s.f.) rentable square feet of space located in a building located at 112 Township Drive, Tannersville, Pennsylvania 18372 (the "Building").

ARTICLE 1. TERM

1.01. *Lease Term.* This Lease shall be month-to-month. To terminate the Lease, Lessor shall provide Lessee with Ninety (90) days' written notice or Lessee shall provide Lessor with Thirty (30) days' written notice.

ARTICLE 2. RENT, USE OF PREMISES

2.01. *Rent.* Lessee will pay to Lessor Two Hundred Fifty and 00/100 (\$250.00) Dollars on the 1st day of each month (the "Rent").

2.02. *Permitted Use.* Lessee will use the Leased Premises for storage purposes.

ARTICLE 3. OPERATING COSTS, MAINTENANCE, AND SURRENDER

3.01. *Operating Costs.* Lessee shall be responsible for all operating costs, including but not limited to, electricity, heat, water, sewer, and any other applicable utility which shall be covered by the Rent. Lessor shall furnish the Leased Premises with all utilities and services required by any local, state or federal law or regulation, including, but not limited to, the following services and maintenance.

3.02. *Maintenance of Services.* Lessor shall be responsible for the maintenance of the utility systems set forth in Paragraph 4.01 and such other systems as are required to perform and maintain the above services. All such services shall be in operating order twenty-four (24) hours per day.

3.03. *Maintenance and Surrender by Lessee.* Lessee shall maintain the Leased Premises throughout the Term and keep them free from waste or nuisance including general upkeep of the Leased Premises as needed, including but not limited, to shoveling snow, salting, etc. At the termination of this Lease, Lessee shall deliver the Leased Premises in as good a condition and state

of repair as they were in at the time Lessor delivered possession to Lessee, except for reasonable wear and tear and damage by fire, flood, or other casualty.

ARTICLE 4. ALTERATIONS, ADDITIONS, IMPROVEMENTS

4.01. *Consent of Lessor.* Lessee shall not make any alterations, additions or improvements to the Leased Premises without the prior written consent of Lessor. Consent for nonstructural alterations, additions or improvements to the Leased Premises shall not be unreasonably withheld by Lessor.

ARTICLE 5. DAMAGE, DESTRUCTION, INSURANCE

5.01. *Notice to Lessor.* If the Leased Premises or any structures or improvements in the Leased Premises should be damaged or destroyed by fire, flood or other casualty, Lessee shall give immediate written notice of the damage or destruction to Lessor.

5.02. *Destruction.* If the Leased Premises are destroyed by fire, flood or other casualty, or if the Building or Leased Premises should be so damaged by such a cause that rebuilding or repairs cannot, in Lessor's reasonable judgment, be completed within ninety (90) business days, this Lease shall terminate.

5.03. *Insurance.* Lessor shall and will, at Lessor's sole expense, secure and maintain during the term of this Lease agreement, fire and extended coverage insurance from a good and responsible company or companies doing business within the Commonwealth of Pennsylvania, in an amount equal to the value of the Building and other improvements, provided that insurance in that amount can be obtained, and, if not, then for the highest percentage that can be obtained.

5.04. *Lessee Insurance.* Lessee shall and will, at Lessee's sole expense secure and maintain during the term of this Lease (i) a comprehensive policy of general liability insurance, naming Lessor as additional insured, protecting Lessor against any liability occasioned by any occurrence on or about any part of the Leased Premises or any appurtenances thereto, with such policies to provide a minimum coverage of Two Million and 00/100 (\$2,000,000.00) Dollars with respect to any one person or accident and in the minimum amount of Five Hundred and 00/100 (\$500,000.00) with respect to any property damage of the Leased Premises.

ARTICLE 6. ACCESS AND INSPECTION BY LESSOR

6.01. Lessor and its officers, agents, employees and representatives shall have the right to enter the Leased Premises, at reasonable hours and a minimum of twenty-four (24) hours notice to Lessee, for purposes of inspection, cleaning, maintenance, repairs, alterations or additions as Lessor may deem necessary.

ARTICLE 7. ASSIGNMENT AND SUBLEASE

7.01. *Assignment and Subletting by Lessee.* This Lease shall not be assigned nor sublet by Lessee.

7.02. *Assignment by Lessor.* This Lease may be assigned by Lessor to any successor owner of the Leased Premises, without consent for notice to the Lessee.

ARTICLE 8. DEFAULT

8.01. *Lessee's Default.* Each of the following events shall be deemed to be events of default by Lessee under this Lease:

- (a) Lessee fails to promptly pay any Rent due under this Lease.
- (b) Lessee fails to comply with any term, provision or covenant of this Lease, other than the payment of Rent, and does not cure the failure within thirty (30) days after written notice of the failure to Lessee.

8.02. *Remedies for Default.* On the occurrence of any event of default specified in Paragraph 10.01, Lessor shall have those rights and remedies available to it by law or equity or by any other provisions of this Lease.

8.03. *Lessor's Default.* If Lessor defaults in the performance of any term, covenant or condition required to be performed by it under this agreement, Lessee may elect to do either one of the following:

(a) After not less than thirty (30) days' written notice to Lessor and Lessee's failure to remedy such default, Lessee may remedy such default by any necessary action and, in connection with such remedy, may pay expenses including reasonable attorney fees. All sums expended or obligations incurred by Lessee in connection with remedying Lessor's default shall be paid by Lessor to Lessee on demand and, on failure of such reimbursement, Lessee may, in addition to any other right or remedy that Lessee may have, deduct these costs and expenses from Rent subsequently becoming due under this Lease.

(b) Lessee may terminate this Lease on giving at least thirty (30) days' notice to Lessor of such intention in the event Lessor does not remedy such default within such thirty (30) day period. In the event Lessee elects this option, the Lease will be terminated on the date designated in Lessee's notice, unless Lessor has cured the default prior to expiration of the thirty (30) day period.

8.04. *Cumulative Remedies.* Pursuit of any of the remedies provided in this Lease by either Lessor or Lessee shall not preclude pursuit of any of the other remedies provided in this Lease or by law. Pursuit of any remedy provided in this Lease or by law by either party shall not constitute a forfeiture or waiver of any damages accruing to either party by reason of the violation of any of the terms, provisions and covenants contained in this Lease. Nor shall pursuit of any remedies

provided in this Lease by Lessor constitute a waiver or forfeiture of any rent due to Lessor under this Lease.

8.05. *Waiver of Default.* No waiver by either party of any default or violation or breach of any of the terms, provisions or covenants contained in this Lease shall be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions and covenants of the Lease. Forbearance by either party to enforce one or more of the remedies provided in this Lease or by law on an event of default shall not be deemed or construed to constitute a waiver of such default.

ARTICLE 9. INDEMNIFICATION

9.01. Lessee hereby indemnifies and agrees to save harmless Lessor from and against any and all claims that (i) arise from or are in connection with the possession, use, occupation, management, repair, maintenance or control of the Leased Premises by Lessee or (ii) arise from or are in connection with any act or omission of Lessee or Lessee's agents, employees or invitees, or (iii) result in injury to person or property or loss of life sustained in the Leased Premises. Lessee shall, at its own cost and expense, defend any and all actions, suits and proceedings which may be brought against Lessor with respect to the foregoing or in which they may be impleaded. Lessee shall pay, satisfy and discharge any and all judgments, orders and decrees which may be recovered against in connection with the foregoing. Lessee shall pay all costs, expenses and reasonable attorney's fees that may be expended or incurred by Lessor in enforcing the covenants of Lessee hereunder.

ARTICLE 10. MISCELLANEOUS

10.01. *Americans with Disabilities Act.* Lessor agrees that the Leased Premises comply with all provisions of the Americans with Disabilities Act.

10.02. *Notices and Addresses.* All notices to be given under this agreement shall be given by certified mail or registered mail, postage prepaid, return receipt requested, addressed to the proper party, or electronic mail at the following addresses:

Lessor: Pocono Township, Monroe County
205 Old Mill Road
Tannersville, Pennsylvania 18372
Attn: Patrick Briegel, Interim Township Co-Manager
pbriegel@poconopa.gov

With a copy to Pocono Township Solicitor:

Leo V. DeVito, Jr., Esquire
Broughal & DeVito, L.L.P
38 W. Market St.
Bethlehem, PA 18018
lcdevito@broughal-devito.com

Lessee: Christ Episcopal Church of Stroudsburg
205 N. Seventh Street
Stroudsburg, Pennsylvania 18360
c/o Carl Ausfahl, Senior Warden (lay leader)
acar15438@gmail.com

Either party may change the address to which notices are to be sent by giving the other party notice of the new address in the manner provided in this Paragraph.

10.03. *Binding Successors and Assigns.* All rights and liabilities given to, or imposed on, the respective parties to this Lease shall extend to and bind the several respective successors and assigns of the parties when otherwise permitted by this Lease.

10.04. *Pennsylvania Law to Apply.* This Lease shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania. All obligations of the parties created by this agreement are performable in Northampton County, Pennsylvania.

10.05. *Legal Construction.* In the event any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of the agreement, and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included in the agreement.

10.06. *Prior Agreements Superseded.* This Lease constitutes the only agreement between Lessor and Lessee and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Lease.

10.07. *Amendment.* No amendment, modification, or alteration of the terms of this Lease shall be binding unless in writing, dated subsequent to the date of this Lease, and duly executed by the Lessor and Lessee.

[SIGNATURE PAGE FOLLOWS]

In Witness Whereof, the parties hereto execute this Agreement, and intend to be legally bound hereby.

Lessor:

POCONO TOWNSHIP, MONROE
COUNTY, PENNSYLVANIA

ATTEST:

By: _____
Print Name: _____

BY: _____
Print Name: _____
Title: _____

WITNESS:

Lessee:

CHRIST EPISCOPAL CHURCH OF
STROUDSBURG

By: _____
Print Name: _____
Title: _____

BY: _____
Print Name: _____
Title: _____



CHRISTOPHER S. BROWN LAW OFFICES

607 Monroe Street
Stroudsburg, PA 18360

Phone (570) 421-5653
Fax (570) 421-0816

chris@csbrownlawoffices.com

August 12, 2026

Pocono Township
112 Township Drive
Tannersville, PA 18372
Via email to kmacdougall@poconopa.gov

Re: LDP of Ertle Development LLC

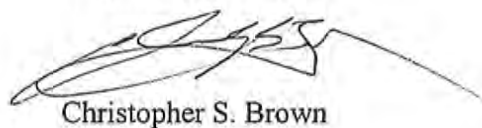
Dear Commissioners:

I am legal counsel to Ertle Development LLC in connection with the land development plan application for 3453 Route 611. Please accept this letter as a request from Ertle Development, LLC for 60 days of additional time to meet all of the requirements of the Township's Resolution approving the land development plan for the said address.

The only outstanding items that need to be addressed are certain documents and letters of credit from Wawa, the eventual tenant of the land development site. We have been pleading with Wawa, through all of our contacts, to finalize these documents and tender the letter of credit for essentially all of the 2026 calendar year. If I could provide a good explanation for the delay I would, but all I can offer is that we will continue to pursue resolution as aggressively as we can.

Thank you.

Very Truly Yours,



Christopher S. Brown

cc: Jim Reilly
Matthew Landro

Hi Pat and Leo,

As you may know, Jackson Township recently constructed some recreational facilities (including pickleball courts) at HJP Park. In order to monitor those new facilities, the Township would like to install cameras. Those cameras require new overhead cables from Blue Ridge to carry an internet connection.

Blue Ridge has agreed to install the cables and one new pole (at Jackson Township's sole expense), but since HJP Park is owned jointly by Jackson and Pocono Townships, Blue Ridge has requested both townships to sign a written right of way agreement. I've attached the letter and proposed ROW agreement, which may have been sent to Pocono Township separately.

We respectfully ask that Pocono Township approve this ROW agreement so Blue Ridge can install the needed cables and pole. Please note that Blue Ridge's anticipated work will be exclusively in Jackson Township.

If you have any questions or need any additional information, please let me know.

Thank you in advance for your cooperation in this request.

Todd





Gilbert Office

P.O. Box 100

Gilbert, PA

18331

July 17, 2026

Jackson Township
Pocono Township

RE: 1186 Bartonsville Woods Rd

Dear Township Representatives,

This is in response to the meeting today at the park at 1186 Bartonsville Woods Rd. We determined the best way to get service was to plant a riser pole on the side of the park. Jackson was digging from the Bathroom Area, down through the wooded area, to where the pole will be, I have staked the location.

I see that Jackson Township and Pocono Township are both on this deed. I had this with Middle Smithfield and Smithfield last year. So, if you'll please, we'll start with Jackson, I've sent 5 plus an Example copy. Please review. Any questions I'll be happy to answer.

If you agree to this proposal, we would appreciate it if you would sign all 5 right of way forms and I will, or I'll ask my coworker to then take over to Pocono Twp for them to sign. Once finished, I'll be happy to get your original copy back with Pocono's signature on as well.

Please sign the form in front of a notary and have the attached documents notarized. Please follow the sample copy before signing.

If you have any questions, please call (610) 826-9440 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Yours truly,

A handwritten signature in black ink, appearing to read "Dawn Dawson", written over a horizontal line.

Dawn Dawson
Engineering Department

MC57804

Example
0714

**BLUE RIDGE CABLE TECHNOLOGIES, INC.
RIGHT-OF-WAY AGREEMENT**

08.1.1.48

Jackson
Side

The UNDERSIGNED, intending to be legally bound, hereby grants unto BLUE RIDGE CABLE TECHNOLOGIES, INC. its successors, assigns and lessees, the right, privilege and authority to construct, reconstruct, operate and maintain its facilities, consisting of overhead communication facilities on existing poles including cable wires, cables, fixtures, fiber optic, place poles within the easement, and apparatus upon, across, over, under and along the property which the undersigned owns or has any interest in depicted on attached Exhibit 'A', located at 1186 Bartonsville Woods Rd; situated in the Township of Jackson, County of Monroe, Commonwealth of Pennsylvania; and along the public highways adjoining the said property, including the right of ingress and egress to and from the said lines for any of the aforesaid purposes; and the privileges usually incidental to such right of way granted to public utility companies. Also the right to remove brush, trim and cut trees along said lines which in the judgement of said Company menace the said lines with permission of the landowner; and also the right to permit attachments of facilities, wires and cables of any other person or company to said poles. The said Company, its successors and assigns shall not be limited in its or their enjoyment of the rights hereby granted as may be first constructed, but shall have at all times in the future the right to construct, operate, maintain and from time to time to reconstruct additional wires, cables, fixtures and apparatus upon, across, over, under and along the subject property. Any pole or facilities erected hereunder along a highway, whether within or outside the highway limits, may, without the payment of further consideration, be relocated to conform to new or relocated highway limits.

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this 10 day of June in 2026, at Place where signed

Signed, sealed and delivered in the presence of:

10

10

Township of Jackson- Print name and title

Please Sign - Authorized Person Township of Jackson

Commonwealth of Pennsylvania)

Jackson Township & Pocono Township

County of Monroe)

10
Print name and title- Jackson

This record was acknowledged before me on this 10 day of June in 2026 by:

Jackson Township & Pocono Township

Print name and title - Jackson Twp

and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

10
Notary Public

My commission expires

10
MC57804

Stamp
goes
here

Pocono
Side

Example
only

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this 2 day of June in 2026, at Pocono where signing

Signed, sealed and delivered in the presence of:

X

X

Please Sign – Authorized Person Pocono Township

Pocono Township - Print name and title

Commonwealth of Pennsylvania)

Jackson Township & Pocono Township

County of Monroe)

X
Print name and title – Pocono Township

This record was acknowledged before me on this _____ day of _____ in 2026 by:

Jackson Township & Pocono Township

X
Print name and title – Pocono Township

and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

X
Notary Public

My commission expires

X
MC57804

Stamp
goes
here

BLUE RIDGE CABLE TECHNOLOGIES, INC.
RIGHT-OF-WAY AGREEMENT

08.1.1.48

The UNDERSIGNED, intending to be legally bound, hereby grants unto BLUE RIDGE CABLE TECHNOLOGIES, INC. its successors, assigns and lessees, the right, privilege and authority to construct, reconstruct, operate and maintain its facilities, consisting of overhead communication facilities on existing poles including cable wires, cables, fixtures, fiber optic, place poles within the easement, and apparatus upon, across, over, under and along the property which the undersigned owns or has any interest in depicted on attached Exhibit 'A', located at 1186 Bartonsville Woods Rd; situated in the Township of Jackson, County of Monroe, Commonwealth of Pennsylvania; and along the public highways adjoining the said property, including the right of ingress and egress to and from the said lines for any of the aforesaid purposes; and the privileges usually incidental to such right of way granted to public utility companies. Also the right to remove brush, trim and cut trees along said lines which in the judgement of said Company menace the said lines with permission of the landowner; and also the right to permit attachments of facilities, wires and cables of any other person or company to said poles. The said Company, its successors and assigns shall not be limited in its or their enjoyment of the rights hereby granted as may be first constructed, but shall have at all times in the future the right to construct, operate, maintain and from time to time to reconstruct additional wires, cables, fixtures and apparatus upon, across, over, under and along the subject property. Any pole or facilities erected hereunder along a highway, whether within or outside the highway limits, may, without the payment of further consideration, be relocated to conform to new or relocated highway limits.

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Township of Jackson Township of Jackson- Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title- Jackson
This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Jackson Twp

and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Pocono Township Pocono Township - Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title – Pocono Township
This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Pocono Township
and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

BLUE RIDGE CABLE TECHNOLOGIES, INC.
RIGHT-OF-WAY AGREEMENT

08.1.1.48

The UNDERSIGNED, intending to be legally bound, hereby grants unto BLUE RIDGE CABLE TECHNOLOGIES, INC. its successors, assigns and lessees, the right, privilege and authority to construct, reconstruct, operate and maintain its facilities, consisting of overhead communication facilities on existing poles including cable wires, cables, fixtures, fiber optic, place poles within the easement, and apparatus upon, across, over, under and along the property which the undersigned owns or has any interest in depicted on attached Exhibit 'A', located at 1186 Bartonsville Woods Rd; situated in the Township of Jackson, County of Monroe, Commonwealth of Pennsylvania; and along the public highways adjoining the said property, including the right of ingress and egress to and from the said lines for any of the aforesaid purposes; and the privileges usually incidental to such right of way granted to public utility companies. Also the right to remove brush, trim and cut trees along said lines which in the judgement of said Company menace the said lines with permission of the landowner; and also the right to permit attachments of facilities, wires and cables of any other person or company to said poles. The said Company, its successors and assigns shall not be limited in its or their enjoyment of the rights hereby granted as may be first constructed, but shall have at all times in the future the right to construct, operate, maintain and from time to time to reconstruct additional wires, cables, fixtures and apparatus upon, across, over, under and along the subject property. Any pole or facilities erected hereunder along a highway, whether within or outside the highway limits, may, without the payment of further consideration, be relocated to conform to new or relocated highway limits. .

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Township of Jackson- Print name and title
Please Sign – Authorized Person Township of Jackson

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title- Jackson
This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Jackson Twp

and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Pocono Township Pocono Township - Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title – Pocono Township
This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Pocono Township
and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

BLUE RIDGE CABLE TECHNOLOGIES, INC.
RIGHT-OF-WAY AGREEMENT

08.1.1.48

The UNDERSIGNED, intending to be legally bound, hereby grants unto BLUE RIDGE CABLE TECHNOLOGIES, INC. its successors, assigns and lessees, the right, privilege and authority to construct, reconstruct, operate and maintain its facilities, consisting of overhead communication facilities on existing poles including cable wires, cables, fixtures, fiber optic, place poles within the easement, and apparatus upon, across, over, under and along the property which the undersigned owns or has any interest in depicted on attached Exhibit 'A', located at 1186 Bartonsville Woods Rd; situated in the Township of Jackson, County of Monroe, Commonwealth of Pennsylvania; and along the public highways adjoining the said property, including the right of ingress and egress to and from the said lines for any of the aforesaid purposes; and the privileges usually incidental to such right of way granted to public utility companies. Also the right to remove brush, trim and cut trees along said lines which in the judgement of said Company menace the said lines with permission of the landowner; and also the right to permit attachments of facilities, wires and cables of any other person or company to said poles. The said Company, its successors and assigns shall not be limited in its or their enjoyment of the rights hereby granted as may be first constructed, but shall have at all times in the future the right to construct, operate, maintain and from time to time to reconstruct additional wires, cables, fixtures and apparatus upon, across, over, under and along the subject property. Any pole or facilities erected hereunder along a highway, whether within or outside the highway limits, may, without the payment of further consideration, be relocated to conform to new or relocated highway limits. .

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Township of Jackson Township of Jackson- Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title- Jackson

This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Jackson Twp

and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Pocono Township Pocono Township - Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title – Pocono Township
This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Pocono Township
and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

BLUE RIDGE CABLE TECHNOLOGIES, INC.
RIGHT-OF-WAY AGREEMENT

08.1.1.48

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Please Sign – Authorized Person Township of Jackson _____ Township of Jackson- Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title- Jackson

This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Jackson Twp

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Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Pocono Township Pocono Township - Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township
County of Monroe)

Print name and title -- Pocono Township
This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title -- Pocono Township
and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

BLUE RIDGE CABLE TECHNOLOGIES, INC.
RIGHT-OF-WAY AGREEMENT

08.1.1.48

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Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Township of Jackson Township of Jackson- Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township

County of Monroe)

Print name and title- Jackson

This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

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Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this ____ day of _____ in 2026, at _____

Signed, sealed and delivered in the presence of:

Please Sign – Authorized Person Pocono Township Pocono Township - Print name and title

Commonwealth of Pennsylvania) Jackson Township & Pocono Township
County of Monroe)

Print name and title – Pocono Township
This record was acknowledged before me on this ____ day of _____ in 2026 by:

Jackson Township & Pocono Township

Print name and title – Pocono Township
and acknowledged the foregoing instruction to be his/her act and deed, and desired the same to be recorded as such.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires

MC57804

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-

**AN ORDINANCE OF THE TOWNSHIP OF POCONO,
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA
AMENDING THE CODE OF ORDINANCES OF POCONO TOWNSHIP, PART II,
GENERAL LEGISLATION; ADDING A NEW CHAPTER 290 PUBLIC TRUST AND
GOVERNMENT TRANSPARENCY, ESTABLISHING A POLICY OF OPEN
GOVERNMENT AND TRANSPARENCY; LIMITING THE AUTHORITY OF
TOWNSHIP OFFICIALS TO ENTER INTO CERTAIN CONFIDENTIALITY
AGREEMENTS RELATING TO OFFICIAL TOWNSHIP BUSINESS; PROVIDING
LIMITED EXCEPTIONS; ESTABLISHING OFFICIAL POLICY OF THE TOWNSHIP,
AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
INCONSISTENT HERewith**

WHEREAS, the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania believes that public trust in government is strengthened through openness, accountability, and transparency in governmental decision-making;

WHEREAS, the Pennsylvania Sunshine Act, 65 Pa.C.S.A. § 701, et seq., recognizes that the public's right to witness the deliberation, policy formulation, and decision-making of public agencies is essential to the democratic process;

WHEREAS, Township Officials have a duty to faithfully represent the interests of the residents of Pocono Township and should not voluntarily relinquish their ability to communicate regarding matters requiring governmental action except where confidentiality is expressly authorized or required by law; and

WHEREAS, it is the intent of this Ordinance to supplement, and not conflict with, the Pennsylvania Sunshine Act, the Pennsylvania Right-to-Know Law 65 P.S. § 67.101, et seq., the First Class Township Code 73 Pa.C.S.A. § 1101, et seq., or any other applicable state or federal law.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, and it is hereby ***ENACTED AND ORDAINED*** by virtue of the power vested in the Board of Commissioners by the First-Class Township Code as follows:

SECTION 1. The Township of Pocono, Monroe County, Pennsylvania Code of Ordinances; Part II, General Legislation; is hereby amended by adding the following:

“Chapter 290 Public Trust and Government Transparency

§ 290-1 Short Title.

This Chapter shall be known as the Pocono Township Public Trust and Government Transparency Ordinance.

§ 290-2 Definitions.

BOARD OF COMMISSIONERS or BOC

The Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania

COMMISSIONER

A member of the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania

CONFIDENTIALITY AGREEMENT

Any nondisclosure agreement, confidentiality agreement, confidentiality provision, contract clause, memorandum of understanding, letter agreement, or other written or oral agreement that restricts or prohibits the disclosure or discussion of information relating to Official Township Business.

OFFICIAL TOWNSHIP BUSINESS

Any matter requiring review, recommendation, negotiation, discussion, consideration, approval, permitting, enforcement, funding, contracting, settlement, or other official action by the Township, the Board of Commissioners, or any Township board, commission, authority, employee, consultant, engineer, planner, solicitor, or other individual acting on behalf of the Township.

TOWNSHIP

The Township of Pocono, Monroe County, Pennsylvania

TOWNSHIP OFFICIAL

Any elected Commissioner, appointed member of a Township board, commission, authority, or committee, Township Manager, Township Solicitor, special counsel, Township employee, engineer, planner, consultant, or any other individual acting in an official capacity on behalf of Pocono Township.

§ 290-3 Limitation on Authority.

- A. Except as expressly provided in § 290-4, no Township Official acting in his or her official capacity is authorized to enter into a Confidentiality Agreement restricting communications regarding Official Township Business. This limitation applies to any matter requiring Township action, including, but not limited to:
1. zoning matters;
 2. subdivision and land development applications;
 3. development agreements;

4. economic development projects;
5. tax agreements;
6. public-private partnerships;
7. utility and infrastructure projects;
8. contracts requiring approval of the BOC; and
9. any other matter requiring Township action.

§ 290-4 Exceptions.

- A. Nothing in this Ordinance shall prohibit confidentiality expressly authorized or required by:
1. The Pennsylvania Sunshine Act, including lawful executive sessions;
 2. Attorney-client privilege or attorney work product;
 3. Any court order;
 4. Any provision of state or federal law requiring confidentiality;
 5. Personnel matters, employment negotiations, disciplinary matters, release agreements, separation agreements, settlement agreements, collective bargaining matters, or other employment-related matters lawfully considered in executive session or otherwise authorized by law;
 6. Pending or anticipated litigation, litigation strategy, insurance matters, or claims handling to the extent protected by applicable law; or
 7. Information exempt from public disclosure under applicable law, including the Pennsylvania Right-to-Know Law.
 8. Confidentiality Agreements entered into by a Commissioner for their personal employment which may encompass Official Township Business which shall subject the Commissioner to voluntary recusal for any forthcoming Township action.

§ 290-5 Policy and Effects

- A. It is hereby declared to be the official policy of the Township that Township Officials shall not voluntarily relinquish their ability to communicate regarding Official Township Business except where confidentiality is expressly authorized or required by law. The BOC further declares that governmental transparency promotes public confidence and accountability and shall remain a guiding principle of Township governance.

- B. No Township Official acting in his or her official capacity shall have authority to execute a Confidentiality Agreement prohibited by the provisions of this Chapter.
- C. Except for § 290-4, any confidentiality agreement entered into in violation of this Chapter is unauthorized, contrary to the official policy of Pocono Township, and shall not be enforced by the Township to the fullest extent permitted by law.

§ 290-6 Disclosure of Unauthorized Confidentiality Agreements and Penalties

- A. If a Township Official enters into a Confidentiality Agreement prohibited by this Ordinance while acting in his or her official capacity;
 - 1. The Official shall disclose the existence of the agreement to the Board of Commissioners at the next practicable public meeting, unless disclosure of the existence of the agreement is itself prohibited by state or federal law. Such disclosure shall include, to the extent permitted by law:
 - a. The date of execution;
 - b. The identity of the contracting party;
 - c. The general subject matter of the agreement; and
 - d. The legal basis, if any, asserted for confidentiality.
 - 2. Further, the matter shall be referred to the Pennsylvania State Ethics Commission for investigation and sanctions as provided by the Pennsylvania State Ethics Act, as amended.
 - 3. The Official shall be liable to the Township for a civil penalty in the amount of \$600.00 as permitted by law.
- B. Nothing in this Section shall require disclosure of information protected by attorney-client privilege, court order, or other applicable law.
- C. Nothing herein shall limit any authority otherwise possessed by the Board of Commissioners under applicable law.

SECTION II. SEVERABILITY. The provisions of this Ordinance are severable, and if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

- B. No Township Official acting in his or her official capacity shall have authority to execute a Confidentiality Agreement prohibited by the provisions of this Chapter.
- C. Except for § 290-4, any confidentiality agreement entered into in violation of this Chapter is unauthorized, contrary to the official policy of Pocono Township, and shall not be enforced by the Township to the fullest extent permitted by law.

§ 290-6 Disclosure of Unauthorized Confidentiality Agreements and Penalties

- A. If a Township Official enters into a Confidentiality Agreement prohibited by this Ordinance while acting in his or her official capacity;
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 - a. The date of execution;
 - b. The identity of the contracting party;
 - c. The general subject matter of the agreement; and
 - d. The legal basis, if any, asserted for confidentiality.
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 - 3. The Official shall be liable to the Township for a civil penalty in the amount of \$600.00 as permitted by law.
- B. Nothing in this Section shall require disclosure of information protected by attorney-client privilege, court order, or other applicable law.
- C. Nothing herein shall limit any authority otherwise possessed by the Board of Commissioners under applicable law.

SECTION II. SEVERABILITY. The provisions of this Ordinance are severable, and if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

SECTION III. REPEALER. All Ordinances or parts of Ordinances or Resolutions conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV. EFFECTIVE DATE. This Ordinance shall be effective five (5) days after adoption.

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

ATTEST:

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

PATRICK BRIEGEL
Interim Co-Township Manager

ELLEN GNANDT
President, Board of Commissioners

POCONO TOWNSHIP PLAN STATUS

08/17/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Sketch Plans												
			KenBAR Investment Group (Inactive)	Commercial Land Devt					6/5/2020			
1380		1730040R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1402		2030118R	Iroquois Ridge	Major Sub, Land Devt					6/22/2022			
1403		2230188R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt					7/19/2022			
1380		2230189R	Lands of Yuriy Bogutskiy 2812 Rt 0611	Land Devt					5/3/2023			
1417		2330219R	Harmony Domes 310 Hallet Road	Land Devt					9/3/2025			Sketch Plan #2 rec'd 8/19/25
1422		POCO-R1270	Exclusive Pocono Properties Transient Hotel	Land Devt					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378		2430243R	Incline Village Expansion	Land Devt					11/8/2024			
1436		-	437-439 Scoltun Avenue	Land Devt					11/25/2024			
1448		-	Pocohanne Point Apartments	Land Devt					8/28/2025			
1452		-	TL Realty Corp. Learn Road	Land Devt					10/28/2025			
1455		-	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		8/10/2026		
Preliminary Plans Under Consideration												
1387		POCO-R1030	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	8/10/2026		Extension rec'd 10/14/25

POCONO TOWNSHIP PLAN STATUS

08/17/2026

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	P/C Rec. Approve/Deny	Comments
Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS

08/17/2026

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 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	11/16/2026	N/A	11/16/2026	3/11/2025		N/A	Extension to 11/16/26 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	-	116 Matterhorn Rd. (Lockley) (7/6/26)	Lot Comb.	Final	10/4/2026	N/A	9/21/2026	7/13/2026		N/A	
1458	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		N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

POCONO TOWNSHIP PLAN STATUS
08/17/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approval/Deny	BOC Approval/Deny	Approval Extension (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/28/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1388		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					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Dev't	Preliminary	7/10/2025	Approval Rec. 6/9/25	Approval 7/7/25					
PRD TENTATIVE PLAN APPROVAL													
1388	POCO-R0690	2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 6/1/25				
1313		1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Rev. Prelim/Final	11/11/2025	Recommended for Approval 12/9/25	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	10/30/2023				
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Dev't	Prelim/Final	3/8/2026	Approval Rec. 10/14/25	Approved 11/3/25	11/3/2026	5/3/2026	8/3/2026		
1388	POCO-R0690	2130154R	Phase 1 - The Ridge PRD (10/21/25)	PRD	Final	12/1/2025	N/A	12/15/2025	12/15/2026	6/15/2026	9/15/2026		
1388	POCO-R0690	2130154R	Phase 3 - The Ridge PRD (5/4/26)	PRD	Final	6/11/2026	N/A	6/13/2026	6/13/2027	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	6/15/2023				
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-R0690	2330209R	GWL Employees Housing (4/10/23)	Land Dev't	Final	8/1/2023	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	Erie Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/12/2025	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 11/3/2026	11/6/2025	2/6/2026		80 Day Extension Rec'd 5/18/26
1425	POCO-R0680	-	Brookdale Spa (11/10/25)	Land Dev't	Final	12/4/2025	Recommended for Approval 12/8/25	Approved 12/15/25	12/15/2026	6/15/2026	9/15/2026		
1445	POCO-R1180	-	Min. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Dev't	Prelim/Final	2/10/2026	Approval Rec. 1/12/26	Approved 2/17/26	2/17/2027	8/17/2026	11/17/2026		

POCONO TOWNSHIP PLAN STATUS
08/17/2026

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approval/Deny	BOC Approval/Deny	Approval Expiration (1 Yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
1446	POCO-R1250	-	Members First Federal CU (10/14/25)	Land Devt	Prelim/Final	4/9/2026	Approval 4/13/26	Approved 4/22/26	4/22/2027	10/22/2026	1/22/2027		
1449	POCO-R1290	-	Trapasso Route 611 Hotel - Rev. Final Plan (9/10/25)	Land Devt	Final	11/10/2025	Approval Rec. 11/10/25	Approved 11/17/25	11/17/2026	5/17/2026	8/17/2026		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000	-	Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					
RECORDED													
1277	POCO-R0627	13302768	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/20/22	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Devt	Revised Final	8/7/2024	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	
1354		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 Undermere	Land Devt	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/18/2024	
1372A	POCO-R0621	-	Camp Lindenmere Dining Hall LD (6/9/25)	Land Devt	Prelim/Final	8/12/2025	Recommended for approval 6/23/25	Approved 7/1/25				2/19/2026	
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Final Plan) (11/10/25)	Land Devt	Final	10/30/2025	Approval Rec. 11/10/25	Approved 11/17/25				2/19/2026	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/2023	
1375	POCO-R0624	2030115R	Swiftwater Solar (08/14/21) (9/12/21)	Commercial Land Devt	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/18/2023	
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25				3/4/2026	Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/8/2025	Recommended for approval 4/14/25	Approved 4/21/25				3/4/2026	Phase B
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 2/10/25	Approved 2/18/25				3/4/2026	Phase C
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25				3/4/2026	Phase D
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Devt	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Devt	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/8/21				2/19/2026	
1384	N/A	2130152	Barlonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/2024	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/2023	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/22)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/2023	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Devt	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1400	POCO-R0651	2230185R	Neighborhood Hospital Golden Slipper Rd (Emthree) (6/27/22)	Land Devt	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23				2/12/2025	
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25				5/4/2026	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/2023	
1410	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/2023	
1413	N/A	2330218R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/2023	

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1418	N/A	2330231R	Fardis Realty SR 0715 (9/1/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/10/23				10/31/2023	
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
1420	POCO-R0628	2330236R	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	
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Devt	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25				8/6/2026	
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 Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Devt	Prelim/Final	8/7/2024	Conditional Approval 8/1/24	Approved 9/16/24				2/19/2026	
1431	POCO-R0810	-	Iroquois Ridge/Back Minor Subdivision (Sullivan Trail) (7/8/24)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24				11/7/2024	
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				11/21/2024	
1433	POCO-R0920	-	Terrary - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/2024	
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				12/17/2025	
1435	POCO-R0960	-	Persileo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				12/1/2025	
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/5/2025	Conditional Approval 6/9/25	Conditional Approval 7/7/25				3/18/2026	
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt	Prelim/Final	7/28/2025	Conditional Approval 5/1/25	Approved 6/2/25				3/4/2026	
1440	POCO-R1100	-	Delazio Lot Joinder - 5120 Laurel Loop (2/3/25)	Lot Comb.	Final	3/19/2025	N/A	Approved 4/7/25				4/9/2025	
1442	POCO-R1120	-	Mendez Lot Consolidation - 287 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 5/1/25	Approved 6/2/25				8/5/2025	
1447	POCO-R1240	-	122 & 144 Pawada Hill (7/14/25)	Minor Sub./ Consolid.	Final	8/13/2025	Approval 7/14/25	Approved 8/18/25				9/9/2025	
1450	POCO-R1320	-	Carl E. Shuler Easement Relocation (Hibilly Ac.) (10/6/25)	Rev. to Apvrd Plan	Final	12/16/2025	N/A	Approved 2/2/26				5/18/2026	
1454	POCO-R1410	-	956 Heartstone Circle (Morro) (3/16/26)	Lot Comb.	Final	4/1/2026	N/A	Approved 4/22/26				5/6/2026	

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DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	unknown date	Recommended Denial 5/24/21	BOC Denied 06/21/21					Appealed
	N/A	2030121R	Zifro & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Denied 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Denied 10/17/22					
1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	2/23/2024	Recommended Denial 2/9/26	BOC Denied 3/2/26					
WITHDRAWN													
1371		1630066R	Tannersville Point Apartments (10/22/18)	Residential Land Devt	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Withdrawn as condition of new development
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Devt	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025							Application Withdrawn 6/13/25
1406	N/A	2230193R	Core 5 Sladden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/8/23)	Minor Sub	Final	1/10/2023							Application Withdrawn
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	8/15/2024							Application Withdrawn 4/30/25
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025							Denial Rec. 9/10/25
1451	POCO-R1340	-	3172 Rte. 715 - Shanti Dayal (11/10/25)	Land Devt	Final	12/3/2025							Application Withdrawn 10/1/25
1453	POCO-R1360	-	Mt. Villa Resort (406 Cherry Lane Rd.) (11/10/25)	Land Devt	Preliminary	12/8/2025							Application Withdrawn 1/12/26