

**Pocono Township Board of Commissioners
Regular Meeting Minutes
September 8, 2026 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on September 8, 2026 and was opened by Chair Ellen Gndt at 6:30 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 – 6:03 - There was an executive session held prior to this meeting to discuss personnel and legal matters.

Public Comment

6:03:39 - Jason Cobb – Resident – commented on the shoulder work needing to be addressed along Sylvan Cascade Road in Pocono Township.

6:06 – Lisa Latham – Resident – commented on the Police training exercise at TLC Park.

6:010 – Cheryl Parks – Resident - commented on the issue with four wheelers and dirt bikes at the Core5 construction site.

6:12:39 – Jim Pellegrini – Resident – asked when construction will resume on the Rt 715 project.

6:14:46 – Tim Harris – Mount Pocono – commented on the TLC park bridge project.

Presentations

- 6:15:48 - Interview of Mark Love for the open Alternate position with the Zoning Hearing Board.
6:19 – Charles Keppler made a motion, seconded by Dan McCreary, to appoint Mark Love to the open Alternate position with the Zoning Hearing Board. All in favor. Motion carried.
- 6:19:40 - Joseph Valentine VW Consultants LLC – Well Waiver 137 Sans Drive - explained that the Richards' failing cesspool can be replaced with a drip irrigation septic system that meets technical standards and, per an independent hydro study, will not impact any wells, so they are requesting a well-distance waiver from the board. Lengthy discussion took place among the board and solicitor. 6:34:30 – Ellen Gndt made a motion, seconded by Dan McCreary to schedule a hearing on 137 Sans Drive Well Waiver for September 24, 2026. 6:35 - Further discussion took place among the board and public. 6:41:32 Michelle Richards, property owner commented on the request before the board. 6:50:36 Roll Call: Ellen Gndt, aye; Natasha Leap, nay; Matt Long, aye; Dan McCreary, aye; Charles Keppler, nay. Motion passed 3-2.

Hearings – Court Stenographer recorded all records from this hearing.

- 6:54 – Ellen Gndt made a motion, seconded by Matt Long, to open the hearing on Public Trust and Government Transparency. All in favor. Motion carried.
- 7:14 – Ellen Gndt made a motion, seconded by Dan McCreary, to close the hearing on Public Trust and Government Transparency. All in favor. Motion carried.
- 7:15 – Matt Long made a motion, seconded by Dan McCreary, to adopt Ordinance 2026-10 amending the Pocono Township Code of Ordinances, Part 2 General Legislation; adding a new Chapter 290 Public Trust and Government Transparency; limiting the authority of Township Officials to enter into certain confidentiality agreements relating to Official Township Business. Roll Call: Ellen Gndt, nay; Natasha Leap, aye; Matt Long, aye; Dan McCreary, aye; Charles Keppler, aye. Motion carried 4-1

Resolutions

- 7:16 – Dan McCreary made a motion, seconded by Ellen Gndt, to approve Resolution 2026-27 Lockley Lot Consolidation as per T&M's letter dated July 13, 2026. All in favor. Motion carried.

Consent Agenda

- 7:16:28 – Ellen Gndt made a motion, seconded by Charles Keppler to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the August 17, 2026 regular meeting of the Board of Commissioners.
- Financial transactions through September 8, 2026 as presented, including ratification of expenditures in the amount of \$779,751.56 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund. All in favor. Motion carried.

NEW BUSINESS

- 7:17 – Ellen Gndt made a motion, seconded by Dan McCreary, to approve a \$5,000/yr stipend for the new Emergency Management Coordinator. Discussion took place among the board. All in favor. Motion carried.
- 7:20:57 – Natasha Leap made a motion, seconded by Matt Long, to Hire Officer Michael Sabastenelli with the recommendation of the Civil Service Commission. All in favor. Motion carried.
- 7:21:24 – Ellen Gndt made a motion, seconded by Dan McCreary, to Sign the HJP Park – Blue Ridge Easement Request. All in favor. Motion carried.
- 7:23:37 Charles Keppler made a motion, seconded by Ellen Gndt, to declare Pocono Manor Hotel a dangerous structure in order to repair to a point where a CO can be issued or demolish. Discussion took place among the board. Motion failed
- 8:06 – Natasha Leap made a motion, seconded by Ellen Gndt, to declare the building a dangerous structure under a dangerous structural ordinance that the township authorizes the township engineers' firm to schedule a visit for their structural engineer to inspect the building. That a meeting be requested with the owners of PMI in order to discuss the future plans and timeline, more importantly the plans, because the plans can be next century for all we know. But the timeline, so that we can wrap our head around that issue, and that as part of the dangerous structural repair notice, that the facade be addressed issues with the facade, issues with ingress egress to the building, and with and also the fencing. All in favor. Motion carried.
- 8:09 – Ellen Gndt made a motion, seconded by Dan McCreary, to approve the release of payment No.1 for the TLC Park Pedestrian Bridge Replacement Project as per T&M's letter dated 8/27/26. All in favor. Motion carried.
- 8:10 – Ellen Gndt made a motion, seconded by Charles Keppler, to waive the zoning permit fee of \$70 to relocate the Chapel for Grace United Church of Christ due to a PennDOT Easement. Natasha Leap abstained from the vote due to a conflict. All voting members in favor. Motion carried.
- 8:11:32 – Charles Keppler made a motion, Ellen Gndt seconded for discussion, to authorize the solicitor to schedule a hearing for a Disturbance of the Peace Ordinance. Motion failed 1-4
- 8:27 – Ellen Gndt made a motion, seconded by Matt Long, to approve the 2027 MMO (Minimum Municipal Obligation) from Foster & Foster Consultants for both Police and Non-Uniform Employees. Discussion took place among the board. All in favor. Motion carried.
- 8:29:45 – Ellen Gndt made a motion, seconded by Matt Long, to approve the purchase of a V plow for the Foreman's Truck from West End Equipment (Costars Vendor #506488) in the amount of \$8,200.00. All in favor. Motion carried.
- 8:31 – Ellen Gndt made a motion, seconded by Matt Long, to waive Pavillion Rental fees for the Pocono Herb Club 9/10/26. All in favor. Motion carried.
- 8:32 – Ellen Gndt made a motion, seconded by Natasha Leap, to approve the hire of James Orefice for the advertised position of IT/Digital Services Administrator. All in favor. Motion carried.
- 8:32:55 – Ellen Gndt made a motion, seconded by Natasha Leap, to approve the Pocono Hospitality LDP 1341 Extension Request with regard to the prior Board approval Resolution 2025-42. Discussion took place between the board and Attorney Durney. All in favor. Motion carried.
- 8:37:53 – Ellen Gndt made a motion, Seconded by Natasha Leap, to approve the Tannersville Point Apartments LDP 1358 Extension Request for nine months with regard the prior Board approval Resolution 2025-33. Discussion took place among the board and representatives for the Tannersville Point project. All in favor. Motion carried.

Commissioner Comments

8:43 - **Ellen Gndt – President** – Asked Zoning if anything can be done regarding motor bikes at Core5 site.

8:46 - **Matt Long** – Vice-Chairman – General funds study discussion. The majority of the board would like to wait and budget for it.

Commissioner Comments

Natasha Leap – Commissioner – No comment

8:49 - **Charles Keppler** – Commissioner – expressed his disappointment in the board in his view regarding treatment differences between developers and residents.

8:50 - **Dan McCreary** – Commissioner – expressed his view regarding Mr. Keppler's comments.

Reports

8:52 - **Public Works – Patrick Briegel** – Splash pad closing this week. Public Works was contacted regarding a time capsule that was buried at TLC in 1976. Matt Long asked regarding public restrooms at TLC park.

8:56 - **Zoning Report-SFM Consulting** – Paul Morgan reviewed his report with the board and went over the upcoming ZHB hearings.

8:58 - **Township Engineer Report- Jon Tresslar** – gave his recommendation regarding the speed study results for Cherry Lane Church Rd and advised that it be put on the next agenda for approval.

Township Solicitor Report-Leo V. DeVito. – Requested an executive session after the meeting.

Adjournment –Ellen Gndt made a motion, seconded by Matt Long, to adjourn the meeting and go into executive session at 8:59 p.m. All in favor. Motion carried.