



POCONO TOWNSHIP COMMISSIONERS
AGENDA

October 17, 2022 | 6:00 p.m.

112 Township Drive, Tannersville, PA

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWtUvdIFrSHJ1cE1Td09>

Open Meeting

Pledge of Allegiance

Roll Call

Public Comment

For any individuals wishing to make public comment tonight, including those dialed in by phone, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

Please limit individual comments to five (5) minutes and direct all comments to the President. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act, Section 710.1].

Announcements

- The Board of Commissioners will hold a work session on Monday, October 24 at 4:30 p.m. for the purpose of discussing the 2023 Township Budget.
- Pocono Township's Trunk-or-Treat will take place on Sunday, October 30 from 3:00 p.m. to 6:00 p.m. at the Township complex. We welcome children and their families to come in costume and enjoy various treats and activities, including hayrides, throughout the day. Live music will be performed by Joe O'Malley. More information is found on our Township Facebook page.

Hearings – None

Presentations

- Swearing-in of new Pocono Township Police Officer Alex Bagley – Magisterial District Judge Daniel Kresge.

- Recognition of Cub Scout Pack 85 members attending meeting for advancement requirements.

Resolutions

Resolution 2022-32 – Motion to authorize the submission of an application for a Monroe County Hotel Tax Allocation for the purpose of obtaining funding for the TLC Park Splash Pad project in an amount not to exceed \$102,000. **(Action Item)**

Resolution 2022-33 – Motion to grant conditional approval of the Minor Subdivision and Lot Line Adjustment Plan of Timothy Coover and Carla J. Coover. **(Action Item)**

Resolution 2022-34 – Motion to grant conditional approval of the Lot 518 & Lot 519 Blueberry Estates Lot Combination Plan. **(Action Item)**

Resolution 2022-35 – Motion to deny preliminary plan approval of the Blessing (Munz) Major Subdivision Plan. **(Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the October 3, 2022 regular meeting and October 6, 2022 special meeting of the Board of Commissioners.
 - Financial transactions through October 13, 2022 including:
 - Ratification of general fund expenditures in the amount of \$2,597.10 and sewer operating expenditures of \$511.25.
 - Ratification of gross payroll for pay period ending October 7, 2022 in the amount of \$121,120.89.
 - Vouchers payable in the amount of \$253,934.93.
 - Sewer operating fund expenditures in the amount of \$124,091.27.
 - Sewer construction fund expenditures in the amount of \$77,263.07.
 - Capital reserve fund expenditures in the amount of \$90,136.01.
 - General Fund budget adjustments in the amount of \$107,136.29 to provide additional funding for anticipated expenditures through the end of 2022.
- (Action Items)**

NEW BUSINESS

1. Personnel – None

2. Travel/Training Authorizations

Report of the President

Richard Wielebinski

- Motion to approve Trapasso Hotel Land Development Construction Escrow Release No. 1 in the amount of a \$128,246.85 reduction as recommended by the Pocono Township Engineer's letter dated October 3, 2022. **(Action Item)**
- Motion to advertise public ordinance hearing for the amending of Chapter 398 Taxation of the Township's codified ordinances for the implementation of PA Act 57 of 2022, property tax penalty waiver provisions. **(Action Item)**
- Discussion and possible action regarding the rezoning petition request of TL Realty pertaining to a property located on Learn Road, Tax Parcel No. 12.94172. Additional discussion regarding possible rezoning of a commercial area along Learn Road to residential use. **(Possible Action Item)**
- Consideration and possible action regarding the request of The Lands of Leisure Lake at Poconos, Inc. for Pocono Township to vacate right-of-way previously associated with Wiscasset Avenue in

Swiftwater near its former intersection with S.R. 611 adjacent to the former Alfredo's Pizza property.

(Possible Action Item)

- Discussion and possible action regarding Pocono Township covering the cost of road signage for Matt Connell Way, the entrance into the Northampton Community College – Monroe Campus.

(Possible Action Item)

- Discussion and possible action regarding two sewer capacity reservation applications:
 - Core5 246 Warner Road – Request for 29 EDUs (approximately 7,000 gallons per day).
 - Core5 Interstate 80 & TR 481 – Request for 13 EDUs (approximately 3,000 gallons per day).

(Action Item)

Commissioner Comments

Jerrod Belvin – Vice President

- Emergency Management Update
- Update – PPL utility lines and possible drainage issues on Barton Court.
- Update – Installation of security cameras at TLC Park.

Ellen Grandt – Commissioner

Jerry Lastowski – Commissioner

- Request to host basketball programs and/or leagues in Township park(s).
 - No response received back to-date from requester.

Keith Meeker – Commissioner

Reports

Zoning

Police Report

- Update – PTPD Grant Applications
- Discussion and possible action regarding COPS grant funding received and hiring of additional officer. **(Possible Action Item)**

Ambulance Report

Public Works Report

- Current Public Works projects.
- Mountain View Park updates.
 - Update – MVP fencing project.
 - Update – Installation of new slide.
- TLC Park updates.
 - Update – Dog park installation.
 - Update – TLC Park fencing projects.

Administration – Manager's Report

- 2021 Audit complete and finalized.
- 2022 Budget Work Session
 - October 24, 2022 @ 4:30 p.m.
- 2022 Township Events
 - Trunk-or-Treat – Sunday, October 30, 2022, 3 p.m. to 6:00 p.m.
 - Christmas Tree Lighting – December 3, 2022

Township Engineer Report

- Sidewalk installation for Wendy's and Turkey Hill.
- Engineering study for identified stormwater projects – Laurel Lake Road and Oakwood Acres.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement.
 - Easement needed from adjoining property owner (Lovito).
- Update – TASA SR 611 sidewalk project.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue.

Township Solicitor Report

- Zoning Hearing Board updates.
 - Recap: 391 Laurel Lake Road (Crawford STR appeal of enforcement action).
- Local Agency Hearing
 - 11/7/22 – 2nd Local Agency Hearing Request for 249 Camelback Road (Grossi) regarding enforcement actions from 9/9/22 & 9/12/22 with permit revocation.
- Update – Closing date for sale of Bartonsville Avenue parcel.
- Update – Tobyhanna Act 537 Sewage Capacity Request
- Update – Kelly Trust Property
- Update – Johnson Appeal Commonwealth Court argument.
- Update – PJJWA transfer agreement.

Public Comment

For any individuals wishing to make public comment tonight, including those dialed in by phone, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township. Please limit individual comments to five (5) minutes and direct all comments to the President.

Adjournment

Township of Pocono, Monroe County, Pennsylvania
Resolution 2022-32

**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLCIATION FOR A
MONROE COUNTY HOTEL TAX ALLOCATION FOR THE PURPOSE OF
OBTAINING FUNDING FOR THE TLC PARK SPLASH PAD PROJECT**

BE IT HEREBY RESOLVED, that the Board of Commissioners of the Township of Pocono, located in Monroe County, Pennsylvania, approves the submission of a Monroe County Hotel Tax Allocation application in an amount not to exceed \$102,000 to be used for the TLC Park Splash Pad project.

BE IT FURTHER RESOLVED, that the Applicant does hereby designate the President of the Board of Commissioners and the Pocono Township Manager to execute all documents and agreements between the Township of Pocono and Monroe County to facilitate and assist in obtaining the requested funds.

SO RESOLVED, this 17th day of October, 2022.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Taylor Munoz
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2022-33

**A RESOLUTION GRANTING CONDITIONAL APPROVAL OF THE MINOR
SUBDIVISION AND LOT LINE ADJUSTMENT PLAN OF
TIMOTHY COOVER AND CARLA J. COOVER**

WHEREAS, the applicants, the Timothy Coover and Carla J. Coover, submitted a minor subdivision and lot consolidation plan application titled “Final Minor Subdivision Plan/Lot Line Adjustment application for Timothy and Carla J. Coover” (the “Plan”); and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated June 8, 2022, September 22, 2022 and October 6, 2022; and

WHEREAS, the Pocono Township Planning Commission recommended conditional approval of the Plan at a meeting held on October 11, 2022; and

WHEREAS, the Pocono Township Board of Commissioners desire to grant the conditional approval of the Plan, subject to the following.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania:

That the following request for modification from Subdivision and Land Development Ordinance is hereby granted:

1. SALDO Section 390-49.A.(4) –“Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the plan.” - *Applicant is proposing to provide an iron pin, instead of a monument, at the location within the stream due to the current flow against a concrete monument.*

That the “Final Minor Subdivision Plan/Lot Line Adjustment application for Timothy and Carla J. Coover” as shown on the plan prepared by Keystone Consulting Engineers., dated April 6, 2022, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letters dated June 8, 2022, September 22, 2022 and October 6, 2022.
2. The applicant shall pay all necessary fees associated with the Plan, including but not limited to an open space fee, any outstanding plan account charges and all professional services fees, prior to the recording of the Plan.

3. The applicant shall obtain all required permits and approvals from other governmental agencies prior to presenting the Plan for signatures.
4. The applicant shall provide the requisite number of plans which are signed and notarized by the owner and sealed by the engineer.
5. The applicant shall meet all conditions of the final plan approval, and Plan shall be recorded within twelve (12) months of Conditional final plan approval, and agrees that if such conditions are not met, the Conditional final plan approval will be considered void.
6. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the application is denied.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the 17th day of October, 2022.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Taylor Munoz
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2022-34

**A RESOLUTION GRANTING CONDITIONAL APPROVAL OF THE LOT 518
AND LOT 519 BLUEBERRY ESTATES LOT COMBINATION PLAN**

WHEREAS, the applicant, Classic Quality Homes, submitted a lot combination plan application to consolidate two (2) existing properties located on the northern side of Williams Lane (the “Plan”). The two properties are located in the R-1, Low Density Residential Zoning District, identified as identified as Monroe County Tax Parcel I.D.’s 12.16.3.37 and 12.16.3.38; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated August 30, 2022 and October 11, 2022.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania:

That the Plan prepared by Policelli Associates, Inc., dated August 8, 2022, revised September 16, 2022, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letters dated August 30, 2022 and October 11, 2022.
2. The applicant shall provide the Township with a copy of the proposed deed of merger, which deed shall be recorded concurrently with the Plan.
3. The applicant shall pay all necessary fees associated with the Plan, including but not limited to any outstanding plan account charges and all professional services fees, prior to the recording of the Plan.
4. The applicant shall obtain all required permits and approvals from other governmental agencies prior to presenting the Plan for signatures.
5. The applicant shall provide the requisite number of plans which are signed and notarized by the owner and sealed by the engineer.
6. The applicant shall meet all conditions of the final plan approval, and Plan shall be recorded within twelve (12) months of Conditional final plan approval, and agrees that if such conditions are not met, the Conditional final plan approval will be considered void.
7. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the application is denied.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the 17th day of October, 2022.

ATTEST:

Township of Pocono
Board of Commissioners

By:_____

Print Name: Taylor Munoz
Title: Township Manager

By:_____

Print Name: Richard Wielebinski
Title: President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2022-35

**A RESOLUTION DENYING PRELIMINARY PLAN APPROVAL
OF THE BLESSING (MUNZ) MAJOR SUBDIVISION PLAN**

WHEREAS, the applicants, Krzysztof Kukla & Slawomir Skaza, submitted a preliminary major subdivision plan application titled “Blessing (Munz) Major Subdivision, Preliminary Major Subdivision Plan” (the “Plan”). The Plan proposes the two (2) lots: Lot 1A having a gross area of 2.41 acres and Lot 1B having a gross area of 2.41 acres.. The property is located in the R-1 Residential Zoning District; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letter dated August 12, 2022; and

WHEREAS, the Pocono Township Planning Commission recommended the denial of the Plan at a meeting held on October 11, 2022 based on the applicant’s failure to respond to and meet the requirements of the Pocono Township governing ordinances identified in the Township Engineer’s August 12, 2022 letter; and

WHEREAS, the Pocono Township Board of Commissioners desires to take final action on this Plan.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the “Blessing (Munz) Major Subdivision, Preliminary Major Subdivision Plan” as shown on the preliminary major subdivision plan prepared by Martin and Robbins, dated August 30, 2004, revised November 1, 2004, annotated with additional hand-written content and a date of July 19, 2022, be hereby denied because of the following deficiencies:

Zoning Ordinance Deficiencies:

1. Per Section 470-8, “Lot Area” is defined as “The computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage easements, but including the areas of all other easements, as required by Chapter 390, Subdivision and Land Development”. *The listed lot areas do not appear to take into consideration the private access street rights-of-way or any easements that may exist. The plan must properly depict the proposed (net) lot areas in accordance with the ordinance definition.*
2. In accordance with Section 470-17.C.(1) and the "R-1 District Lot, Yard and Height Requirements" table, the minimum lot area for a single-family detached dwelling with on-lot septic and on-lot water shall be two acres with a minimum lot width of 200 feet. The

front yard setback shall be 50 feet, rear yard 40 feet, and side yard 25 feet. Also, the minimum setbacks for a well and septic shall be 15 and 10 feet, respectively. *A Zoning Data Table with the required zoning information for the current proposal must be added to the plan to demonstrate that the proposed lots comply with the requirements of this Section.*

3. Per Section 470-27, every building hereafter erected or moved shall be on a lot adjacent to a public street or with legal access to a private street. *A new private access street is proposed to access through a second (existing) private access street on proposed Lot 1B. Documentation providing such legal access must be provided to the Township.*

Subdivision and Land Development Ordinance Deficiencies:

4. In accordance with Section 390-25.A., preliminary plans shall be prepared by a qualified professional as applicable and required by state law. *The submitted plan is on the title block of "Martin and Robbins – Registered Surveyors", however, the application indicates the professional to be "William Schoenagel" with a different address and not from that surveying firm. No documentation has been provided giving permission for the plan to be used by a professional other than Martin and Robbins. This issue must be resolved either through permission or a new plan submission prepared by the professional listed on the application form.*
5. Per Section 390-25.B.(1) the plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet, 80 feet, 100 feet or 200 feet to the inch. *The submitted plan is not legible due to it being a copy of another copy. A legible plan must be submitted.*
6. In accordance with Section 390-25.B.(2) dimensions shall be in feet and hundredths of feet; bearings shall be in degrees, minutes and seconds for the boundary of the entire tract, and dimensions in feet for lot lines. *The proposed lot lines are not dimensioned in as required by this section. The bearings and distances of all lines of the tract and the lots must be provided.*
7. Per Section 390-25.B.(3), the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report. *A boundary closure report meeting this closure requirements must be submitted.*
8. Per Section 390-25.B.(5), plans shall be legible in every detail. *The submitted plan is not legible due to it being a copy of another copy. A legible plan must be submitted.*
9. Section 390-25.C. requires the submission of a site context map compiled from existing information showing the location of the proposed major subdivision within its neighborhood context. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. The features that shall be shown on site context maps include topography (from USGS maps), stream valleys, wetland complexes (from maps published by the

United States Fish and Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over 1/2 acre in area (from aerial photographs), ridgelines, public roads and trails, utility easements and rights-of-way, public land, and land protected under conservation easements. *A site context map must be provided in accordance with this Section.*

10. In accordance with Section 390-25.D., for all major subdivisions (except those in which all proposed lots are to be 10 or more acres in area), an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property. *An existing resource and site analysis in compliance with the requirements of this Section must be provided for review.*
11. Section 390-25., identifies the requirements for a preliminary resource impact and conservation analysis to be prepared for all major subdivision applications. *A resource impact and conservation analysis meeting the requirements of this Section must be provided to the Township for review.*
12. In accordance with Section 390-25.F., the preliminary improvements plan shall include the following items:
 - a. §390-25.F.(1) – Historic resources, trails and significant natural features, including topography, areas of steep slope, wetlands, one-hundred-year floodplains, swales, rock outcroppings, vegetation, existing utilities, and other site features, as indicated on the existing resources and site analysis. *This information shall be provided on the plan based on the existing resources and site analysis requirements in Section 390-25.D.*
 - b. §390-25.F.(2) – Existing and proposed lot lines, lot areas, full lot grading, driveway locations and elevations, and any existing easements and rights-of-way. *The submitted plan must be revised to include the required grading and elevations.*
 - c. §390-25.F.(3) – Location, alignment, width, profile and proposed names of all proposed roads and road rights-of-way, including all road extensions or spurs that are reasonably necessary to provide adequate road connections and facilities to adjoining development or undeveloped areas; preliminarily engineered profiles for proposed roads. Turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas. *The roadway information required by this Section must be provided for the proposed private access street.*
 - d. §390-25.F.(4) – Information indicating available and safe sight stopping distances for

all driveways, access drives, roads, etc., which must be in compliance with the most current PennDOT specifications. *Safe sight stopping distances must be provided for the proposed private access street in accordance with this Section.*

- e. §390-25.F.(5) – Location of proposed swales, drainage easements, stormwater and other management facilities. Also, see Chapter 365, Stormwater Management, of the Code of the Township of Pocono. *Proposed stormwater features required by this Section and Chapter 365 must be shown on the plan.*
- f. §390-25.F.(8) – Location of all percolation tests as may be required under this chapter, including all failed test sites or pits as well as those approved. All approved sites shall be clearly distinguished from unapproved sites. *All percolation test sites and pits must be shown on the plans.*
- g. §390-25.F.(9) – Limit of disturbance line (must be exact in relation to the retention of existing trees proposed to be saved). *The proposed limit of disturbance line must be shown on the plan.*
- h. §390-25.F.(10) – Location and dimensions of proposed playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use. *Any use as outlined in this section must be shown on the plan.*
- i. §390-25.F.(13)(a) – Locations of existing and proposed utility easements. *All existing or proposed utility easements must be shown on the plans.*
- j. §390-25.F.(13)(b) – Layout of all proposed sanitary and storm sewers and location of all inlets and culverts, and any proposed connections with existing facilities. *All proposed stormwater features must be shown on the plan.*
- k. §390-25.F.(14) – Location of proposed shade trees, plus locations of existing vegetation to be retained. *Existing and proposed trees and vegetation must be shown on the plan.*
- l. §390-25.F.(15) – A signature block in the lower right hand eighth of the plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block. *The submitted plan contains executed signature blocks from the previous subdivision in 2004. The plan must be resubmitted with the required signature blocks for the current proposal.*
- m. §390-25.F.(16) – Signature blocks for the Township Engineer and Monroe County Planning Commission. *The submitted plan contains executed signature blocks from the previous subdivision in 2004. The plan be resubmitted with the required signature blocks for the current proposal.*
- n. §390-25.F.(18) – A title block shall be included on the lower right corner. *The*

submitted plan has a title block for Martin and Robbins – Registered Surveyors. Since William Schoenagel (Schoenagel & Schoenagel, LLC) is the professional on the submitted application, his title block must be on the plan, not Martin and Robbins unless he has permission to utilize their plan.

- o. §390-25.F.(19) – Name and address of project. *The name and address of the current project must be shown on the plan.*
- p. §390-25.F.(20) – Name and address of the owner of record (if a corporation, give name of each officer) and current deed book and page where the deed of record is recorded. *The property owners, Douglas & Kathryn Blessing, as indicated on the application, are not listed on the submitted plan. Their names and address as well as the deed book and page of record must be on the plan.*
- q. §390-25.F.(21) – Name and address of developer if different from landowner (if a corporation, give name of each officer). *The application has a different applicant name than that of the owners. The applicants' names, Krzysztof Kukla & Slawomir Skaza, must be listed on the plan.*
- r. §390-25.F.(22) – Name, address, license number, original seal and original signature of the qualified professional responsible for the preparation of the plan. *The submitted plan has a title block for Martin and Robbins – Registered Surveyors and is sealed by Mark W. Robbins, P.L.S. William Schoenagel (Schoenagel & Schoenagel, LLC) is the professional listed on the submitted application. His name, address, license number, original seal and original signature must be on the plan unless there is an arrangement with Mr. Robbins to use his professional information.*
- s. §390-25.F.(23) – Date, including the month, day and year that the preliminary plan was initially prepared and the month, day and year for each plan revision along with a description of the revision. *The submitted plan is a recorded plan from 2004 with a hand-written date of July 19, 2022, noted on it. The current plan preparation date must be provided on the plan.*
- t. §390-25.F.(24) – A key map for the purpose of locating the property being subdivided and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all roads, roads, municipal boundaries, zoning districts (if zoning is in effect), watercourses and any area subject to flooding. *The location map on the submitted plan is illegible. A key/location map meeting the requirements of this Section must be added to the plan.*
- u. §390-25.F.(27) – Names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown. *The names and tax map information on the submitted plan are not current. The current information for the adjoining owners must be provided in accordance with this Section.*

- v. §390-25.F.(28) – The road name and number (if applicable) where the property is located. *This information must be provided on the plan.*
 - w. §390-25.F.(29) – Certificate of ownership and acknowledgment of the plan, in the form provided by the Township, which shall be accurately completed, signed by the owner of the property, dated and notarized. *The submitted plan contains an executed ownership acknowledgement from the previous subdivision and former owner. The plan must be revised to have the required acknowledgement for the current owners.*
 - x. §390-25.F.(30) – Certificate of accuracy and compliance, in the form provided by the Township, dated and signed by the registered professional land surveyor responsible for the plan and embossed with his or her seal. *The submitted plan has a title block for Martin and Robbins – Registered Surveyors and the certificate of accuracy and compliance is sealed by Mark W. Robbins, P.L.S. William Schoenagel (Schoenagel & Schoenagel, LLC) is the professional listed on the submitted application. His name, address, license number, original seal and original signature must be on the plan unless there is an arrangement with Mr. Robbins to use his professional information.*
 - y. §390-25.F.(30) – The items in this section shall be on all preliminary plans in the form of protective covenants and/or notes. *While some of the notes in this Section are on the submitted plan, the submitted plan cannot be used for recording because it was already recorded. A new plan with the required protective covenants and/or notes must be submitted.*
13. In accordance with Section 390-25.G.(1), the following road information shall be submitted with preliminary plans for all major subdivisions:
- a. Typical road cross-section drawings for all proposed roads
 - b. Profiles along the top of the cartway center line showing existing and proposed grade lines and printed elevations of the proposed grade lines at fifty-foot intervals, with stationing.
 - c. WB-50 turning movement diagrams for the largest anticipated vehicle.
- The submitted plan does not contain any of this information and must be revised to comply with this Section.*
14. Per Section 390-25.G.(3), any existing or proposed deed restrictions, protective and restrictive covenants that apply to the major subdivision and/or development plan shall be submitted with preliminary plans for all major subdivisions. *The required information shall be submitted. If there are no deed restrictions or covenants, a statement of such shall be provided.*
15. Per Section 390-25.G.(6), proof of legal interest in the property, a copy of the latest deed of record and current title search report shall be submitted with preliminary plans for all major subdivisions. *This information has not been included with the preliminary plan application and must be provided to the Township.*
16. Per Section 390-25.G.(7), in the case of individual on-lot wells, information documenting

water table depth and potential for affecting the groundwater supply shall be submitted with preliminary plans for all major subdivisions. *This information regarding the water table was not included with the preliminary plan submission and must be provided to the Township.*

17. Per Section 390-25.G.(8)(a), sewage disposal information. shall be submitted with preliminary plans for all major subdivisions. Completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act and PA DEP must be provided. *This information has not been included with the preliminary plan submission and must be provided to the Township.*
18. Per Section 390-25.G.(10), confirmation must be submitted with the preliminary plans that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. *This confirmation was not included with the preliminary plan submission and must be provided to the Township.*
19. Per Section 390-25.G.(11), a drainage/stormwater management plan meeting the requirements of this chapter and any Stormwater Management Ordinance adopted by the Township must be submitted with the preliminary plans. *A stormwater management plan was not included with the preliminary plan submission and must be provided to the Township.*
20. Per Section 390-25.G.(13), a landscaping plan documenting compliance with §390-55 must be submitted with the preliminary plans. *No landscaping plans were submitted with the preliminary plan submission. A landscaping plan must be provided to the Township.*
21. Per Section 390-25.G.(15), confirmation that the highway occupancy permit application has been accepted for review by the Township must be submitted with the preliminary plans. *The required application information was not included with the preliminary plan submission and must be provided to the Township.*
22. Per Section 390-25.G.(16), a written plan for the ownership of and maintenance of all improvements, common areas and open space as required by §390-38 and 390-39 of this chapter must be submitted with the preliminary plans. *The required written plan for ownership and maintenance was not included with the preliminary plan submission and must be provided to the Township.*
23. Per Section 390-25.G.(17), the required wetland studies must be submitted with the preliminary plans. *A wetland study was not included with the preliminary plan submission and must be provided to the Township.*
24. Per Section 390-25.G.(22), a proposed grading plan is required to be submitted with the preliminary plans. *No grading plans were included with the preliminary plan submission. This must be provided to the Township.*

25. In accordance with Section 390-25.K., prior to approval of the preliminary plan, the applicant shall submit to the Township a preliminary plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations. *The required engineering certification must be submitted.*
26. Pursuant to Section 390-48.A., every subdivision and land development shall have access to a public road. *A proposed private access street is proposed across proposed Lots 1A and 1B, but it does not meet a public road. Instead, it meets an existing private access street. Information must be provided to the Township demonstrating that these two (2) lots have a right to access the existing private access street.*
27. In accordance with Section 390-48.F., existing private roads or private rights-of-way proposed to provide access to a subdivision and/or land development shall meet all the requirements of this §390-48 or shall otherwise be improved to such standards. The submitted plan shows a private access street on the southern side of proposed Lot 1B. *Since the existing private access street is proposed to be utilized to provide access to the new private access street cul-de-sac, the existing private access street must meet all the of the requirements and standards as outlined in the ordinance. This includes, but is not limited to, the right-of-way width and the required improvements to the street.*
28. Per Section 390-48.J.(3), all cul-de-sac roads, whether permanently or temporarily designed as such, shall terminate in a turnaround. A circular turnaround or off-center circular turnaround having a right-of-way with a minimum outside radius of 50 feet, an outer pavement edge or curbline having a minimum radius of 40 feet and improved to the required construction specifications shall be provided. A teardrop turnaround with a center island may be approved by the Board of Commissioners. *The proposed turnaround is shown with a 40-foot radius to the right-of-way. In accordance with this Section, this must be a minimum of 50 feet. The plan must be revised to comply with this requirement.*
29. Per Section 390-48.J.(4), the turnaround right-of-way of the cul-de-sac shall be connected to the approach right-of-way by an arc having a radius of not less than 25 feet and the pavement by an arc of not less than 30 feet. *The proposed radius of the right-of-way connection is 20 feet. The plan must be revised to comply with the 25-foot requirement.*
30. Private access roads are addressed in Section 390-48.K. Private access roads may be used to provide access for residential lots to an existing public road. Any subdivision which incorporates a private access road shall be considered a major subdivision and the private access road and any associated stormwater or other facilities shall be considered improvements which require completion or a financial guarantee prior to final approval.

It is noted that because a private access road is proposed on the submitted plan, this plan is considered a major subdivision and has been reviewed as such.

31. Per Section 390-48.K.(2), the width of the private access road shall conform to Table 390-48-1. *The private access street width has not been shown on the submitted plan. Per the table, the cartway must be a minimum of 18 feet. The plan must show the street width in accordance with this Section.*
32. Per Section 390-48.K.(4), the private access road shall not under any circumstances be offered to the Township as a public road. A covenant such as follows shall be placed on the final plan and the deed of conveyance clearly assigning responsibility for the maintenance of the private access road and turnaround and establishing its future private ownership status: "The maintenance of the private access road and turnaround shall be the responsibility of the owner(s) of the lots served by the road. The private access road shall remain private and shall not be offered for dedication to the Township as a public road." *The required covenant must be added to the plan.*
33. Per Section 390-48.K.(5), a leveling area not exceeding 4% in grade and not less than 40 feet in length shall be provided where the private access road intersects with the right-of-way of the adjoining road. *The required leveling area must be shown on the plan.*
34. Per Section 390-48.K.(7), a private access road shall not be permitted to intersect the through road where the tangent grade of the through road at the point of intersection of the center lines of the two roads exceeds 8% for the private access road intersection. *Existing and proposed grades and road profiles must be added to the plan to demonstrate compliance with this Section. Currently, no information is shown.*
35. Per Section 390-48.K.(8), the private access road shall be paved from the connection with the adjoining road to 50 feet beyond the adjoining road right-of-way. The paving material and cross section shall meet or exceed the specifications for local roads required by this chapter. *Pavement information for the private access road shall be added to the plan to comply with this Section.*
36. Section 390-48.L.(1) requires center lines of roads to intersect as nearly at right angles as possible. Center-line intersection angles of less than 60° shall not be approved under any condition. *Centerline information for the proposed private access street and Deerfield Way must be provided to demonstrate compliance with this Section.*
37. Per Section 390-48.L.(4), the cartway edge at intersections shall be rounded by a tangential arc with a minimum radius of 40 feet for local roads and roads of lesser classification. *The plan must be revised to show the cartway edges at the intersection of the proposed private access street and Deerfield Way to demonstrate compliance with this Section.*
38. Traffic signs shall be required in accordance with Section 390-48.L.(5) and 390-48FF. *No signage is currently shown. Proper traffic signs must be added to the plan.*

39. Pursuant to Section 390-48.N.(1), shoulder surfaces shall be graded at a slope of 0.75 inch per foot away from the pavement edge. *No grading is currently shown. The plan must be revised to show the required grading from the pavement edge.*
40. Per Section 390-48.N.(2), the finished paved travel way surface of tangent sections and curve sections not required to be superelevated shall be crowned at 0.25 inch per foot away from the center line. *No grading is currently shown. The plan must be revised to show the required grading of the travel way surface.*
41. Section 390-48.O. requires easements for utilities to be provided and they shall conform in width and alignment to the recommendations of the appropriate utility company. Easements shall also be provided for all stormwater drainage ditches, sewers, and watercourses. All easements shall be shown on the preliminary and final plans. *The plan must be revised to reflect any required easements for the project.*
42. Per Section 390-48.O.(1) access easements shall be shown and labeled on the plans to indicate the purpose, easement users, and the rights of said users and ownership and maintenance responsibility shall be noted on the plans for each easement. *Access easements must be shown on the plans.*
43. Per Section 390-48.Q., road grades shall be designed as follows:
- Center-line grades shall not exceed the grades set forth in Table 390-48-1.
 - The maximum grade across the turnaround on a cul-de-sac road shall not exceed 4%.
 - To provide for adequate drainage, the minimum grade of any road gutter shall not be less than 1%.
 - To provide for adequate drainage, the minimum grade of any parallel ditch along a road shall be not less than 1.5%.
 - A leveling area for all road intersections shall be provided in accord with "PennDOT Publication 13M, Design Manual Part 2, Highway Design, latest edition" requirements based on average daily traffic for the intersecting roads.

No road grade information has been provided. The plans must be revised to provide the required road grade information in accordance with this Section.

44. Per Section 390-48.R., vertical curves shall be used at changes of grade exceeding 1% and shall be designed in accord with "PennDOT Publication 13M, Design Manual Part 2, Highway Design, latest edition" requirements based on average daily traffic for the road. The following vertical curve information shall be shown on the road profiles:
- Length of vertical curve.
 - Elevation and stationing of the vertical point of intersection, vertical point of curvature, vertical point of tangency, and middle offset.
 - Road grades.
 - Sight distances.

No road profile information has been provided. The plans must be revised to provide the required vertical curve information on the road profiles in accordance with this Section.

45. Per Section 390-48.S.(1), the clear sight triangle shall be guaranteed either by deed restriction, by lease restriction or by plan reference, whichever method is applicable. Vegetation shall not be planted or allowed to grow in such a manner as to obscure vision between a height of two feet to 10 feet above the center-line grades of the intersecting roads. *The clear sight triangle must be shown, and a note added to the plan regarding the vegetation restriction.*
46. In accordance with Section 390-48.S.(2)(c), the clear sight triangle shall be determined by the intersecting road center lines and a diagonal connecting the two points, one point at each road center line, each of which points is: Seventy-five feet from the intersection of such road center lines if both roads are local roads or private access roads. *The clear sight triangle, as required by this Section, must be shown on the plan.*
47. Per Section 390-48.V., the right-of-way for all roads shall be cleared of vegetation to the full width of the required right-of-way and including any additional area required for road cartway, cuts and fills, and associated drainage facilities. *The required clearing must be depicted on the plan.*
48. Per Section 390-49.A.(4), monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan.” *A current survey must be completed, and monuments placed on the outbound if they are missing. The plan shall be updated accordingly.*
49. Per Section 390-49.B.(4), markers shall be set at each existing and proposed lot corner. If it is impossible or impractical to set a survey marker precisely on the corner, then survey markers may be established on the line of the lot and offset a distance from the actual corner. Such distance shall be so noted on the final plan. *The plan shall be revised to show the markers to be set in accordance with this Section.*
50. Pursuant to Section 390-50.B., a stormwater drainage and management plan shall be required for all major subdivisions and all land developments and all subdivisions and land developments shall comply with Chapter 365, Stormwater Management. *A stormwater drainage and management plan has not been submitted for review. The required plan must be submitted.*
51. In accordance with Section 390-51.A., all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control. Additionally, per Section 390-51.B., preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP. *The submitted plan does not show any erosion and sedimentation controls. The plans must be revised to show the required information and submitted to the MCCD for all required approvals and permits.*

52. Per Section 390-52.C., all on-lot water supply systems shall comply with the requirements of Pennsylvania Department of Environmental Protection and/or applicable Township ordinances. The requirement for the installation of on-lot wells shall be noted on the development plan and shall be required by restrictive covenant to be approved by the Township prior to preliminary plan approval. *The required note and restrictive covenant must be added to the plan.*
53. Per Section 390-52.F.(1), all on-site sewage disposal systems shall comply with the applicable PA DEP standards, the Township Sewage Facilities Ordinance, and all other applicable standards. *A note outlining these requirements shall be added to the plan.*
54. A landscape plan meeting the requirements of Section 390-55.A. shall be prepared for all land developments and major subdivisions; and no land development or major subdivision shall be finally approved until all landscaping has been installed or guaranteed in accord with this chapter. *A landscape plan must be prepared and submitted to the Township for review and approval.*
55. Unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre in accordance with Section 390-55.B. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5-inch caliper for a maximum of 20% of the tree requirement. *A landscape plan must be prepared and submitted to the Township for review and approval.*
56. Per Section 390-55.D.(1)(b), street trees are required along all proposed streets. *A landscape plan must be prepared and submitted to the Township for review and approval.*
57. Section 390-58. requires common open space, recreation areas and in-lieu fees for any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date. *The Applicant shall address whether common open space is proposed and shall comply with this Section, as required.*

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the 17th day of October, 2022.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Taylor Munoz
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President

**Pocono Township Board of Commissioners
Regular Meeting Minutes
October 3, 2022 | 6:30 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on October 3, 2022 and was opened by President Rich Wielebinski at 6:30 p.m. followed by the Pledge of Allegiance.

Roll Call: Jerrod Belvin, present; Ellen Gndt, present via Zoom and later in-person; Jerry Lastowski, present; Keith Meeker, present; and Rich Wielebinski, present.

In Attendance: Leo DeVito, Township Solicitor; Jon Tresslar, Township Engineer; Shawn Goucher, Acting Chief of Police; Shawn McGlynn, Township Building/Zoning Officer; Judith Acosta, Township Zoning Officer; Robert Sargent, Public Works Supervisor; and Krisann MacDougall, Administrative Assistant.

Public Comment

Vitaliy Braverman (Township Resident) – Expressed concerns about the impact of warehouse and distribution centers on Township roads; the financial impact of the facilities; and the impact on his home on Ruby Lane.

Mary McIsaac (Jackson Resident) – Believes zoning is primary method for the regulation of land. Feels Warner Road Core5 project does not meet all township zoning requirements.

Elina Braverman (Township Resident) – Requested that the Commissioners require Core5 follow Township codes and perform a community impact study with an independent third-party review to ensure this type of development does not endanger residents.

Lisa Buchholz (Jackson Resident) – Expressed concern about what entity would occupy proposed Core5 warehouse, water use and direct impact on neighboring homes.

Cindy Anglemeyer (Township Resident) – Asked for clarification as to whether Sanofi was involved in potential Core5 development. It was stated that they were not.

E. Gndt requested the individual speakers share their research with her.

Announcements

- An executive session was held before tonight's meeting for the purpose of discussion personnel issues and the potential acquisition of real estate.
- The Board of Commissioners will hold a special meeting this coming Thursday, October 6 at 6:00 p.m. for the purpose of discussion and possible action regarding the establishment of a zoning overlay for commercial and industrial zoning districts and any other business that might come before the Board.
- The Board of Commissioners will hold a work session on Tuesday, October 11 at 4:30 p.m. for the purpose of discussing the 2023 Township Budget.
- Pocono Township's Trunk-or-Treat will take place on Sunday, October 30 from 3:00 p.m. to 6:00 p.m. at the Township complex. We welcome children and their families to come in costume and enjoy various treats and activities, including hayrides, throughout the day. Live music will be performed by Joe O'Malley. More information is found on our Township Facebook page.

Hearings

R. Wielebinski made a motion, seconded by E. Gndt, to open a public hearing for consideration of Ordinance 2022-07 to add Chapter 280 Parks to the Pocono Township Codified Ordinances.

establishing rules and regulations of parks within the Township of Pocono and repealing all ordinances and parts of ordinances inconsistent herewith. All in favor. Motion carried.

L. DeVito stated the ordinance hearing establishes formal rules and regulations for the parks and provides for penalty provisions and opened floor to public comment. Audience member asked to review the ordinance. R. Wielebinski announced all agendas and documents for meetings are posted each Friday for public review. L. DeVito summarized the ordinance. E. Gnadtt noted the ordinances are not attached to the agendas.

R. Wielebinski made a motion, seconded by K. Meeker, to close the public hearing. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by E. Gnadtt, to approve Ordinance 2022-07 to add Chapter 280 Parks to the Pocono Township Codified Ordinances, establishing rules and regulations of parks within the Township of Pocono and repealing all ordinances and parts of ordinances inconsistent herewith. J. Lastowski noted a misspelling and asked for clarification with wording. R. Wielebinski amended the motion to remove under TLC Park, Section B, Item 2 - Pocono Township residents have priority use of basketball court, and correct misspelling under Tobacco, Section B, Item 2. Amendment accepted. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by J. Lastowski, to open a public hearing for consideration of Ordinance 2022-08 amending Chapter 425 of the Pocono Township Codified Ordinances, Chapter 425 Vehicles and Traffic, Article III Parking Regulations at TLC Park, amending parking regulations in TLC Park and repealing all ordinances and parts of ordinances inconsistent herewith. All in favor. Motion carried.

L. DeVito reviewed ordinance changes and opened the floor for public comment. Elina Braverman, Township resident, asked for clarification.

R. Wielebinski made a motion, seconded by E. Gnadtt, to close the public hearing. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by J. Lastowski, to approve Ordinance 2022-08 amending Chapter 425 of the Pocono Township Codified Ordinances, Chapter 425 Vehicles and Traffic, Article III Parking Regulations at TLC Park, amending parking regulations in TLC Park and repealing all ordinances and parts of ordinances inconsistent herewith. All in favor. Motion carried.

- Local Agency Hearing – 249 Camelback Road – Appeal of Lori A. Grossi and Felicia Damato, of two enforcement notices, dated July 22, 2022 and August 3, 2022, issued by the Township Zoning Officer for violations of Chapter 302, Transient Dwelling Use of Single-Family Dwellings.

R. Wielebinski made a motion, seconded by K. Meeker, to open a public hearing for the Appeal of Lori A. Grossi and Felicia Damato, of two enforcement notices, dated July 22, 2022 and August 3, 2022, issued by the Township Zoning Officer for violations of Chapter 302, Transient Dwelling Use of Single-Family Dwellings. All in favor. Motion carried.

L. DeVito informed the Board an appeal was filed by the owners of 249 Camelback Road challenging enforcement of regulations of the TDU Ordinance, Chapter 302 which seeks the revocation of a license issued for a short term rental at this property. He explained the role of the Board sitting as a quasi-judicial body and noted the owners of 249 Camelback Road were being represented by John Lisman, Hoegen & Associates.

A full record of the Local Agency Hearing was transcribed by a court reporter and full details are contained therein.

R. Wielebinski made a motion, seconded by J. Belvin, to grant the appeal of Zoning Exhibit 6, dated August 3, 2022, finding the enforcement notice not valid. L. DeVito clarified Zoning Exhibit 6 is the

violation cited for advertising occupancy in excess of the licensed amount of sixteen (16). All in favor. Motion carried.

R. Wielebinski made a motion, seconded by J. Belvin, to uphold the Zoning Officer's notice of violation for Zoning Exhibit 2, Zoning Exhibit 3 and Zoning Exhibit 4. All in favor. Motion carried.

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the September 19, 2022 regular meeting of the Board of Commissioners.
 - Financial transactions through September 30, 2022 including:
 - Ratification of general fund expenditures in the amount of \$2,900.00 and sewer operating expenditures of \$528.90.
 - Ratification of gross payroll for pay period ending September 18, 2022 in the amount of \$141,784.12.
 - Vouchers payable in the amount of \$417,724.20.
 - Sewer operating fund expenditures in the amount of \$14,524.91.
 - Sewer construction fund expenditures in the amount of \$607.50.
 - Capital reserve fund expenditures in the amount of \$10,849.34.
 - An interfund transfer of \$50,000 of open space in-lieu-of funds from the General Fund to the Capital Reserve for the installation of TLC Park Playground equipment.

R. Wielebinski made a motion, seconded by J. Lastowski, to approve the consent agenda. All in favor. Motion carried.

NEW BUSINESS - None

Report of the President

Richard Wielebinski

R. Wielebinski made a motion, seconded by J. Belvin, to ratify a quote for an appraisal performed by Tom McKeown in the amount of \$5,500 on the Pocono Elementary Center (PEC) property on Warner Road in Tannersville. All in favor. Motion carried.

- Quotes received for the TLC Park Spillway Wingwalls project
 - Jon Tresslar reviewed quotes received with the Board. Request was made for a lump sum quote to remove wingwalls and rebuild them in place using the same material and putting a concrete cap on wall to match bridge. All contractors were given the same specifications. Received quotes were as follows:
 - Randy Peechatka - \$20,840
 - Anderson Masonry - \$58,000
 - Mar Allen - \$91,991
 - Stonecraft, LLC - \$91,005

R. Wielebinski made a motion, seconded by E. Gndt, to award the rebuilding of the Spillway Wingwalls at TLC Park to Randy Peechatka for \$20,840. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by K. Meeker, to authorize the Township Manager to proceed with scheduling installation of the TLC Park Splash Pad through Recreation Resource for the 2023 construction season. R. Wielebinski discussed timing of projects when grant monies are received. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by J. Belvin, to accept a proposal from Sarcinello Planning & GIS Services in the amount of \$44,800 for preparation of amendments to the Pocono Township Zoning

Ordinance, Zoning Map and SALDO focusing on land uses, zoning district boundaries and natural resource protection. J. Lastowski asked for clarification. All in favor. Motion carried.

- Thanked our legislators for supporting a \$125,000 DCED Greenways, Trails & Recreation Program grant for the TLC Splash Pad.
- Discussion regarding spraying of Township parks for gypsy moths – Conservation District recommends residents survey their trees for gypsy moth egg masses.

Commissioner Comments

Jerrod Belvin – Vice President

J. Belvin commended Sanofi for being incredible community partners in Pocono Township and indicated Sanofi has no plans to build warehouses on Warner Road. J. Lastowski stated Sanofi gave a grant of \$75,000 each year for five years for the Fire Department's ladder truck.

- Update – Installation of security cameras at TLC Park – Cameras are up and working. Noticed vandalism at Mountain View Park.

Ellen Gmandt – Commissioner - None

Jerry Lastowski – Commissioner

- Discussion regarding basketball programs and/or leagues at TLC Park – Placeholder for next meeting.

Inquired about clearcutting the mountain behind Swiftwater Apartments. J. Belvin indicated Anthony Maula intends to build condos/townhouses. J. Tresslar stated Mr. Maula initially wanted to build a hotel and, with a change of land use, would need to go through the land development process again.

Keith Meeker – Commissioner - None

Reports

Zoning – J. Acosta gave review of monthly zoning report. R. Wielebinski inquired if Spa Castle can be cited for code violations.

Police Report

- Update – New Officer Hiring Process – New officer started today. Formal presentation at next BOC meeting.
- Update – PTPD Grant Applications – Still working on grant application.

Public Works Report

- Current Public Works projects – Buttoning up items.
- Mountain View Park updates – No update.
- TLC Park updates
 - Update – Dog park installation – Working with Township Manager to order equipment amenities for the Dog Park.
 - Update – Fencing around basketball court and along parking lot border – No update.

Administration – Manager's Report

- 2022 Budget Work Sessions
 - October 11, 2022 @ 4:30 p.m.
 - October 24, 2022 @ 4:30 p.m.

- LSA grant application submitted for P-25 radios for the PTPD.
- 2022 Township Events
 - Trunk-or-Treat – Sunday, October 30, 2022, 3 p.m. to 6:00 p.m.
 - Christmas Tree Lighting – December 3, 2022

Township Engineer Report

- Sidewalk installation for Wendy's and Turkey Hill – Wendy's is waiting for PennDOT and waiting to hear from Turkey Hill.
- Engineering study for identified stormwater projects – Laurel Lake Road and Oakwood Acres – No update.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement – No update.
 - Easement needed from adjoining property owner (Lovito).
- Update – TASA SR 611 sidewalk project – No update.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue – No update.

Township Solicitor Report

- Zoning Hearing Board updates.
 - Recap: Heinzee LLC Public Hearing – Concluded a week ago. Waiting for transcript from D. Kenderdine to file brief.
 - Withdrawn: 245 Cherry Lane Road – Schlier variance request – Variance request was withdrawn.
 - Recap: 386 Camelback Road (Mashriqi STR appeal of denial of application) – This was a split zone property. A small portion fronting on Camelback Road was zoned commercial to allow some billboards to remain and the remaining majority of the property is zoned R-1. The Zoning Hearing Board denied the appeal.
 - 10/13: 391 Laurel Lake Road (Crawford STR appeal of enforcement action) – Date set for 10/13/22.
- Local Agency Hearing
 - 2nd Local Agency Hearing Request for 249 Camelback Road (Grossi) – Application received regarding enforcement actions from 9/9/22 & 9/12/22 with permit revocation. Both are for noise and one for permit revocation.
- Update – Closing date for sale of Bartonsville Avenue parcel – Need to schedule closing date.
- Update – Tobyhanna Act 537 Sewage Capacity Request – Discussed during sewer meeting.
- Update – Kelly Trust Property – Kelly property is being cleaned up bringing them into compliance.
- Update – Johnson Appeal Commonwealth Court argument – No decision was made.
- Update – PJJWA transfer agreement – Received final version of PJJWA transfer agreement and will forward to the Board for final comments.

Received a zoning request from Tom Lovito to rezone his property (from R1 to Commercial) that is 2.1 acres, the old Daystar Bible Holiness Church property they recently purchased. Presentation will be at next BOC meeting and if Board is inclined to consider rezoning, it would go to Planning Commission for review and recommendation.

Public Comment - None

Adjournment

R. Wielebinski made a motion, seconded by J. Belvin, to adjourn the meeting at 11:04 p.m. All in favor. Motion carried.

**Pocono Township Board of Commissioners
Regular Meeting Minutes
October 6, 2022 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on October 3, 2022 and was opened by President Rich Wielebinski at 6:08 p.m. followed by the Pledge of Allegiance.

Roll Call: Jerrod Belvin, present; Ellen Gndt, present; Jerry Lastowski, present; Keith Meeker, present; and Rich Wielebinski, present.

In Attendance: Leo DeVito, Township Solicitor; Jon Tresslar, Township Engineer; and Taylor Munoz, Township Manager.

Public Comment

Dr. Alexander Jackson (Director, BCRA) – Urged inclusion of Plan for Clean Water in revisions to Pocono Township zoning ordinance. Spoke to importance of preserving natural and water resources.

Elizabeth Casiano (Township Resident) – Applauded the Township for pursuing the zoning overlay process to avert negative damage from further warehouse type development.

OLD BUSINESS – None

NEW BUSINESS

- Discussion and possible action regarding establishing an Enterprise Zone overlay for commercial and industrial zoning districts.

L. DeVito stated that Pocono Township declared its zoning ordinance as invalid at its first meeting in September. The Township confirmed this action two weeks later via formal resolution. The next step is to develop a cure to the ordinance within 180 days. Explained that the Pennsylvania zoning law is clear that every municipality must prepare an area for every type of use, regardless of the type. The Township cannot prohibit a use. To prohibit a use would allow a developer or other party to have right to develop a tract in a “free for all” approach. L. DeVito discussed general timeline for having curative amendment in place. Stated the first step is to decide where the Township believes these types of uses are best suited within the bounds of the Township and develop specific language following.

Eric Koopman, Monroe County Planning Commission, presented proposed overlay and explained limitations of the current ordinance. Outlined process used to develop proposed overlay and focus on highway access, limiting impact of truck traffic; minimum acreage requirements; and selecting properties that can be developed. The proposed overlay is a total of 390 acres, roughly the same size as the Township’s existing Industrial District.

Further discussion regarding legal basis for the zoning overlay and balancing growth and property rights.

E. Gndt stated the Township has done overlay districts before, including for Brookdale Recovery Center.

Cynthia Anglemyer (Resident) – Asked what happens what happens if an overlay district gets full.

Elina Braverman (Resident) – Asked what minimum acreage is required for a warehouse. Asked for clarification regarding the conditional approval of the Warner Road warehouse and conditional use.

Guy Doleiden (Resident) – Asked whether the Township could add Sanofi property to the overlay zone.

Josh Knapp (Resident) – Believes the Township should not be swayed by the possibility of legal action. Stated the Township needs to look at the uses and what the Township is allowing.

Lisa Buccholz (Jackson Resident) – Asked whether when an applicant brings an application to the Township if the Township would consider not issuing various waivers.

Josh Knapp (Resident) – Believes the Commissioners are doing the right thing for the Township. Have been interacting with many groups in terms of the environmental considerations, including the BWA. Concerned about the near-term impacts of the Core5 Warner Road project.

Patrice Linuci (Township Resident) – Asked for clarification regarding the Township's ability to restrict warehouse type uses. Expressed concerns about continued growth of the area, including traffic.

Vitaliy Braverman (Township Resident) – If PennDOT disallowed Core5 to build off Warner Road, asked whether they could use that as leverage to build along Stadden or somewhere else.

L. DeVito clarified Core5 could not develop anywhere outside of the proposed overlay zone.

Karen Doleiden (Township Resident) – Asked when the adjoining property was zoned Commercial.

R. Wielebinski made a motion, seconded by J. Belvin, that Pocono Township move forward with the proposed draft overlay. Discussion – E. Gmandt asked for clarification. All in favor. Motion carried.

Commissioner Comments

Richard Wielebinski – President. None.

Jerrold Belvin – Vice President. None.

Ellen Gmandt – Commissioner. Thanked T. Munoz, L. Devito, J. Tresslar, and J. Acosta for helping develop the preliminary overlay.

Jerry Lastowski – Commissioner Thanked community members for being at the meeting. Thanked Eric Koopman for attending the meeting.

Keith Meeker – Commissioner. None.

Public Comment

For any individuals wishing to make public comment tonight, including those dialed in by phone, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township. Please limit individual comments to five (5) minutes and direct all comments to the President.

Cynthia Anglemeyer (Resident) – Asked question about zoning map.

Elina Braverman (Resident) – Asked if the Core5 Warner Road portion of the overlay must remain.

Guy Doleiden (Resident) – Thanked the Board for their work standing up for Township residents.

Adjournment

R. Wielebinski made a motion, seconded by J. Belvin, to adjourn the meeting at 7:39 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Monday, October 17, 2022

SUMMARY

Ratify

General Fund	\$	2,597.10
Payroll	\$	121,120.89
Sewer Operating	\$	511.25
Sewer Construction	\$	-
Capital Reserve	\$	-

Bill List

TOTAL General Fund	\$	253,934.93
TOTAL Sewer <u>OPERATING</u> Fund	\$	124,091.27
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	77,263.07
TOTAL Capital Reserve Fund	\$	90,136.01
Liquid Fuels	\$	-

TOTAL EXPENDITURES	\$	669,654.52
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Fire Tax Disbursement	\$	-
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<u>Budget Adjustments</u>	\$	107,136.29
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Budget Appropriations

Budgetary Interfund Transfer

Use of Grant Funds

ARPA FUNDS TO CAPITAL RESERVE

ARPA FUNDS TO GENERAL FUND

Total Transfers	\$	107,136.29
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Notes:

POCONO TOWNSHIP CHECK LISTING

RATIFY

Monday, October 17, 2022

General Fund

	Date	Check	Vendor	Memo	Amount
Payroll	10/07/2022			PAYROLL ENDING 10/2/2022	\$ 121,120.89
TOTAL PAYROLL					\$ 121,120.89

General Expenditures

	Date	Check	Vendor	Memo	Amount
	10/04/2022	62602	PENTELEDA	olice & Heritage Bldg Internet	\$ 317.08
	10/04/2022	62603	PENTELEDA	TWP Internet	\$ 150.90
	10/04/2022	62604	Staples Business Credit	Copy Paper	\$ 272.45
	10/05/2022	62605	Cash	rd #9563; Lot 363; JCT QA Pick Up Broom - No R	\$ 1,350.00
	10/13/2022	62606	FIRSTNET	MVP Wifi Hotspot	\$ 37.73
	10/13/2022	62607	FIRSTNET	PW Ipads	\$ 75.46
	10/13/2022	62608	Blue Ridge Communications	Police & Twp Phone Lines	\$ 393.48
TOTAL General Fund Bills					\$2,597.10

Sewer Operating Fund

	Date	Check	Vendor	Memo	Amount
	10/04/2022	2293	PENTELEDA	PUMP STATIONS INTERNET	\$ 469.55
	10/13/2022	2294	BLUE RIDGE	PUMP STATIONS PHONES	\$ 12.34
	10/13/2022	2295	STEELES HARDWARE	OPERATIONS SUPPLIES	\$ 29.36
					\$ 511.25

Sewer Construction Fund

	Date	Check	Vendor	Memo	Amount
TOTAL Sewer Construction Fund					\$ -

Capital Reserve Fund

	Date	Check	Vendor	Memo	Amount
TOTAL Capital Reserve Fund					\$ -

TOTAL General Fund	\$	123,717.99	
TOTAL Sewer Operating	\$	511.25	Authorized by:
TOTAL Sewer Construction	\$	-	
Total Capital Reserve	\$	-	Transferred by:
	\$	124,229.24	

POCONO TOWNSHIP CHECK LISTING

Monday, October 17, 2022

General Fund

Date	Check	Vendor	Memo	Amount
10/14/2022	62609	Access Office Technologies	Copiers and Phone Support	\$ 976.51
10/14/2022	62610	ADP, LLC	Payroll & Time/Attendance	\$ 665.86
10/14/2022	62611	Advanced Collision	Police vehicle repair	\$ 7,168.44
10/14/2022	62612	American Heritage Life Insurance Company	Supplemental insurance	\$ 940.16
10/14/2022	62613	ARGS Technology, LLC	IT Services	\$ 3,104.00
10/14/2022	62614	Asphalt Care	PW equipment repair	\$ 169.62
10/14/2022	62615	Brodhead Creek Regional Authority	TWP Sewer 2 EDUs	\$ 171.08
10/14/2022	62616	Broughal & DeVito, L.L.P.	File 3043-22 2022 Billing File	\$ 9,076.90
10/14/2022	62617	Cardmember Service	Police supplies, Firstnet, and supplies	\$ 1,819.70
10/14/2022	62618	Cardmember Service	Software licenses, supplies, & Firstnet	\$ 5,799.96
10/14/2022	62619	Cardmember Service	PW supplies	\$ 557.28
10/14/2022	62620	Coslar Sanitation	Fall Cleanup	\$ 11,520.00
10/14/2022	62621	Cyphers Truck Parts	PW Heavy equipment parts	\$ 463.62
10/14/2022	62622	D.G. Nicholas Co.	PW parts and supplies	\$ 376.28
10/14/2022	62623	DES	Sep 2022 TWP Recycling	\$ 30.00
10/14/2022	62624	E.M.Kutz, Inc.	PW parts and supplies	\$ 582.80
10/14/2022	62625	Eric A. Moses Co.	PW parts and supplies	\$ 97.08
10/14/2022	62626	Eureka Stone Quarry, Inc.	Road materials	\$ 557.05
10/14/2022	62627	Eureka Stone Quarry, Inc.	Road materials	\$ 7,746.52
10/14/2022	62628	H. M. Beers, Inc.	Sep 2022 SEO Services	\$ 1,300.00
10/14/2022	62629	Jan-Pro of NEPA	Oct 2022 Cleaning Services	\$ 1,450.00
10/14/2022	62630	Kimball Midwest	PW parts and supplies	\$ 527.07
10/14/2022	62631	Lauter, Kevin	2022 Workboots	\$ 150.00
10/14/2022	62632	Lawson Products	Building supplies	\$ 176.32
10/14/2022	62633	Linde Gas & Equipment, Inc.	Cylinder Rental	\$ 34.32
10/14/2022	62634	LVL Engineering Group	Engineering services	\$ 5,851.58
10/14/2022	62635	Marshall Machinery	PW parts and supplies	\$ 3.21
10/14/2022	62636	Medico Construction Equipment Inc.	PW parts and supplies	\$ 24.00
10/14/2022	62637	MRM Worker's Compensation Pooled Trust	Acct 427 Installment 2 of 12 2022	\$ 14,790.71

10/14/2022	62638	My Store	PW Uniforms	\$	67.98
10/14/2022	62639	Newman, Williams, Mishkin, Corveleyn, Wol	Sept 2022 Prof Serv	\$	1,443.00
10/14/2022	62640	PMHIC	Health insurance premium	\$	71,112.60
10/14/2022	62641	Portland Contractors, Inc.	Sep 2022 Services	\$	320.00
10/14/2022	62642	PPL Electric Utilities	Electric service traffic and area lights	\$	98.79
10/14/2022	62643	PPL Electric Utilities	TWP electric service	\$	1,347.57
10/14/2022	62644	PSATS UC GROUP TRUST FUND	UC Contribution Q3 2022	\$	1,160.45
10/14/2022	62645	RJ Lee Group	Crime supplies	\$	412.86
10/14/2022	62646	Sargent, Robert	2022 Workboots	\$	150.00
10/14/2022	62647	SFM Consulting LLC	Sep 2022 Building & Zoning Consulting	\$	70,831.87
10/14/2022	62648	State Workers Insurance Fund	Fire Dept Workers Comp	\$	1,734.00
10/14/2022	62649	Strategic Investigative Resources LLC	Bagley Polygraph	\$	395.00
10/14/2022	62650	Suburban Propane	Vehicle fuel	\$	5,395.52
10/14/2022	62651	Tulpehocken Mountain Spring Water Inc	TWP Drinking Water	\$	54.39
10/14/2022	62652	UNIFIRST Corporation	PW Uniforms & TWP Carpets	\$	190.87
10/14/2022	62653	Wilson Products Compressed Gas Co.	Industrial Oxygen	\$	16.00
10/14/2022	62654	Witmer Public Safety Group	Ammunition and field materials	\$	6,298.96
10/14/2022	62655	Wittel, Jason	TWP Park Truck Logo	\$	275.00
10/14/2022	62656	Zelenkofske Axelrod LLC	2021 Audit	\$	16,500.00

TOTAL GENERAL FUND **\$253,934.93**

Sewer Operating

Date	Check	Vendor	Memo	Amount
10/14/2022	2296	BLUE RIDGE COMMUNICATIONS	Pump Station 5 Phone	\$ 62.67
10/14/2022	2297	BRODHEAD CREEK REGIONAL AUTHORITY	PA One Call Service	\$ 3,375.00
10/14/2022	2298	BRODHEAD CREEK REGIONAL AUTHORITY	Oct 2022 O&M	\$ 99,664.34
10/14/2022	2299	BROUGHAL & DEVITO, L.L.P.	TWP Sewer Matters	\$ 717.65
10/14/2022	2300	BROUGHAL & DEVITO, L.L.P.	File 3043-22 2022 Billing File	\$ 72.00
10/14/2022	2301	EEMA O&M Services Group, Inc.	Proj 0155-001 Oct 2022 O&M	\$ 6,419.31
10/14/2022	2302	Evoqua Water Technologies LLC	PS 5 Service System	\$ 1,975.27
10/14/2022	2303	LVL Engineering Group	Engineering services	\$ 1,343.50
10/14/2022	2304	METROPOLITAN TELECOMMUNICATIONS	Pump Station 5 Phone	\$ 80.74
10/14/2022	2305	PA One Call System, Inc	PCN	\$ 82.90
10/14/2022	2306	Pocono Management Associates LLC	9/5 - 9/11/22 - 10/9/2022 Sewer Consulting	\$ 8,594.63

10/14/2022	2307	PPL Electric Utilities	Pump Station Electric	\$	1,677.81
10/14/2022	2308	Sargent, Robert	9/26/22 Reimbursement	\$	25.45

TOTAL Sewer Operating **\$124,091.27**

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
10/14/2022	727	BLUE WORLD CONSTRUCTION	PAY APPLICATION 4 JOCKEY PUMP PROJECT	\$ 69,663.50
10/14/2022	728	HAYDEN POWER GROUP	PAY APPLICATION 8 JOCKEY PUMP PROJECT	\$ 4,680.00
10/14/2022	729	LVL ENGINEERING	ENGINEERING SERVICES JOCKEY PUMP PROJECT PS 5	\$ 1,572.57
10/14/2022	730	LVL ENGINEERING	ENGINEERING SERVICES SERVICE CONST PROJECTS	\$ 1,347.00

TOTAL Sewer Construction Fund **\$77,263.07**

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
10/14/2022	1351	ARGS TECHNOLOGY	TLC Park Cameras	\$ 11,867.68
10/14/2022	1352	CARDMEMBER SERVICES	EM Equipment Purchase	\$ 2,399.61
10/14/2022	1353	Carr's	EM Equipment / Sanofi Donation	\$ 5,519.00
10/14/2022	1354	CHEMUNG SUPPLY	Guiderail Installation - Proj 6 In Kind - Not included in Grant	\$ 5,182.00
10/14/2022	1355	Eureka Stone Quarry, Inc.	Road materials PJ 6 Parklane	\$ 2,253.72
10/14/2022	1356	JAMAR Technologies, Inc.	Traffic Light Radar kit	\$ 5,040.00
10/14/2022	1357	Kimmel Bogrette	Oct 2022 Poc TWP Master Concept Plann Architectural Serv	\$ 10,000.00
10/14/2022	1358	LVL ENGINEERING GROUP	Engineering services capital projects	\$ 934.00
10/14/2022	1359	Pro Max Fence Systems, LLC	Final Billing thru Sep 30, 2022 Dog Park Grant	\$ 46,940.00

TOTAL Capital Reserve Fund **\$90,136.01**

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
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TOTAL Fire Tax **\$ -**

ESSA

General Fund	\$	253,934.93	
Sewer Operating	\$	124,091.27	
Sewer Construction Fund	\$	77,263.07	Authorized by: _____
Capital Reserve	\$	90,136.01	
Fire Tax Disbursement	\$	-	
Liquid Fuels	\$	-	
TOTAL ESSA TRANSFER	\$	545,425.28	Transferred by: _____

BUDGET ADJUSTMENT REQUEST

The following line items in the General Fund require additional funding to cover expenditures for the remainder of the year. Department heads request Board of Commissioners approval to move surplus funding to the lines indicated below.

FROM	Amount	TO	Amount	Explanation
400.110 · Salary & Wages - Legislative	4,021.47	463.540 · TIF	4,021.47	Camelback TIF amount paid was \$12,521.47 more than budgeted.
400.460 · Legislaive -Meetings & Training	500.00	463.540 · TIF	500.00	Camelback TIF amount paid to trustee was \$12,521.47 more than budgeted.
401.420 · Admin Dues, Subscriptions & Mem	3,000.00	411.540 · Foreign Fire Payments	3,000.00	State Aid received was \$14,212.44 above budgeted amount.
401.460 · Admin Meetings & Training	300.00	401.200 · Administration Allowances	300.00	Additional funding is needed to cover expected expenditures to the end of the year.
402.310 · Fin Admin Professional Srvs	1,984.82	411.540 · Foreign Fire Payments	1,984.82	State Aid received was \$14,212.44 above budgeted amount.
404.310 · Township Solicitor	5,000.00	408.310 · Township Engineer	5,000.00	Additional funding is needed to cover expected expenditures to the end of the year.
	8,000.00	463.540 · TIF	8,000.00	TIF amount paid to trustee was \$12,521.47 more than budgeted.
404.314 · Legal Services Special Counsel	10,000.00	407.421 · Gen Gov. SAS Subscriptions	10,000.00	Additional funding is needed to cover expenditures to the end of the year.
405.196 · Secretary Insurance	4,000.00	408.310 · Township Engineer	4,000.00	Additional funding is needed to cover expenditures to the end of the year.
406.384 · Gen Govt Equipment Leases	1,000.00	408.310 · Township Engineer	1,000.00	Additional funding is needed to cover expenditures to the end of the year.
410.130 · Police Salaries & Wages-Officer	25,000.00	411.540 · Foreign Fire Payments	10,000.00	State Aid received was \$14,212.44 above budgeted amount.
		411.232 · Fire Department Fuel	10,000.00	Line requires funding as reporting now allows further segregation of expenditures.
		414.314 · Planning & Zoning Legal	5,000.00	Additional funding is needed to cover expenditures to the end of the year.
410.196 · Police Health Insurance	10,000.00	410.450 · Police Contracted Services	10,000.00	Additional funding is needed to cover expenditures to the end of the year.
410.310 · Police Professional Services	6,000.00	410.450 · Police Contracted Services	6,000.00	Additional funding is needed to cover expenditures to the end of the year.
410.460 · Police Meetings & Training	1,500.00	410.373 · Police Maint & Repair Bldg	1,000.00	Additional funding is needed to cover expenditures to the end of the year.
		410.221 · Crime Scene Supplies	500.00	Additional funding is needed to cover expenditures to the end of the year.
414.421 · Planning & Zoning SAS subs.	400.00	415.364 · Emergency Management Operations	400.00	Additional funding is needed to cover unexpected vehicle repairs.
415.460 · Emer Mgmt Meetings & Training	800.00	415.364 · Emergency Management Operations	800.00	Additional funding is needed to cover unexpected vehicle repairs.
430.232 · Public Works Diesel	10,000.00	430.376 · Public Works Equip. Maint. Supp.	10,000.00	Additional funding is needed to cover expenditures to the end of the year.
432.220 · Snow & Ice Rem Oper Supplies	10,000.00	430.120 · Public Works OT Wages	10,000.00	Additional funding is needed to cover possible overtime due to weather & other emergencies.
454.110 · Park Salary & Wage	2,000.00	454.450 · Park Contracted Services	2,000.00	Additional funding is needed to cover expenditures to the end of the year.
454.231 · Park Vehicle Fuel	2,000.00	454.450 · Park Contracted Services	2,000.00	Additional funding is needed to cover expenditures to the end of the year.
454.260 · Park Minor Equipment	50.00	454.340 · Park Advertising & Printing	50.00	Additional funding is needed to cover park truck decal expenditure.
486.350 · Property & Liability Insurance	1,580.00	491.000 · Refund of Prior Year Revenues	1,580.00	County tax refund requests were \$1,580 more than budgeted.
TOTAL ADJUSTMENTS	107,136.29		107,136.29	



October 3, 2022

Pocono Township Board of Commissioners
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TRAPASSO HOTEL LAND DEVELOPMENT
CONSTRUCTION ESCROW RELEASE NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1330276B**

Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

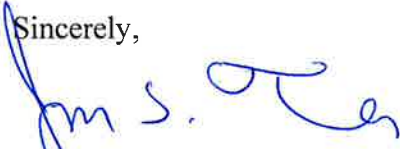
1456 Ferry Road, Building 500
Doylestown, PA 18901

2756 Rimrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 699
Bartonsville, PA 18321

Dear Commissioners:

Based upon our review of this request and construction inspections to date, we recommend that the Applicant be allowed to reduce their construction escrow by **ONE HUNDRED TWENTY-EIGHT THOUSAND TWO HUNDRED FORTY-SIX DOLLARS AND EIGHTY-FIVE CENTS (\$128,246.85)**, which represents the amount of this release (\$142,496.50 work constructed and retainage in the amount of \$14,249.65) leaving a balance of \$2,498,688.72. A line-item tabulation for this release is attached for your files. Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

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

Sincerely,

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

JST/meh/tms

Enclosure

cc: Taylor Muñoz – Township Manager
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire, Broughal & DeVito, LLP
Brian K. Winot, Trapasso & Winot Enterprises, LLC
Vincent Trapasso, Trapasso Enterprises, LLC – Property Owner
Thomas Serpico, P.E. – Pennoni Associates, Inc.
Melissa E. Hutchison, P.E., LVL Engineering Group

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CONSTRUCTION COST & QUANTITY ESTIMATE
TRAPASSO HOTEL LAND DEVELOPMENT
POCONO TOWNSHIP LDP NO. 1277, B&J PROJECT NO. 1330276B
POCONO TOWNSHIP, MONROE COUNTY
APRIL 5, 2022 (REVISED MAY 25, 2022)

APPLICATION NO.: 1
DATE: September 27, 2022

TOTAL REQUIRED FINANCIAL SECURITY

\$2,641,185.22

ITEM	QUANTITY	UNIT	COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	
I. EROSION CONTROL									
A Construction Entrance	4,000 SF	\$	1.50	\$ 6,000.00	- SF	\$ -	- SF	\$ -	0%
B S75 Slope Matting	30,000 SF	\$	0.30	\$ 9,000.00	- SF	\$ -	- SF	\$ -	0%
C Swale A w/C125 Lining	4,445 SF	\$	1.35	\$ 6,000.75	- SF	\$ -	- SF	\$ -	0%
D Inlet Protection (Includes HOP Inlets)	28 EA	\$	150.00	\$ 4,200.00	- EA	\$ -	- EA	\$ -	0%
E 12" CFS	105 LF	\$	7.75	\$ 813.75	105 LF	\$ 813.75	105 LF	\$ 813.75	100%
F 18" CFS	65 LF	\$	13.50	\$ 877.50	65 LF	\$ 877.50	65 LF	\$ 877.50	100%
G 32" CFS	355 LF	\$	21.50	\$ 7,632.50	355 LF	\$ 7,632.50	355 LF	\$ 7,632.50	100%
H Construction Fencing (Chain Link)	840 LF	\$	5.75	\$ 4,830.00	840 LF	\$ 4,830.00	840 LF	\$ 4,830.00	100%
I Rock Filters	2 EA	\$	185.00	\$ 370.00	- EA	\$ -	- EA	\$ -	0%
J Swale Matting C350	1,350 SF	\$	5.75	\$ 7,762.50	- SF	\$ -	- SF	\$ -	0%
K Temporary Stabilization	50,000 SF	\$	0.16	\$ 8,000.00	- SF	\$ -	- SF	\$ -	0%
L SUBTOTAL ITEM I				\$ 55,487.00		\$ 14,153.75		\$ 14,153.75	
II. EXCAVATION									
A Respread Topsoil - Slope	400 CY	\$	9.60	\$ 3,840.00	- CY	\$ -	- CY	\$ -	0%
B Seeding	30,000 SF	\$	0.11	\$ 3,300.00	- SF	\$ -	- SF	\$ -	0%
C 6" Stone for Temporary Parking	7,835 SY	\$	5.50	\$ 43,092.50	- SY	\$ -	- SY	\$ -	0%
D Cut to Export	3,549 CY	\$	12.75	\$ 45,249.75	3,549 CY	\$ 45,249.75	3,549 CY	\$ 45,249.75	100%
E Back Retaining Wall/Slope Excavation	2,835 CY	\$	24.00	\$ 68,040.00	- CY	\$ -	- CY	\$ -	0%
F South Parking Lot Retaining Wall Excavation	438 CY	\$	17.00	\$ 7,446.00	- CY	\$ -	- CY	\$ -	0%
G North Parking Lot Retaining Wall Excavation	1,055 CY	\$	17.00	\$ 17,935.00	- CY	\$ -	- CY	\$ -	0%
H 611 Retaining Wall	298 CY	\$	17.00	\$ 5,066.00	- CY	\$ -	- CY	\$ -	0%
I Sidewalk Excavation - 4" 2B Stone	2,845 SF	\$	1.50	\$ 4,267.50	- SF	\$ -	- SF	\$ -	0%
J Curb Excavation	5,050 LF	\$	4.50	\$ 22,725.00	- LF	\$ -	- LF	\$ -	0%
K Fine Grade	194,000 SF	\$	0.13	\$ 25,220.00	- SF	\$ -	- SF	\$ -	0%
Subtotal Item II				\$ 246,181.75		\$ 45,249.75		\$ 45,249.75	
III. RETAINING WALL									
A Stamped Wall Drawings	9,385 SF	\$	0.80	\$ 7,508.00	9,385 SF	\$ 7,508.00	9,385 SF	\$ 7,508.00	100%
B Segmental Retaining Walls	9,385 SF	\$	24.00	\$ 225,240.00	- SF	\$ -	- SF	\$ -	0%
Subtotal Item III				\$ 232,748.00		\$ 7,508.00		\$ 7,508.00	
IV. STORM SEWER									
A 18" RCP (HOP)	90 LF	\$	75.00	\$ 6,750.00	90 LF	\$ 6,750.00	90 LF	\$ 6,750.00	100%
B 18" HDPE	375 LF	\$	63.00	\$ 23,625.00	375 LF	\$ 23,625.00	375 LF	\$ 23,625.00	100%
C 24" RCP	70 LF	\$	100.00	\$ 7,000.00	70 LF	\$ 7,000.00	70 LF	\$ 7,000.00	100%
D C Inlet (HOP D-2) 4.56 VF	1 EA	\$	3,006.00	\$ 3,006.00	1 EA	\$ 3,006.00	1 EA	\$ 3,006.00	100%
E M Inlet (HOP D3) 3.00 VF	1 EA	\$	2,625.00	\$ 2,625.00	1 EA	\$ 2,625.00	1 EA	\$ 2,625.00	100%
F Type 4 M Inlet (HOP D-4) 3.51 VF	1 EA	\$	4,575.00	\$ 4,575.00	1 EA	\$ 4,575.00	1 EA	\$ 4,575.00	100%
G C Inlet (D-6) 3.71 VF	1 EA	\$	2,850.00	\$ 2,850.00	1 EA	\$ 2,850.00	1 EA	\$ 2,850.00	100%
H Storm MH (48" - D-7) 4.05 VF	1 EA	\$	2,810.00	\$ 2,810.00	1 EA	\$ 2,810.00	1 EA	\$ 2,810.00	100%
I M Inlet (D-8) 5.62 VF	1 EA	\$	3,075.00	\$ 3,075.00	1 EA	\$ 3,075.00	1 EA	\$ 3,075.00	100%
J M Inlets (Avg. 3.87 VF)	8 EA	\$	2,755.00	\$ 22,040.00	- EA	\$ -	- EA	\$ -	0%
K C Inlets (Avg. 6.02 VF)	12 EA	\$	4,150.00	\$ 49,800.00	- EA	\$ -	- EA	\$ -	0%
L 48" Storm Manholes (Avg. 7.19 VF)	5 EA	\$	4,285.00	\$ 21,425.00	- EA	\$ -	- EA	\$ -	0%
M 18" HDPE	1,141 LF	\$	63.00	\$ 71,883.00	- LF	\$ -	- LF	\$ -	0%
N Underground Basin	1 LS	\$	615,665.00	\$ 615,665.00	- LS	\$ -	- LS	\$ -	0%
O Tie into Existing HOP Inlet	1 EA	\$	875.00	\$ 875.00	- EA	\$ -	- EA	\$ -	0%

CONSTRUCTION COST & QUANTITY ESTIMATE
TRAPASSO HOTEL LAND DEVELOPMENT
POCONO TOWNSHIP LDP NO. 1277, B&J PROJECT NO. 1330276B
POCONO TOWNSHIP, MONROE COUNTY
APRIL 5, 2022 (REVISED MAY 25, 2022)

APPLICATION NO.: 1
DATE: September 27, 2022

TOTAL REQUIRED FINANCIAL SECURITY

\$2,641,185.22

ITEM	QUANTITY	UNIT	COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	
P 24F Snouts	4 EA	\$	1,606.00	\$ 6,424.00	- EA	\$ -	- EA	\$ -	0%
Q Mechanical Rock Excavation	713 CY	\$	130.00	\$ 92,690.00	100 CY	\$ 13,000.00	100 CY	\$ 13,000.00	14%
SUBTOTAL ITEM IV				\$ 937,118.00		\$ 69,316.00		\$ 69,316.00	
V. SANITARY SEWER									
A 8" SDR-35	187 LF	\$	65.00	\$ 12,155.00	- LF	\$ -	- LF	\$ -	0%
B Cleanout	1 EA	\$	265.00	\$ 265.00	- EA	\$ -	- EA	\$ -	0%
C Raise Existing Manhole	5 VF	\$	410.00	\$ 2,050.00	- VF	\$ -	- VF	\$ -	0%
D Mechanical Rock Excavation	152 CY	\$	130.00	\$ 19,760.00	- CY	\$ -	- CY	\$ -	0%
SUBTOTAL ITEM V				\$ 34,230.00		\$ -		\$ -	
VI. MISCELLANEOUS UTILITIES									
*** A Site Lighting	11 EA	\$	8,765.00	\$ 96,415.00	- SY	\$ -	- SY	\$ -	0%
B Underground Electric - Dig/Backfill Only	350 LF	\$	90.50	\$ 31,675.00	- SY	\$ -	- SY	\$ -	0%
C Gas Stub	50 LF	\$	20.25	\$ 1,012.50	- SY	\$ -	- SY	\$ -	0%
SUBTOTAL ITEM VI				\$ 129,102.50		\$ -		\$ -	
VII. CONCRETE WORK									
A 18" Concrete Curb	5,050 LF	\$	20.50	\$ 103,525.00	- LF	\$ -	- LF	\$ -	0%
B 4" Concrete Sidewalk	2,845 SF	\$	8.10	\$ 23,044.50	- SF	\$ -	- SF	\$ -	0%
**** C Steps	3 SETS	\$	4,500.00	\$ 13,500.00	- SETS	\$ -	- SETS	\$ -	0%
D HC Ramps with ADA Mats	4 EA	\$	1,350.00	\$ 5,400.00	- EA	\$ -	- EA	\$ -	0%
E Island Infill	170 SF	\$	16.20	\$ 2,754.00	- SF	\$ -	- SF	\$ -	0%
F Mountable Curb (Partial HOP)	180 LF	\$	35.00	\$ 6,300.00	- LF	\$ -	- LF	\$ -	0%
SUBTOTAL ITEM VII				\$ 154,523.50		\$ -		\$ -	

CONSTRUCTION COST & QUANTITY ESTIMATE
TRAPASSO HOTEL LAND DEVELOPMENT
POCONO TOWNSHIP LDP NO. 1277, B&J PROJECT NO. 1330276B
POCONO TOWNSHIP, MONROE COUNTY
APRIL 5, 2022 (REVISED MAY 25, 2022)

APPLICATION NO.: 1
DATE: September 27, 2022

TOTAL REQUIRED FINANCIAL SECURITY

\$2,641,185.22

					CURRENT RELEASE				RELEASED TO DATE				PERCENT COMPLETE			
ITEM		QUANTITY		UNIT COST	TOTAL COST		QUANTITY		COST		QUANTITY			COST		
VIII. STONE/PAVING																
**	A	6" 2A Modified	11,000 SY	\$	8.00	\$	88,000.00	-	SY	\$	-	-	SY	\$	-	0%
	B	2.5" WMA Superpave 25mm Base	11,000 SY	\$	13.50	\$	148,500.00	-	SY	\$	-	-	SY	\$	-	0%
	C	1.5" WMA Superpave 9.5mm Wearing	11,000 SY	\$	9.75	\$	107,250.00	-	SY	\$	-	-	SY	\$	-	0%
	D	Traffic Signs	37 EA	\$	222.00	\$	8,214.00	-	EA	\$	-	-	EA	\$	-	0%
	E	Line Painting	1 LS	\$	7,560.00	\$	7,560.00	-	LS	\$	-	-	LS	\$	-	0%
*	F	Emergency Access	675 SF	\$	2.00	\$	1,350.00	-	SF	\$	-	-	SF	\$	-	0%
*	G	Bollards	1 LS	\$	2,000.00	\$	2,000.00									
SUBTOTAL ITEM VIII						\$	362,874.00		\$	-		\$	-			
IX. LANDSCAPING																
*	A	Evergreen Trees	43 EA	\$	250.00	\$	10,750.00	-	SY	\$	-	-	SY	\$	-	0%
*	B	Deciduous Trees	49 EA	\$	300.00	\$	14,700.00									
*	C	Shrubs	86 EA	\$	45.00	\$	3,870.00									
*	D	Perennials	1,489 EA	\$	20.00	\$	29,780.00									
	E	Split Rail Fence	223 LF	\$	35.35	\$	7,883.05	-	SY	\$	-	-	SY	\$	-	0%
	F	Fence on Walls	900 LF	\$	41.00	\$	36,900.00	-	SY	\$	-	-	SY	\$	-	0%
	G	Respread Topsoil	472 SF	\$	35.00	\$	16,520.00	-	EA	\$	-	-	EA	\$	-	0%
	H	Seeding	65,000 SF	\$	0.11	\$	7,150.00	-	LS	\$	-	-	LS	\$	-	0%
SUBTOTAL ITEM IX						\$	127,553.05		\$	-		\$	-			
X. GENERAL CONDITIONS																
	A	Survey	1 LS	\$	11,000.00	\$	11,000.00	0.25	LS	\$	2,750.00	0.25	LS	\$	2,750.00	25%
	B	Mobilization	1 LS	\$	5,865.00	\$	5,865.00	0.60	LS	\$	3,519.00	0.60	LS	\$	3,519.00	60%
SUBTOTAL ITEM X						\$	16,865.00		\$	6,269.00		\$	6,269.00			
SUBTOTAL SITE ITEMS I-X:						\$	2,296,682.80		\$	142,496.50		\$	142,496.50			
CONTINGENCY (10%)						\$	229,668.28		\$	-		\$	-			
INSPECTION AND ADMINISTRATION (5%)						\$	114,834.14		\$	-		\$	-			
TOTAL REQUIRED FINANCIAL SECURITY						\$	2,641,185.22		\$	142,496.50		\$	142,496.50			

- * Line Item Added
- ** Unit Cost Adjusted
- *** Quantity Adjusted
- **** Unit Cost and Quantity Adjusted

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 2,641,185.22
TOTAL VALUE OF WORK CONSTRUCTED	\$ 142,496.50
LESS RETAINAGE (10%)	\$ 14,249.65
NET AMOUNT	\$ 128,246.85
LESS AMOUNT PREVIOUSLY RELEASED	\$ -
AMOUNT OF WORK THIS PERIOD (LESS RETAINAGE)	\$ 128,246.85
AMOUNT REMAINING INCLUDING RETAINAGE	\$ 2,498,688.72

CONSTRUCTION AND QUANTITY ESTIMATE
TRAPASSO ENTERPRISES - HOTEL PROJECT
POCONO TOWNSHIP, MONROE COUNTY

Biditem	Description	Quantity	Units	Unit Price
	Erosion Control			
40	CONSTRUCITON ENTRANCE	4000	SF	\$ 1.50
50	S75 SLOPE MATTING	30000	SF	\$ 0.30
60	SWALE A W/C125 LINING	4445	SF	\$ 1.35
70	INLET PROTECTION (INCLUDES HOP INLETS)	28	EA	\$ 150.00
80	12" CFS	105	LF	\$ 7.75
90	18" CFS	65	LF	\$ 13.50
100	32" CFS	355	LF	\$ 21.50
110	CONSTRUCTION FENCING (CHAIN LINK)	840	LF	\$ 5.75
300	ROCK FILTERS	2	EA	\$ 185.00
310	SWALE MATTING C350	1350	SF	\$ 5.75
315	TEMPORARY STABILIZATION	50000	SF	\$ 0.16
	Total			
	Excavation			
170	RESPREAD TOPSOIL - SLOPE	400	CY	\$ 9.60
180	SEEDING	30000	SF	\$ 0.11
185	6" STONE FOR TEMPORARY PARKING	7835	SY	\$ 5.50
330	CUT TO EXPORT	3549	CY	\$ 12.75
340	BACK RETAINING WALL/SLOPE EXCAVATION	2835	CY	\$ 24.00
350	SOUTH PARKING LOT RETAINING WALL EXCAVATION	438	CY	\$ 17.00
360	NORTH PARKING LOT RETAINING WALL EXCAVATION	1055	CY	\$ 17.00
365	611 RETAINING WALL	298	CY	\$ 17.00
370	SIDEWALK EXCAVATION - 4" 2B STONE	2845	SF	\$ 1.50
380	CURB EXCAVATION	5050	LF	\$ 4.50
390	FINE GRADE	194000	SF	\$ 0.13
	Total			
	Retaining Walls			
600	STAMPED WALL DRAWINGS	9385	SF	\$ 0.80
610	SEGMENTAL RETAINING WALLS (4)	9385	SF	\$ 24.00
	Total			
	Storm Sewer			
190	18" RCP (HOP)	90	LF	\$ 75.00
200	18" HDPE	375	LF	\$ 63.00
210	24" RCP	70	LF	\$ 100.00
220	C INLET (HOP D-2) 4.56 VF	1	EA	\$ 3,006.00
230	M INLET (HOP D3) 3.00 VF	1	EA	\$ 2,625.00

235	TYPE 4 M INLET (HOP D-4) 3.51 VF	1	EA	\$ 4,575.00
240	C INLET (D-6) 3.71 VF	1	EA	\$ 2,850.00
250	STORM MH (48" - D-7) 4.05 VF	1	EA	\$ 2,810.00
260	M INLET (D-8) 5.62 VF	1	EA	\$ 3,075.00
400	M INLETS (AVG. 3.87 VF)	8	EA	\$ 2,755.00
410	C INLETS (AVG. 6.02 VF)	12	EA	\$ 4,150.00
420	48" STORM MANHOLES (AVG 7.19 VF)	5	EA	\$ 4,285.00
430	18" HDPE	1141	LF	\$ 63.00
440	UNDERGROUND BASIN (ALTERNATE TO R-TANK)	1	LS	\$ 615,665.00
450	TIE INTO EXISTING HOP INLET	1	EA	\$ 875.00
460	24F SNOUTS	4	EA	\$ 1,606.00
470	MECHANICAL ROCK EXCAVATION	713	CY	\$ 130.00
	Total			
	Sanitary			
480	8" SDR-35	187	LF	\$ 65.00
490	CLEANOUT	1	EA	\$ 265.00
500	RAISE EXISTING MANHOLE	5	VF	\$ 410.00
510	MECHANICAL ROCK EXCAVATION	152	CY	\$ 130.00
	Total			
	Misc Utilities			
620	SITE LIGHTING	11	EA	\$ 8,765.00
630	UNDERGROUND ELECTRIC - DIG/BACKFILL ONLY	350	LF	\$ 90.50
640	GAS STUB	50	LF	\$ 20.25
	Total			
	Concrete			
650	18" CONCRETE CURB	5050	LF	\$ 20.50
660	4" CONCRETE SIDEWALK	2845	SF	\$ 8.10
670	STEPS	3	SETS	\$ 4,500.00
680	HC RAMPS W/ADA MATTS	4	EA	\$ 1,350.00
685	ISLAND INFIL	170	SF	\$ 16.20
690	MOUNTABLE CURB (PARTIAL HOP)	180	LF	\$ 35.00
	Total			
	Stoning/Paving			
750	6" 2A MODIFIED	11000	SY	\$ 8.00
760	2.5" WMA SUPERPAVE 25MM BASE	11000	SY	\$ 13.50
770	1.5" WMA SUPERPAVE 9.5MM WEARING	11000	SY	\$ 9.75
780	TRAFFIC SIGNS	37	EA	\$ 222.00
790	LINE PAINTING	1	LS	\$ 7,560.00
800	BOLLARDS AND EMERGENCY ACCESS	1675	SF	\$ 2.00

	Total			
	Landscaping			
700	EVERGREEN TREES	43	EA	\$ 250.00
700	DECIDUOUS TREES	49	EA	\$ 300.00
700	SHRUBS	86	EA	\$ 45.00
700	PERENNIALS	1489	EA	\$ 20.00
740	SPLIT RAIL FENCE	223	LF	\$ 35.35
	FENCE ON WALLS	900	LF	\$ 41.00
	RESPREAD TOPSOIL	472	SF	\$ 35.00
	SEEDING	65000	SF	\$ 0.11
	Total			
	General Conditions			
810	ENGINEERING STAKEOUT	1	LS	\$ 11,000.00
815	MOBILIZATION	1	LS	\$ 5,865.00
	Total			
	Subtotal			
	Contingency	10%		
	Inspection and Admin	5%		
	TOTAL ESCROW			

TOTAL ORIGINAL FINANCIAL SECURTIY			
TOTAL VALUE OF WORK CONSTRUCTED			
LESS RETAINAGE (10%)			
NET AMOUNT			
LESS PREVIOUSLY RELEASED			
CURRENT AMOUNT RECOMMENDED FOR RELEASE			

	Current Release			Released To Date			
Amount	Quantity	Unit	Cost	Quantity	Unit	Cost	% Complete
\$ 6,000.00		SF	\$ -		SF	\$ -	0%
\$ 9,000.00		SF	\$ -		SF	\$ -	0%
\$ 6,000.75		SF	\$ -		SF	\$ -	0%
\$ 4,200.00		EA	\$ -		EA	\$ -	0%
\$ 813.75	105	LF	\$ 813.75	105	LF	\$ 813.75	100%
\$ 877.50	65	LF	\$ 877.50	65	LF	\$ 877.50	100%
\$ 7,632.50	355	LF	\$ 7,632.50	355	LF	\$ 7,632.50	100%
\$ 4,830.00	840	LF	\$ 4,830.00	840	LF	\$ 4,830.00	100%
\$ 370.00		EA	\$ -		EA	\$ -	0%
\$ 7,762.50		SF	\$ -		SF	\$ -	0%
\$ 8,000.00		SF	\$ -		SF	\$ -	0%
\$ 55,487.00			\$ 14,153.75			\$ 14,153.75	26%
\$ 3,840.00		CY	\$ -		CY	\$ -	0%
\$ 3,300.00		SF	\$ -		SF	\$ -	0%
\$ 43,092.50		SY	\$ -		SY	\$ -	0%
\$ 45,249.75	3549	CY	\$ 45,249.75	3549	CY	\$ 45,249.75	100%
\$ 68,040.00		CY	\$ -		CY	\$ -	0%
\$ 7,446.00		CY	\$ -		CY	\$ -	0%
\$ 17,935.00		CY	\$ -		CY	\$ -	0%
\$ 5,066.00		CY	\$ -		CY	\$ -	0%
\$ 4,267.50		SF	\$ -		SF	\$ -	0%
\$ 22,725.00		LF	\$ -		LF	\$ -	0%
\$ 25,220.00		SF	\$ -		SF	\$ -	0%
\$ 246,181.75			\$ 45,249.75			\$ 45,249.75	18%
\$ 7,508.00	9385	SF	\$ 7,508.00	9385	SF	\$ 7,508.00	100%
\$ 225,240.00		SF	\$ -		SF	\$ -	0%
\$ 232,748.00			\$ 7,508.00			\$ 7,508.00	3%
\$ 6,750.00	90	LF	\$ 6,750.00	90	LF	\$ 6,750.00	100%
\$ 23,625.00	375	LF	\$ 23,625.00	375	LF	\$ 23,625.00	100%
\$ 7,000.00	70	LF	\$ 7,000.00	70	LF	\$ 7,000.00	100%
\$ 3,006.00	1	EA	\$ 3,006.00	1	EA	\$ 3,006.00	100%
\$ 2,625.00	1	EA	\$ 2,625.00	1	EA	\$ 2,625.00	100%

\$ 4,575.00	1	EA	\$ 4,575.00	1	EA	\$ 4,575.00	100%
\$ 2,850.00	1	EA	\$ 2,850.00	1	EA	\$ 2,850.00	100%
\$ 2,810.00	1	EA	\$ 2,810.00	1	EA	\$ 2,810.00	100%
\$ 3,075.00	1	EA	\$ 3,075.00	1	EA	\$ 3,075.00	100%
\$ 22,040.00		EA	\$ -		EA	\$ -	0%
\$ 49,800.00		EA	\$ -		EA	\$ -	0%
\$ 21,425.00		EA	\$ -		EA	\$ -	0%
\$ 71,883.00		LF	\$ -		LF	\$ -	0%
\$ 615,665.00		LS	\$ -		LS	\$ -	0%
\$ 875.00		EA	\$ -		EA	\$ -	0%
\$ 6,424.00		EA	\$ -		EA	\$ -	0%
\$ 92,690.00	100	CY	\$ 13,000.00	100	CY	\$ 13,000.00	14%
\$ 937,118.00			\$ 69,316.00			\$ 69,316.00	7%
\$ 12,155.00		LF	\$ -		LF	\$ -	0%
\$ 265.00		EA	\$ -		EA	\$ -	0%
\$ 2,050.00		VF	\$ -		VF	\$ -	0%
\$ 19,760.00		CY	\$ -		CY	\$ -	0%
\$ 34,230.00			\$ -			\$ -	0%
\$ 96,415.00		LS	\$ -		LS	\$ -	0%
\$ 31,675.00		LF	\$ -		LF	\$ -	0%
\$ 1,012.50		LF	\$ -		LF	\$ -	0%
\$ 129,102.50			\$ -			\$ -	0%
\$ 103,525.00		LF	\$ -		LF	\$ -	0%
\$ 23,044.50		SF	\$ -		SF	\$ -	0%
\$ 13,500.00		SETS	\$ -		SETS	\$ -	0%
\$ 5,400.00		EA	\$ -		EA	\$ -	0%
\$ 2,754.00		SF	\$ -		SF	\$ -	0%
\$ 6,300.00		LF	\$ -		LF	\$ -	0%
\$ 154,523.50			\$ -			\$ -	0%
\$ 88,000.00		SY	\$ -		SY	\$ -	0%
\$ 148,500.00		SY	\$ -		SY	\$ -	0%
\$ 107,250.00		SY	\$ -		SY	\$ -	0%
\$ 8,214.00		EA	\$ -		EA	\$ -	0%
\$ 7,560.00		LS	\$ -		LS	\$ -	0%
\$ 3,350.00		SF	\$ -		SF	\$ -	0%

\$ 362,874.00			\$ -			\$ -	0%
\$ 10,750.00		LS	\$ -		LS	\$ -	0%
\$ 14,700.00		LF	\$ -		LF	\$ -	0%
\$ 3,870.00		LF	\$ -		LF	\$ -	0%
\$ 29,780.00		SF	\$ -		SF	\$ -	0%
\$ 7,883.05		SF	\$ -		SF	\$ -	0%
\$ 36,900.00		LF	\$ -		LF	\$ -	0%
\$ 16,520.00		SF	\$ -		SF	\$ -	0%
\$ 7,150.00		SF	\$ -		SF	\$ -	0%
\$ 127,553.05			\$ -			\$ -	0%
\$ 11,000.00	0.25	LS	\$ 2,750.00	0.25	LS	\$ 2,750.00	25%
\$ 5,865.00	0.6	LS	\$ 3,519.00	0.6	LS	\$ 3,519.00	60%
\$ 16,865.00			\$ 6,269.00			\$ 6,269.00	37%
\$ 2,296,682.80			\$ 142,496.50			\$ 142,496.50	6%
\$ 229,668.28		LS	\$ -		LS	\$ -	0%
\$ 114,834.14		LS	\$ -		LS	\$ -	0%
\$ 2,641,185.22			\$ 142,496.50			\$ 142,496.50	5%

\$ 2,641,185.22
\$ 142,496.50
\$ 14,249.65
\$ 128,246.85
\$ 128,246.85

NET AMOUNT FROM LAST RELEASE

POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. -

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA TO
IMPLEMENT PENNSYLVANIA ACT 57 OF 2022, PROPERTY TAX
PENALTY WAIVER PROVISIONS BY AMENDING CHAPTER 398
TAXATION, ADDING A NEW ARTICLE VI, PROPERTY TAX
PENALTY WAIVER PROVISIONS TO THE CODE OF CODIFIED
ORDINANCES, AND REPEALING ALL ORDINANCES INCONSISTENT
HEREWITH.**

WHEREAS, Act 57 of 2022, amending the Local Tax Collection Law, was signed by Governor Wolf on July 11, 2022, and takes effect on October 10, 2022; and

WHEREAS, Act 57 requires taxing districts that impose taxes on the assessed value of real property to adopt a resolution or ordinance within 90 days of the effective date of the act, or not later than January 9, 2023, directing the tax collector to waive additional charges for real estate taxes in certain situations.

NOW THEREFORE, be it enacted and ordained by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, that the Tax Collector of Pocono Township, Monroe County comply with the provisions of Act 57 and this Ordinance for tax years beginning on or after January 1, 2023 and the same is hereby ordained and enacted as follows, to wit:

SECTION 1. Article X Property Tax Penalty Provisions is added to Chapter 398 Taxation as follows:

“Article VI Property Tax Penalty Provisions

§ 398-64 Definitions

The following words and phrases shall have the meanings given to them within this Ordinance unless the context clearly indicates otherwise:

Additional Charge: Any interest, fee, penalty, or charge accruing to and in excess of the face amount of the real estate tax as provided in the real estate tax notice.

Qualifying Event:

1. For the purposes of real property, the date of transfer of ownership of the real property; or
2. For manufactured or mobile homes, the date of transfer of ownership or the date a lease agreement commences for the original location or relocation of a manufactured or mobile home on a parcel of land not owned by the

owner of the manufactured or mobile home. The term does not include the renewal of a lease for the same location.

Tax Collector: The elected tax collector for Pocono Township, Monroe County, any authorized or designated delinquent tax collector, the Monroe County Tax Claim Bureau, or any alternative collector of taxes as provided for in the act of July 7, 1947 (P.L.1368, No.542), known as the “Real Estate Tax Sale Law,” an employee, agent or assignee authorized to collect the tax, a purchaser of claim for the tax or any other person authorized by law or contract to secure collection of, or take any action at law or in equity against the person or property of the taxpayer for the real estate tax or amounts, liens or claims derived from the real estate tax.

§ 398-65 Waiver

The Tax Collector shall, for tax years beginning on and after January 1, 2023, grant a request to waive Additional Charges for real estate taxes if the taxpayer does all of the following:

A. Provides a waiver request of Additional Charges, on a form provided by the Pennsylvania Department of Community and Economic Development, to the Tax Collector in possession of the claim within twelve (12) months of a Qualifying Event;

B. Attests that a tax notice was not received; and

C. Provides the Tax Collector in possession of the claim with one of the following:

(1.) A copy of the deed showing the date of real property transfer;

or

(2.) A copy of the title following the acquisition of a mobile or manufactured home subject to taxation as real estate showing the date of issuance or a copy of an executed lease agreement between the owner of a mobile or manufactured home and the owner of a parcel of land on which the mobile or manufactured home will be situated showing the date the lease commences; and

D. Pays the face value amount of the tax notice for the real estate tax with the waiver request.”

SECTION 2. SEVERABILITY

If any section, clause, provision or portion of this Ordinance or regulation incorporated herein shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance or regulation.

SECTION 3. REPEALER

All Ordinances and parts of Ordinances inconsistent herewith be and the same are hereby repealed.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be effective five (5) days from the date of enactment.

ENACTED AND ORDAINED this _____ day of _____, 2022, by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania.

ATTEST:

**TOWNSHIP OF POCONO
MONROE COUNTY**

TAYLOR MUÑOZ
Township Manager

RICHARD WIELEBINSKI
President, Board of Commissioners

I hereby certify that the within is a true and correct copy of the proposed Ordinance in this matter.

Leo V. DeVito, Jr., Esquire
Solicitor
Pocono Township, Monroe County

September 15, 2022

VIA HAND DELIVERY

Pocono Township Board of Commissioners
Pocono Township Municipal Building
112 Township Drive
Tannersville, PA 18372

Attention: Taylor Munoz, Township Manager

Re: TL Realty Corp. – Rezoning Petition

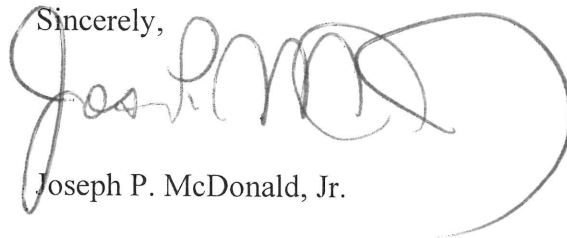
Dear Mr. Munoz:

On behalf of my client TL Realty Corp. enclosed is the following:

1. Private Landowner Petition to Amend the Pocono Township Zoning Map;
2. JCH Engineering LLC scaled Plot Plan; and
3. Deed of Record.

Kindly schedule this matter for the next available public meeting agenda and notify me of the meeting date.

Sincerely,



Joseph P. McDonald, Jr.

JPM/srp
Enclosures

**PETITION TO AMEND THE
POCONO TOWNSHIP ZONING MAP**

WHEREAS, T. L. Realty Corp, a Pennsylvania corporation (hereafter TL Realty) acquired title to Pocono Township real estate identified as Monroe County Tax Parcel No. 12/94172 and Monroe County PIN 12637200633003 (hereafter “the Property”) by virtue of a deed from Daystar Bible Holiness Church Inc. on December 3, 2021, said deed recorded in the Monroe County Office for the Recording of Deeds at Record Book 2595 Page 7508-7512;

WHEREAS the property contains 2.15 acres gross, more or less (87,787 sq. ft., more or less) and 2.01 acres net of that portion of the premises lying within Learn Road.

WHEREAS the parcel contains approximately 243.45 feet of road frontage along the easterly side of Learn Road with a depth of approximately 377.09 feet along the property’s southern boundary;

WHEREAS the parcel is zoned R-1 Low Density Residential pursuant to the Pocono Township Zoning Ordinance and map;

WHEREAS Zoning Ordinance Section 470 attachment 2 limits development of TL Realty’s Property to one dwelling unit per two acres;

WHEREAS the adjoining properties to the south and west (across Learn Road) and all other parcels fronting on Learn Road (except for a 129 acre parcel along Township Road 625 acquired for Open Space by Pocono Township, Parcel ID No. 12.7.1.30, Deed Book Volume 2265, Page 8220) benefit from the C- Commercial Zoning Use Schedule;

WHEREAS TL Realty asserts that the highest and best use for the Property is commercial or mixed commercial multi-family residential use as the property is no longer suited for the limited principal permitted uses of the R-1 District;

WHEREAS the Pocono Township Zoning Ordinance permits petitions for amendments to the zoning ordinance and map at Ordinance §470-125;

WHEREAS The Municipalities Planning Code provides a procedure for Zoning Ordinance amendments whether prepared by the Township Planning Commission or another at 53 PS 10609.

NOW THEN, the petitioner, TL Realty respectfully requests the Pocono Township Board of Commissioners conduct a public hearing pursuant to the Municipalities Planning Code and the Pocono Township Zoning Ordinance to rezone the following property from R-1 to C Commercial and to amend the zoning map accordingly:

ALL THAT CERTAIN lot; parcel; or tract of land lying, situate and being in the Commonwealth of Pennsylvania, County of Monroe, Township of Pocono being more particularly described as follows:

BEGINNING at a point in the centerline of Learn Road being a 33 foot right of way, said point bearing South 85 degrees 44 minutes 04 seconds West 30.26 feet from a found iron pipe, said point being the most south westerly corner of Lot 1 as shown on a map entitled "Final Minor Subdivision Plan and Annexation Plan, Jacob Learn" and found in said courthouse in Plat Book Volume No. 77, Page 310, thence

1. Running in or near the centerline of said Learn Road North 07 degrees 13 minutes 17 seconds West 243.45 feet to a point, thence
2. Leaving said center line running along the line of Lot 1, North 82 degrees 46 minutes 43 seconds West 115.68 feet to a point as shown on said map, thence
3. Still running along Lot 1 North 77 degrees 35 minutes 19 seconds East 259.85 feet to a point, thence
4. Still running along Lot 1, South 07 degrees 47 minutes 20 seconds East 263.24 feet to a point, thence
5. South 82 degrees 12 minutes 40 seconds West 377.09 feet to the point and place of beginning.

EXCEPTING AND RESERVING that portion of the premises within Learn Road.

Containing 2.15 gross acres, more or less (93,856 s.f., more or less).

Containing 2.01 net acres more or less (87,787 s.f., more or less) after deducting the area found in Learn Road.

Subject to the rights of P.P. & L. power easement as described in a Book of Deeds Volume 365, Page 1154.

This legal description is based on a field survey performed by B.T.T. Associates, Inc.

BEING THE SAME PREMISES which Pocono Jackson Historical Society, by Deed dated December 18, 2015 and recorded December 18, 2015 In the Office for the Recorder of Deeds, Monroe County, Pennsylvania in Record Book 2464, Page 6397, granted and conveyed unto Daystar Bible Holiness Church, Granter herein, in fee.

Respectfully submitted,

TL REALTY CORP.

Attest: _____

By: _____
Tom Lovito, President



LOCATION MAP
MOUNTAIN COUNTY



NOTES

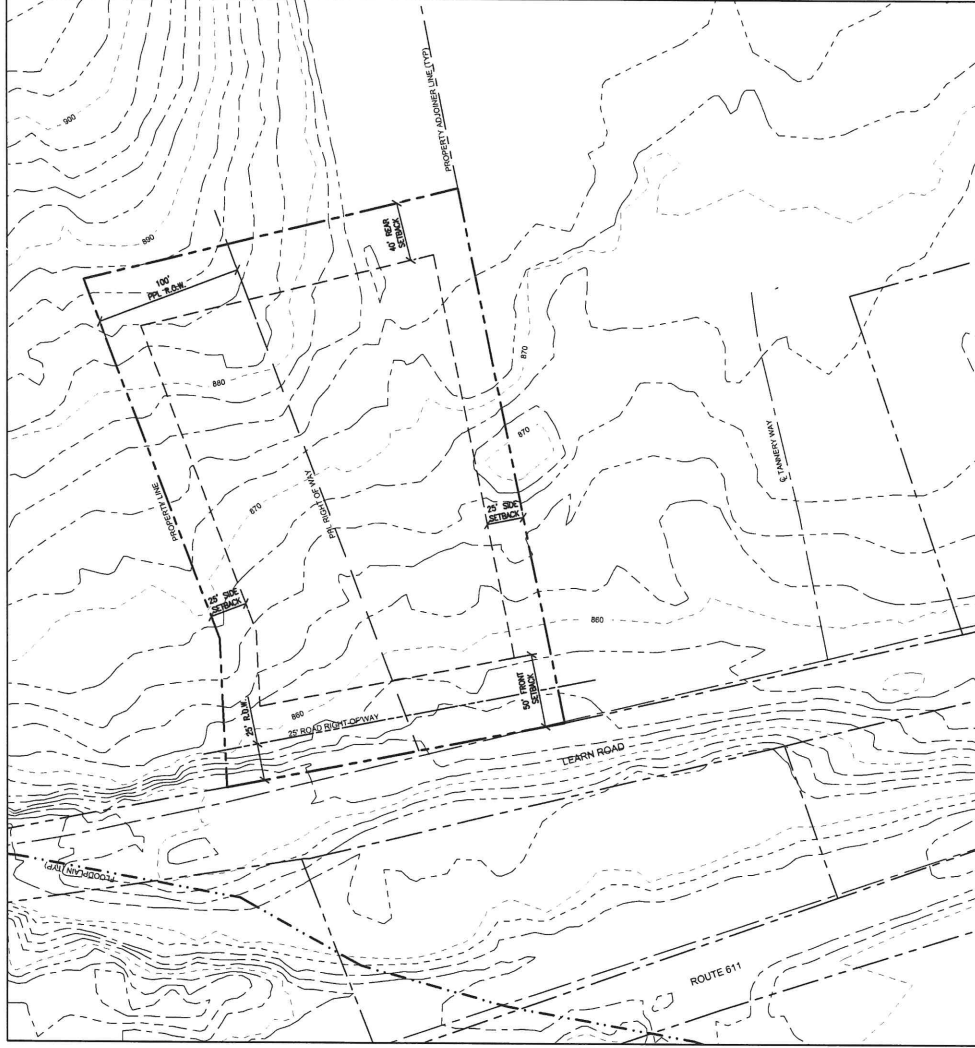
1. PARCEL ID: 17
2. PROPERTY AREA: 2.18 ACRES (PER COUNTY TAX INFORMATION)
3. ZONING: R-1 LOW DENSITY RESIDENTIAL

PERMITTED USES:
SINGLE-FAMILY DETACHED DWELLINGS, ESSENTIAL SERVICE BUILDINGS AND STRUCTURES, ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENTAL TO CONDITIONAL USES APPROVED BY THE BOARD OF ZONING ADJUSTMENTS, CLUBHOUSES FOR USE BY HOMEOWNERS ASSOCIATIONS, OPEN SPACE, FORESTRY, KEEPING OF EQUINE ANIMALS.

---CONDITIONAL USES:
OTHER USES DETERMINED BY THE BOARD OF ZONING ADJUSTMENTS TO BE OF THE SAME GENERAL CHARACTER AS THOSE LISTED ABOVE AND WHICH WILL NOT BE DETRIMENTAL TO ANY PERMITTED USES AND STRUCTURES.

4. ZONING REQUIREMENTS:
MINIMUM LOT AREA = 2 ACRES PER DWELLING UNIT
MINIMUM LOT FRONTAGE = 100 FT
REAR = 25'
SIDE = 25'

MAXIMUM PRINCIPLE BUILDING HEIGHT = 35'
MAXIMUM ACCESSORY BUILDING HEIGHT = 25'
NONRESIDENTIAL BUILDINGS SHALL BE LOCATED NOT CLOSER THAN 75' FROM EXISTING RESIDENTIAL DWELLINGS



SCALE 1"=40'
0 40 80 Feet

JCH
ENGINEERING, LLC
3308 ROUTE 940, SUITE 140-148
MOUNT POCONO, PA 18344
(510) 242-8703
jchengineering@gmail.com

ZONING APPLICATION EXHIBIT
A. (DESCRIPTION)

DATE	3/22	DATE	3/22
DOWN	DOWN	UP	UP
DATE	3/22	DATE	3/22
DOWN	DOWN	UP	UP

PROJECT MANAGER	JIM HENDRICKS
ARCHITECT	—
CIVIL	JCH
STRUCTURAL	—
ELECTRICAL	—
MECHANICAL	—
DESIGNED BY	MM

2.2 ACRE PARCEL
LEARN ROAD
POCONO TOWNSHIP, PA

ZONING APPLICATION EXHIBIT
DATE: MARCH 2022
PROJECT NO.: 22008
SCALE: AS SHOWN
SHEET NO.: C1
ISSUE: A

Tax ID No. 12/94172
21-22560

THIS INDENTURE made the 20th day of November, in the year of our Lord Two Thousand Twenty-One (2021)

BETWEEN Daystar Bible Holiness Church Inc., a Pennsylvania Non-Profit Corporation (hereinafter called the Grantor),

A N D

T.L. Realty Corp., a Pennsylvania Corporation (hereinafter called the Grantee),

WITNESSETH: That the said Grantor for and in consideration of the sum of **THIRTY-FIVE THOUSAND AND 00/100 (\$35,000.00) DOLLARS** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot, parcel, or tract of land lying, situate and being in the Commonwealth of Pennsylvania, County of Monroe, Township of Pocono being more particularly described as follows:

BEGINNING at a point in the centerline of Learn Road being a 33 foot right of way, said point bearing South 85 degrees 44 minutes 04 seconds West 30.26 feet from a found iron pipe, said point being the most south westerly corner of Lot 1 as shown on a map entitled "Final Minor Subdivision Plan and Annexation Plan, Jacob Learn" and found in said courthouse in Plat Book Volume No. 77, Page 310, thence

1. Running in or near the centerline of said Learn Road North 07 degrees 13 minutes 17 seconds West 243.45 feet to a point, thence
2. Leaving said center line running along the line of Lot 1, North 82 degrees 46 minutes 43 seconds West 115.68 feet to a point as shown on said map, thence
3. Still running along Lot 1 North 77 degrees 35 minutes 19 seconds East 259.85 feet to a point; thence
4. Still running along Lot 1, South 07 degrees 47 minutes 20 seconds East 263.24 feet to a point, thence
5. South 82 degrees 12 minutes 40 seconds West 377.09 feet to the point and place of beginning.

EXCEPTING AND RESERVING that portion of the premises within Learn Road.

Containing 2.15 gross acres, more or less (93856 s.f., more or less).

Containing 2.01 net acres, more or less (87787 s.f., more or less) after deducting the area found in Learn Road.

Subject to the rights of P.P. & L. power easement as described in a Book of Deeds Volume 365, Page 1154.

This legal description is based on a field survey performed by B.T.T. Associates, Inc.

BEING THE SAME PREMISES which Pocono Jackson Historical Society, by Deed dated December 18, 2015 and recorded December 18, 2015 in the Office for the Recorder of Deeds, Monroe County, Pennsylvania in Record Book 2464, Page 6397, granted and conveyed unto Daystar Bible Holiness Church, Grantor herein, in fee.

TOGETHER WITH all rights and privileges and **UNDER AND SUBJECT** to all conditions, covenants and restrictions as appear of record.

Together with all and singular the building and improvements, if any, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold said lot or piece of land described, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

And the said Grantor, for itself, its successors and assigns does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it the said Grantor, its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it the said Grantor, its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will **SPECIALY WARRANT** and forever **DEFEND**.

In Witness Whereof, the said Grantor has caused these presents to be executed and its common or corporate seal hereto affixed.

ATTEST:

Daystar Bible Holiness Church Inc., a
Pennsylvania Non-Profit Corporation

By: _____

Victor Chester
ITS: President

STATE OF Pennsylvania :
COUNTY OF Monroe : SS

On this, the 20th day of November, 2021,
before me, a Notary Public for the State of Pennsylvania, the
undersigned officer, personally appeared Victor Chester who
acknowledged himself/herself to be the Victor Chester of **Daystar Bible
Holiness Church Inc.**, a Pennsylvania Non-Profit Corporation, and that he/she as such
officer, being authorized to do so, executed the foregoing instrument for the purposes
therein contained by signing the name of the company by himself/herself as its
Self.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Antoinette Calco, Notary Public
Monroe County
My commission expires January 30, 2024
Commission number 1364782
Member, Pennsylvania Association of Notaries

Antoinette Calco
Notary Public

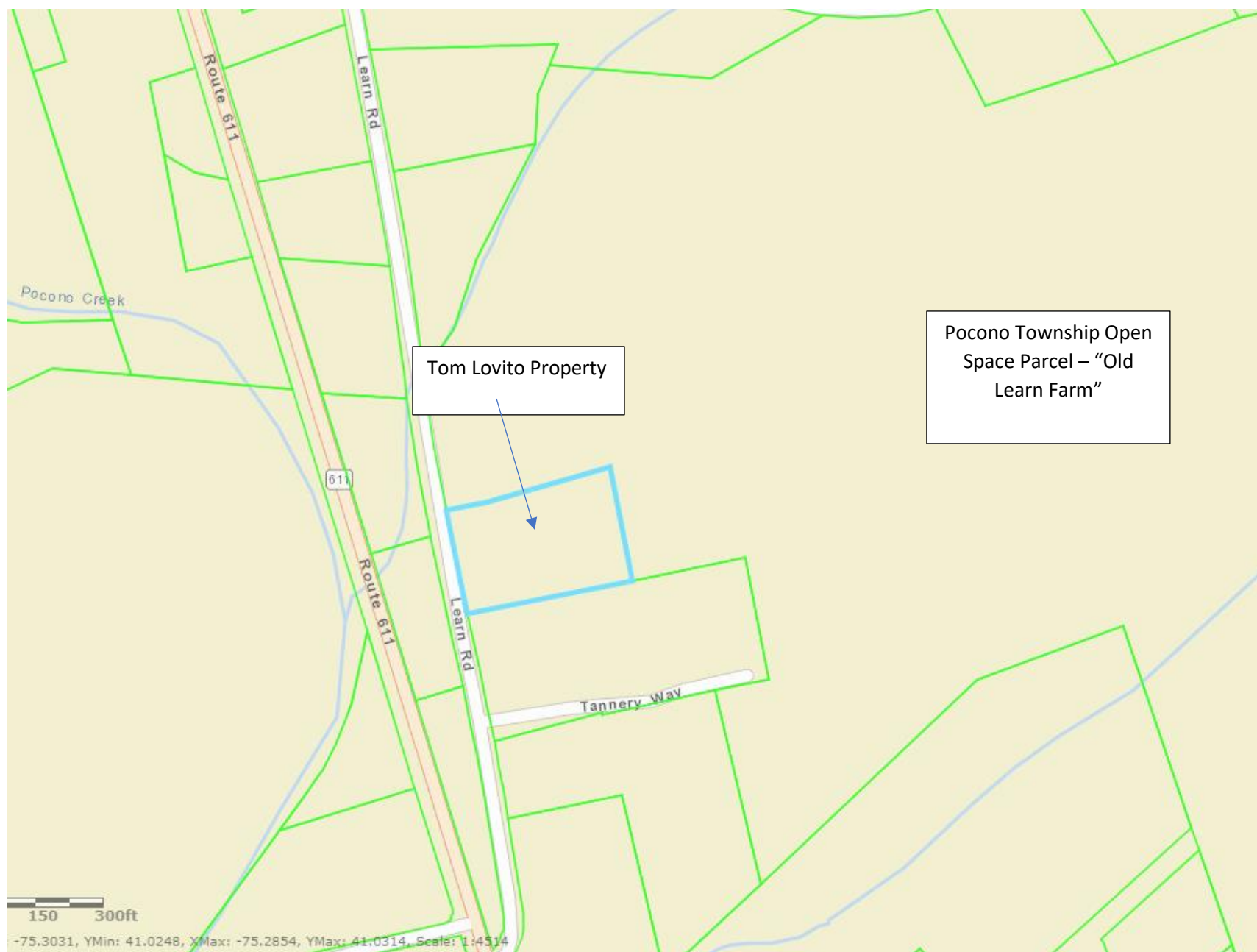
The address of the above-named Grantee

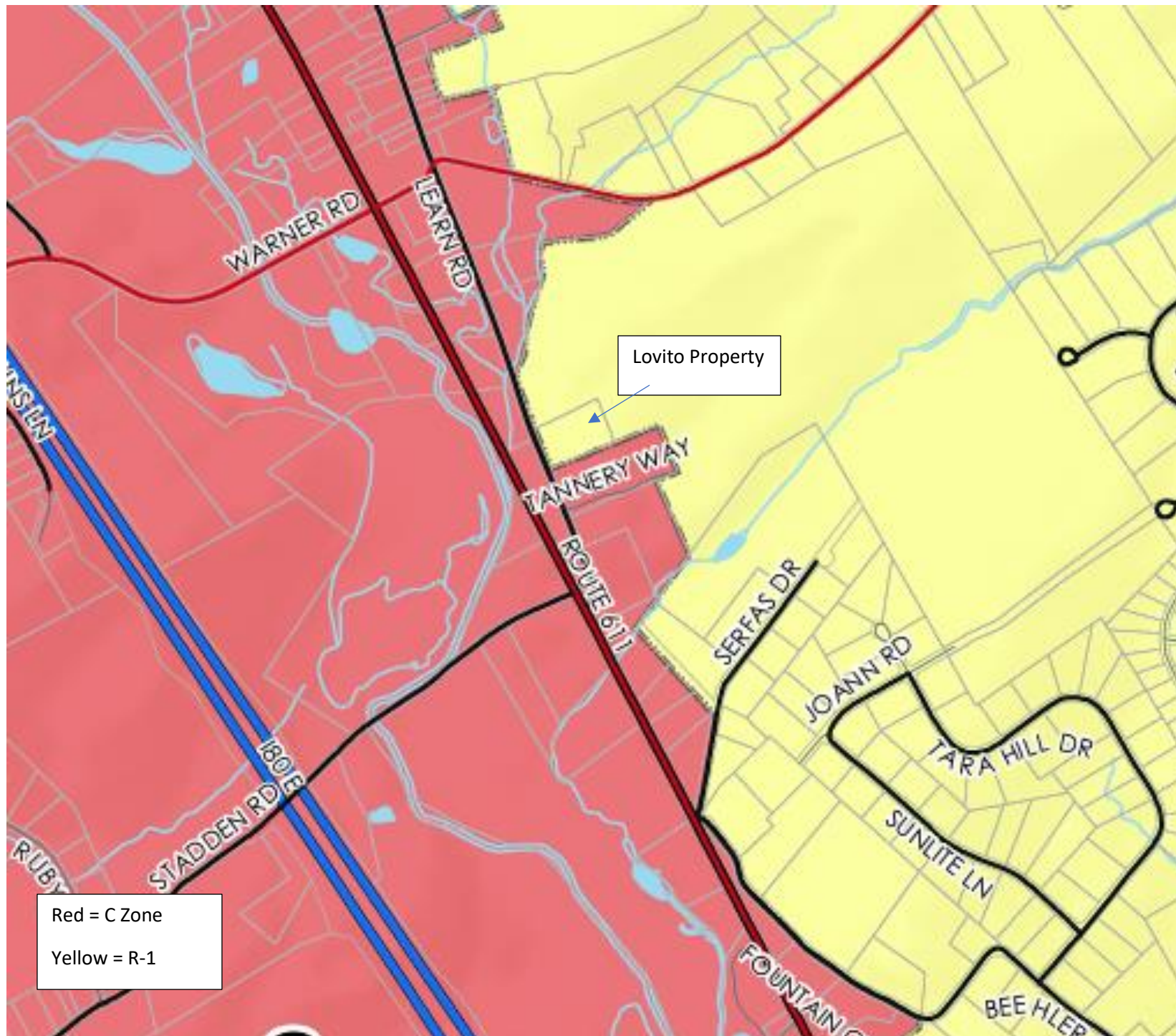
is Victor Chester
69 Lakehurst
East Stroudsburg, PA 18301

On behalf of the Grantee

1045 State Rd
Effort PA 18330

[Signature]





Red = C Zone

Yellow = R-1

**POCONO AND HAMILTON TOWNSHIPS REGIONAL SEWER SYSTEM
RESERVATION OF SEWER CAPACITY APPLICATION**

PIN: 12/7/1/27 DATE: August 17, 2022

PROPERTY ADDRESS: 246 Warner Road, Tannersville, PA 18372

OWNER(S) NAME: Core5 at Stroudsburg, LLC APPLICANT(S) NAME: _____
(If not owner)

ADDRESS: 1230 Peachtree Street NE, Suite 3560 ADDRESS: _____
Atlanta, Georgia 30309

TELEPHONE #: 717-461-7730 TELEPHONE #: _____

Email Address: BReisinger@C5IP.com Email Address: _____

Brief Description of Project: Proposed 700,000 warehouse along with associated parking lots, access roads
Project estimates 7,000 gpd of sanitary sewer flow (7,000 gpd / 247 gpd per EDU = 29 EDU's)

The Applicant(s) hereby request(s) to reserve 29 EDU's of sewer capacity in the Pocono and Hamilton Township Regional Sewer System for the above described property and Project, based upon the sewage flow calculation for the Project attached hereto and incorporated herein by reference. This reservation is requested for a period of 2 years.

Applicant(s) acknowledge(s) receipt of a copy of the "TOWNSHIP OF POCONO POLICY REGARDING SEWER 'WILL SERVE' LETTERS, SEWER SYSTEM CAPACITY RESERVATION AND SEWER SYSTEM CONNECTIONS FOR NEW DEVELOPMENT" which is incorporated herein by reference and which governs this application and any reservation granted by the Board of Commissioners in relation thereto.

Reservation Fee:

First Year: No. of EDU's Reserved: 29 x 15% = 4.35 x \$1026.48 per year ÷ 12 = \$372.10 per month

Second Year: No. of EDU's Reserved: 29 x 30% = 8.70 x _____ per year ÷ 12 = _____ per month

Third Year: No. of EDU's Reserved: 29 x 45% = 13.05 x _____ per year ÷ 12 = _____ per month

Fourth Year: No. of EDU's Reserved: 29 x 60% = 17.40 x _____ per year ÷ 12 = _____ per month

Fifth Year: No. of EDU's Reserved: 29 x 60% = 17.40 x _____ per year ÷ 12 = _____ per month

Attached is a check payable to "Pocono Township" in the amount required representing the applicable Reservation Fee for the first month of the First Year. If this application is not approved, said check will be returned.

Individual Applicants:

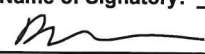
Print Name _____ Print Name _____

Signature _____ Signature _____

Entity Applicants

Name of Entity: Core5 at Stroudsburg, LLC

Name of Signatory: Brian W. Reisinger, P.E., Vice President - Development


Signature and Title

Application: (Approved) (Disapproved) by the Board of Commissioners on _____

Board of Commissioners of Pocono Township

By: _____

(Vice) President

**POCONO AND HAMILTON TOWNSHIPS REGIONAL SEWER SYSTEM
RESERVATION OF SEWER CAPACITY APPLICATION**

PIN: 12/9/1/9 DATE: August 17, 2022

PROPERTY ADDRESS: Interstate 80 and TR 481, Tannersville, PA 18372

OWNER(S) NAME: Core5 at I-80, LLC APPLICANT(S) NAME: (If not owner)

ADDRESS: 1230 Peachtree Street NE, Suite 3560 ADDRESS: _____
Atlanta, Georgia 30309 _____

TELEPHONE #: 717-461-7730 TELEPHONE #: _____

Email Address: BReisinger@C5IP.com Email Address: _____

Brief Description of Project: Proposed 302,000 warehouse along with associated parking lots, access roads
Project estimates 3,000 gpd of sanitary sewer flow (3,000 gpd / 247 gpd per EDU = 13 EDU's)

The Applicant(s) hereby request(s) to reserve 13 EDU's of sewer capacity in the Pocono and Hamilton Township Regional Sewer System for the above described property and Project, based upon the sewage flow calculation for the Project attached hereto and incorporated herein by reference. This reservation is requested for a period of 5 years.

Applicant(s) acknowledge(s) receipt of a copy of the "TOWNSHIP OF POCONO POLICY REGARDING SEWER 'WILL SERVE' LETTERS, SEWER SYSTEM CAPACITY RESERVATION AND SEWER SYSTEM CONNECTIONS FOR NEW DEVELOPMENT" which is incorporated herein by reference and which governs this application and any reservation granted by the Board of Commissioners in relation thereto.

Reservation Fee:

First Year: No. of EDU's Reserved: 13 x 15% = 1.95 x \$1026.48 per year ÷ 12 = \$166.80 per month

Second Year: No. of EDU's Reserved: 13 x 30% = 3.90 x _____ per year ÷ 12 = _____ per month

Third Year: No. of EDU's Reserved: 13 x 45% = 5.85 x _____ per year ÷ 12 = _____ per month

Fourth Year: No. of EDU's Reserved: 13 x 60% = 7.80 x _____ per year ÷ 12 = _____ per month

Fifth Year: No. of EDU's Reserved: 13 x 60% = 7.80 x _____ per year ÷ 12 = _____ per month

Attached is a check payable to "Pocono Township" in the amount required representing the applicable Reservation Fee for the first month of the First Year. If this application is not approved, said check will be returned.

Individual Applicants:

Print Name _____ Print Name _____

Signature _____ Signature _____

Entity Applicants

Name of Entity: Core5 Industrial Partners, LLC

Name of Signatory: Brian W. Reisinger, P.E., Vice President - Development

Brian W. Reisinger
 Signature and Title

Application: (Approved) (Disapproved) by the Board of Commissioners on _____

Board of Commissioners of Pocono Township

By: _____

(Vice) President