

**Pocono Township Board of Commissioners
Regular Meeting Minutes
October 20, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on October 20, 2025 and was opened by Vice Chair-Natasha Lepa at 6:13 p.m. followed by the Pledge of Allegiance.

Roll Call: Ellen Gndt, present; Natasha Leap, present; Mike Velardi, present; Brian Winot, present; Rich Wielebinski, absent.

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

Announcements

Public Comment

Robert Turnbull (Resident) – Voiced his opinion regarding the sidewalks.

Monica Gerrity (Resident) – Voiced her opinion regarding the sidewalks and the future sidewalk plans.

Guy Doleiden (Resident) – Inquired regarding the sewer line along with the sidewalks.

Nicholas Glade (Resident) – Commented on the Leisure Lake Wedding Venue noise level. He also asked about the status of the Pangea property.

Cheryl Parks (Resident) – Inquired regarding the sewer extension and how close it will come to her well / propane tank. Also commented on the Kennel.

N. Leap asked who at DEP the residents on Ruby Lane can speak with regarding the sewer extension. Mike Gable explained the township's inspection process.

Cindy Anglemyer (Resident) – Commented on the noise as the trees are cut down and concern regarding water runoff as the stumps are removed.

Karen Doleiden (Resident) – Questioned the route of the hook-up along with the tree clearing.

Presentations

Discussion and Possible Motion to advertise for the adoption of Debt Ordinance #22 – The proposed debt ordinance is for a general obligation bond that will pay off a short-term loan used to purchase the municipal complex and finance additional work. This bond will convert the existing line of credit into a 30-year bond, with a maximum principal amount of \$11,495,000. The ordinance must comply with local government debt laws, federal tax laws, and securities regulations, which will help keep interest rates lower. The bond issuance process involves advertising the ordinance, getting state approval, and coordinating with financial advisors to finalize the terms. The township will only borrow the amount necessary to pay off the existing note, cover project bids, and include soft costs. The borrowing capacity is governed by state law, which allows the township to borrow up to two and a half times its average annual revenues. Sewer-related debt doesn't count against this borrowing limit, as it is considered self-liquidating. Lengthy discussion was had by the board.

N. Leap made a motion, seconded by M. Velardi, to authorize advertisement of Ordinance 2025-22 as it relates to a general obligation bond to be used to pay off the existing short-term loan and to finance the work that is to be done at the township municipal complex. Discussion took place. All in favor. Motion carried.

Hearings

Resolutions

- N. Leap made a motion, seconded by B. Winot, to table Resolution 2025-34 for submission of Local Share Account (LSA) Statewide Grant Application to be used for the Mountain View Park Improvements Project. Discussion took place. All in favor. Motion carried.
- N. Leap made a motion, seconded by M. Velardi, to Approve Resolution 2025-35 for submission of Local Share Account (LSA) Statewide Grant Application to be used for the TLC Park Improvements Project. All in favor. Motion carried.
- N. Leap made a motion, seconded by M. Velardi, to Approve Resolution 2025-36 for the Lands of the Spirit of Swiftwater Phase 2 Sewage Planning Module Sewer Extension. E. Gndt asked for clarification. J. Tresslar explained. All in favor. Motion carried.
- N. Leap made a motion, seconded by B. Winot, to table Resolution 2025-37 Accepting the revised Sewer Rules and Regulations. E. Gndt asked for clarification. L. DeVito explained. Rob Kendra (Non-Resident) works for Kalahari Resorts expressed frustration with the sewer rules and regulations resolution. He noted that the 30 plus pages were received on Friday and feels he didn't have time to review them fully. He suggested that a comprehensive rewrite of the agreement would be beneficial to clarify its terms and ensure it isn't a win-lose situation. Further discussion was had by the board and public as E. Gndt went through a list of questions she had. All in favor. Motion carried.

Consent Agenda

- N. Leap made a motion, seconded by M. Velardi, to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the October 6, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through October 20, 2025 as presented, including ratification of expenditures in the amount of \$1,292,283.69 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. All in favor. Motion carried. E. Gndt had questioned a transfer.

NEW BUSINESS

Personnel

Commissioner Comments

Richard Wielebinski – President

Natasha Leap – Vice President

- N. Leap made a motion, seconded by M. Velardi, to approve the Construction Escrow Release No. 1 in the amount of \$1,152,244.97 for Lindenmere Sports Arts Center LLC LDP#1372. All in favor. Motion carried.
- N. Leap made a motion, seconded by M. Velardi, to approve the Construction Escrow Release No. 3 in the amount of \$660,483.47 for The Spirit of Swiftwater Apartments – Phase 2 LDP #1287. Motion carried.
- N. Leap made a motion, seconded by M. Velardi, to advertise DRAFT 2026 Pocono Township Budget for adoption at the December 1st meeting. E. Gndt voiced her opinion that she feels it isn't ready to advertise and questioned the reduction in taxes. B. Winot gave an overview of the budget along with a 10% reduction in the millage rate. Roll Call Vote: E. Gndt, nay; N. Leap, aye; B. Winot, aye; M. Velardi, aye. (3-1) Motion passed.

Ellen Gndt – Commissioner

- Update – Solar Field – moving forward with no issues.
- E. Gndt started a discussion to waive / defer parcels 130 Ruby Lane, 136 Ruby Lane, 142 Ruby Lane, 150 Ruby Lane, 154 Ruby Lane, 160 Ruby Lane for sewer connection. B. Winot voiced his support on this matter not just for Ruby Lane but others as well along the new expansion routes. A lengthy discussion took place among the board and solicitor. E. Gndt made a motion, seconded by B. Winot, to defer 132, 125 & 119 Stadden Road, 130,131,136,142,150,154 and 160 Ruby Lane, regarding sewer hookup. Lengthy discussion took place between the board and public. All in favor. Motion carried.

Brian Winot – Commissioner

- B. Winot asked if the township had a way to offer the public CPR, First Aid, AED Training. J. Belvin stated that the township has developed a new relationship with a training company who would be willing to offer limited classes for AED and CPR, general first aid training on a first-come, first-serve basis and are hoping to put it into action.
- B. Winot made a motion, seconded by N. Leap, to authorize Township Solicitor to draft Pocono Township's Ordinance based on Chestnuthill Township's Chicken Ordinance.
The keeping of one or two total pigeons (except as may be preempted by the State Carrier Pigeon Law[1]), chickens, ducks, geese and/or similar fowl shall be permitted on lot with a minimum lot area of 10,000 square feet. One additional fowl may be kept for each additional lot area of 5,000 square feet. Fowl shall in all cases be confined to the property of the owner of the fowl. E. Gndt asked for clarity. L. DeVito and P. Morgan explained. The public voiced their concerns. All in favor. Motion carried.
- B. Winot made a motion, seconded by M. Velardi, to send Historic Overlay to Monroe PC and Pocono PC and authorize Solicitor to advertise for public hearing. Discussion took place among the board along with public opinion. All in favor. Motion carried.

Mike Velardi – Commissioner

- Northbound Event held here at the township building was a success with several drug and alcohol recovery agencies represented.
- M. Velardi asked for public opinion regarding having a Commonwealth of PA electoral college system to elect our governor and our US Senators to allow the rural areas to have a voice in the elections.
- Pocono Township hosted Senator Rosemary Brown's office and their Senator for a day event last Friday with over two hundred 11th and 12th grade students from all over the county.
- E. Gndt made a motion, seconded by N. Leap, to authorize Township Solicitor to advertise updated food truck ordinance. Discussion took place. All in favor. Motion carried.

Reports

Fire Company Quarterly Report – Lieutenant Tom Gallagher – highlighted that rescue engine responded to 125 calls, with a total of 358 hours and 20 minutes of service time. The department averaged nine members per call with Friday being the busiest day and midnight to 1 A.M. the peak call time. They responded to 147 total incidents, including 126 fire-related and 21 EMS calls. The department provided mutual aid 46 times and received mutual aid 92 times, totaling 189 mutual aid interactions for the year. The department also noted an increase in volunteer recruitment, with three new applicants and four to five members completing the Essentials firefighting program. E. Gndt questioned false alarms. N. Leap asked about the status of Knox Box compliance.

Zoning Report-SFM Consulting – P. Morgan outlined his report he gave to the board. The board discussed ongoing issues regarding TDU's monitoring and violations.

Police – James Wagner, Chief – 1118 calls for service, 26 criminal arrests, 36 traffic accident investigations, 21 summary arrests made, and 443 traffic contacts.

Manager Report – Jerrod Belvin

- Kenny's Way Update – Kenny Prehard and the public works crew rebuilt the old wellhead. It's a clay pipe system and clay and iron mix dating back to 1820. They did an awesome job, having to dig it out by hand. There will be a plaque that will go on the front and lit up at night.
- PennDOT Update – Still no date for the closure of Route 715 as they are going over options.
- Grants Update – LSA is pushed back until the State can figure out what they are doing with their budget.
- State Senate Event – Due to the fire at NCC Pocono Township hosted. The group was able to utilize the meeting room and the soon to be County side of our building for this event.
- N. Leap made a motion, seconded by B. Winot, to advertise revised Act 101 ordinance as approved by Township Solicitor & Monroe County Waste Authority. All in favor. Motion carried.
- N. Leap commended Jerrod, Pat, and the Public Works Team for the work they have done at Kenny's Way.
- Pocono Township solidified the deal with Monroe County 250 where the reenactment will take place over on the Fire Company's carnival ground from 11 am to 4 pm the first weekend in November.

Public Works – Patrick Briegel

- Sewer Business Update – easements are marked out and BCRA will be installing water meter for service to the township building.
- Public Works just went through chainsaw training.
- Liquid fuels meeting went well with PennDOT.
- Lew Ginsburg asked about the status of installing stop signs on Pocono Circle. Anticipated within the next three weeks.

Township Events Report -

Township Engineer Report- Jon Tresslar

- Learn Road safety enhancement project and roundabout survey work. We are continuing to coordinate with PPL in their work.
- TASA Project – Plans are being reviewed by PennDOT
- TLC walking bridge. Working on permitting a bid package to remove the old bridge.

Township Solicitor Report-Leo V. DeVito.

- The board of commissioners held an executive session prior to the meeting to discuss personnel.
- General legal update – All briefs have been filed as of today on the Brooklyn Fireworks matter.
- Learn Road Easement Process – All easements are in place.
- PJJWA Update – scheduling a meeting with all parties to discuss and get answers to questions that were raised by the Board of Commissioners.

Adjournment – N. Leap made a motion, seconded by B. Winot, to adjourn the meeting at 9:39 p.m. All in favor. Motion carried.