



POCONO TOWNSHIP COMMISSIONERS
AGENDA

October 6, 2025 | 5:30 p.m.
205 Old Mill Rd, Suite 2, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/81018321756>

Meeting ID:

810 1832 1756

Passcode:

225492

Open Meeting

Pledge of Allegiance

Roll Call

Announcements

Public Comment-NON-AGENDA ITEMS

Limited to 3 minutes per person, please state your name and if you are a Pocono Township Resident.

Presentations

Frank Cefali, Treasurer Pocono Township – Treasurer Report

Eckert Seamans & Pocono Mountains Economic Development Corp – Camelback TIF Bonds Refunding

- Motion for Termination of Declaration of Restrictive Covenants MCIDA Camelback TIF (***Possible Action Item***)

PFM & Eckert Seamans– Financing for Police Wing

- Motion to proceed with authorization for financing and to have PFM/ Township Solicitor to draft debt ordinance amendment & advertise for BOC meeting 10-20-2025 (***Possible Action Item***)

PFM & Eckert Seamans & Mike Gable T&M Engineering – Penn Vest Sewer Loan

- Motion to execute the letter of engagement for the Penn Vest Sewer Loan (***Possible Action Item***)

Hearings – Knox Box Amendment

Motion to open the hearing (***Action Item***)

Motion to Close the hearing (Action Item)

Motion to _____ Ordinance 2025- 21 amending the Pocono Township Code of Ordinances, Part II General Legislation; Chapter 170 Emergency Access to Buildings; § 170-1 Definitions, § 170-4 requirements for existing Commercial and/or Industrial Buildings. **(Action Item)**

Resolutions

- Motion to approve Resolution 2025-34 denying preliminary plan approval of the Swiftwater Pond LLC preliminary land development plan. **(Possible Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the September 15, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through October 6, 2025 as presented, including ratification of expenditures in the amount of \$998,467.91 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. Discussion: **(Action Items)**

NEW BUSINESS**Personnel****Report of the President****Richard Wielebinski**

- Motion to task the Chief of Police & Civil Service Commission to create the eligibility list to present to the Board of Commissioners for hiring purposes. **(Possible Action Item)**
- Motion to approve Trick or Treating hours within Pocono Township Friday, October 31st 2025 from 5:00pm-8:00pm **(Possible Action Item)**
- Request for Support on RCAP Grant Application for Crescent Lake. **(Possible Action Item)**
- Request for Support on LSA Grant Application for Brookdale's Nordic Spa. **(Possible Action Item)**
- Request for Support on RCAP Grant Application for Brookdale's Nordic Spa. **(Possible Action Item)**

Commissioner Comments**Natasha Leap – Vice President**

- Motion to authorize ____ payment to Tom McKeown for land consultations **(Possible Action Item)**

Ellen Gndt – Commissioner

- Update – Solar Field
- Update – Kennel

Brian Winot – Commissioner

- Historic Overlay Discussion – **(Possible Action Item)**

Mike Velardi – Commissioner

- Tent City Update

Reports

Zoning – SFM Consulting

Police – Chief James Wagner (Second Meeting of Month)

Township Manager's Report – Jerrod Belvin

- Website is now active
- Parks update
- Cleanup Results
- Fuel Bid
- MS4 Application has been accepted
- Act 101 Ordinance Discussion (***Possible Action Item***)

Public Works/Sewer Report – Patrick Briegel

- Sewer Business Update
- SEO Report
- PennDOT / Intersection brush update
- MCTI & Sullivan Trail Expansions
- Current Public Works Projects
- Motion to approve the purchase of a new Track Skid Steer in the amount of \$84,119.51 (***Possible Action Item***)
- Discussion & Motion to direct the solicitor to draft a FOG Ordinance for Pocono Township Sanitary Collection System (***Possible Action Item***)

Township Events Report – Jennifer Gambino (First Meeting of Month)

- Oktoberfest October 10th
- Spooky Walk October 17th and 18th
- Trunk or Treat October 26th

Township Engineer Report – T&M Associates

- Sewer Business Update
- Learn Road safety enhancement project and roundabout survey work.
- Motion to approve an engineering study regarding the Truck Restriction Ordinance. (***Possible Action Item***)
- Motion to install regulatory signs for Pocono Circle & Sky-High Drive Traffic. (***Possible Action Item***)
- TASA Project
- TLC walking bridge.
- Turkey Hill/Wendys Sidewalk update
- Stadden Rd signage & curve painting

Township Solicitor Report – Broughal & DeVito, L.L.P.

- Sewer Business Update
- General legal update
- Discussion on Chicken Ordinance Draft (***Possible Action Item***)
- Discussion on Food Truck Ordinance Draft (***Possible Action Item***)
- Update – Archer Lane
- Learn Road Easement Process
- TASA Sidewalk Update – Easements

Adjournment



Eckert Seamans Cherin & Mellott, LLC
213 Market Street
8th Floor
Harrisburg, PA 17101

TEL: 717 237 6000
FAX: 717 237 6019

Ryan A. Mentzer
rmentzer@eckertseamans.com
(717) 237-6030

October 6, 2025

Township of Pocono
112 Township Drive,
Tannersville, Pa. 18372

Re: Legal Services in Connection with the Issuance by the Township of Pocono of a Guaranteed Sewer Revenue Note in the Approximate Amount of \$8,000,000 to PennVest

Ladies and Gentlemen:

We would be pleased to provide legal services to the Township of Pocono (the "Township"), in connection with the issuance by the Township of a Guaranteed Sewer Revenue Note (the "Debt Obligation") in the approximate amount of \$8,000,000 to the Pennsylvania Infrastructure Investment Authority ("PennVest"), to finance improvements and additions to the Township's sanitary sewer system (the "PennVest Funding").

The purpose of this engagement letter is to set forth our mutual understanding of the basis on which we have agreed to undertake such representation. Under the Pennsylvania Rules of Professional Conduct, we are required to inform you in writing of the basis of the fee and expense reimbursement arrangement that will be applicable to our handling of the PennVest Funding. This letter agreement will become effective upon our receipt of a copy of this letter signed by you.

We agree to perform the specific services described below for the fixed legal fee of **\$25,000** to be paid following the closing of the Debt Obligation. Costs and expenses include, without limitation, filing and advertisement fees, express mail and postage, telecopy charges, photocopying charges, travel charges and paper and electronic transcript preparation not to exceed **\$1,000**.

In our role as bond counsel we expect to render the following legal services to the Township: preparation and review of all customary and PennVest-specific legal documents, certificates and opinions including the Township's debt and reimbursement resolutions; participation in telephone conferences with PennVest staff, Township solicitor, and Township engineers, including review and revision of documents proposed by the PennVest legal staff and coordinating the submittal of loan documentation by the professional team to PennVest; preparation of documents associated with obtaining the required approval of the PA Department of Community and Economic Development, and delivery of all requisite and appropriate legal opinions with respect to the validity and enforceability of the Debt Obligation under applicable laws and related matters.

If any additional services are requested to be performed by our firm beyond the scope of the services described above, a separate agreement as to how the firm is to be compensated by you for such services will be negotiated and a supplemental engagement letter concerning payment arrangements for such work will be executed before such work is performed.

Clients are entitled to request and receive client-owned files unless the Firm asserts a legally cognizable right to retain all or a portion of the files. No client files can be removed from the Firm and transmitted to any person or entity without the client's written authorization. After a legal representation has ended, client-owned files will either be returned to the client or kept in the possession of the Firm in accordance with its client file retention policy. Under that policy, client files are retained by the Firm for a fixed time period after which the files may be destroyed. No client files will be destroyed unless approved by the responsible Firm attorney on that legal representation or by the Firm's Executive Director. Files released to a client are no longer subject to the Firm's client file retention policy.

If this engagement letter is consistent with your understanding of our fee and representation arrangement, please sign the enclosed copy where indicated and return it to me. If you have any questions concerning any of the matters discussed in this letter, please do not hesitate to let me know.

We appreciate the opportunity to be of service to the Township on the PennVest Funding and look forward to working with you.

Very truly yours,

ECKERT SEAMANS CHERIN & MELLOTT, LLC

/s/ *Ryan A. Mentzer*

Accepted and agreed to on _____, 2025.

TOWNSHIP OF POCONO

By: _____

Title: _____

LAW OFFICES
BROUGHAL & DEVITO, L.L.P.

38 WEST MARKET STREET
BETHLEHEM, PENNSYLVANIA 18018-5703

JAMES L. BROUGHAL
LEO V. DEVITO, JR.
JOHN S. HARRISON
JAMES F. PRESTON*
LISA A. PEREIRA*
ERIKA A. FARKAS
ANTHONY GIOVANNINI, JR.

*ALSO MEMBER NEW JERSEY BAR

TELEPHONE
(610) 865-3664
FAX
(610) 865-0969
E-MAIL
lawyers@broughal-devito.com
WEBSITE
www.broughal-devito.com

September 19, 2025

VIA ELECTRONIC MAIL

Pocono Mountains Media Group
511 Lenox Street
Stroudsburg, PA 18360

**RE: Pocono Township- Advertisement of Legal Notice
Knox Box Ordinance**

Dear Sir or Madam:

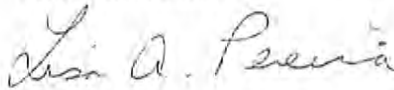
With respect to the above matter, enclosed please find a Legal Notice to be advertised one (1) time in your periodical on **Thursday, September 25, 2025.**

Please send proof of publication and the invoice to:

Jerrold Belvin, Township Manager
112 Township Drive
Tannersville, PA 18372

Also, enclosed is a certified copy of the proposed Ordinance for your records only (**not to be advertised**). Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,



Lisa A. Pereira

Enclosures

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025 -

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA
AMENDING THE POCONO TOWNSHIP CODE OF ORDINANCES,
REVISING CHAPTER 170, EMERGENCY ACCESS TO BUILDINGS;
AMENDING SECTION 170-1 DEFINITIONS AND SECTION 170-4
KNOX BOX® REQUIRED FOR EXISTING COMMERCIAL AND/OR
INDUSTRIAL BUILDINGS, AND REPEALING ALL ORDINANCES
INCONSISTENT HERewith**

WHEREAS, WHEREAS, the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania (the "Board"), adopted Ordinance 2024-05 on November 18, 2024, to implement the provisions of Chapter 170, *Emergency Access To Buildings* which provides for provisions for rules and regulations for the benefit of citizens and property owners of the Township of Pocono, the ability for first responders to gain access to certain buildings in the event of emergencies.

WHEREAS, the Board has determined that it would be in the best interest of the Township of Pocono to amend its Code of Ordinances to revise certain provisions regarding its *Chapter 170 Emergency Access To Buildings*.

NOW THEREFORE, be it enacted and ordained by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1. The Pocono Township Code of Ordinances, Part II *General Legislation*; Chapter 170 *Emergency Access To Buildings*; § 170-1 *Definitions* is hereby amended by adding the following:

"FIRE DETECTOR, AUTOMATIC

A device designed to detect the presence of a fire signature and to initiate action. These devices would include any smoke detectors, fire alarms, heat detectors or other listed and labeled fire protection devices in accordance with NFPA 72, whether directly forwarded to 911 Control or not."

SECTION 2. The Pocono Township Code of Ordinances, Part II *General Legislation*; Chapter 170 *Emergency Access To Buildings*; § 170-4 *Knox Box® Required for Existing Commercial and/or Industrial Buildings* is deleted in its entirety and replaced as follows.

"§ 170-4 Knox Box® Required for Existing Commercial and/or Industrial Buildings

All existing buildings utilizing a Commercial Use and/or Industrial Use, equipped with any Fire Detection, Automatic and/or suppression systems shall have installed a Knox Box® as defined herein and, of a type and size approved by the Fire Chief, in a location specified by the Fire Chief within six months of the effective date of this Part and after written notice from the Township to install such Knox Box® and place the appropriate keys."

SECTION 3. SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provision of this Ordinance shall continue to be separately and fully effective.

SECTION 4. REPEALER. All provisions of Township ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance, are hereby repealed.

SECTION 5. ENACTMENT. This Ordinance shall be effective five (5) days after the date of passage.

ENACTED AND ADOPTED by the Board of Commissioners this ____ day of _____, 2025.

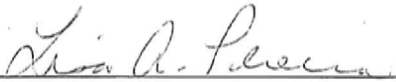
ATTEST:

**POCONO TOWNSHIP BOARD OF
COMMISSIONERS**

JERROD BELVIN
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.

A handwritten signature in cursive script, reading "Lisa A. Pereira", is written over a horizontal line.

Lisa A. Pereira, Esquire
Solicitor
Pocono Township, Monroe County

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025 -21

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA
AMENDING THE POCONO TOWNSHIP CODE OF ORDINANCES,
REVISING CHAPTER 170, EMERGENCY ACCESS TO BUILDINGS;
AMENDING SECTION 170-1 DEFINITIONS AND SECTION 170-4
KNOX BOX® REQUIRED FOR EXISTING COMMERCIAL AND/OR
INDUSTRIAL BUILDINGS, AND REPEALING ALL ORDINANCES
INCONSISTENT HEREWITH**

WHEREAS, WHEREAS, the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania (the “Board”), adopted Ordinance 2024-05 on November 18, 2024, to implement the provisions of Chapter 170, *Emergency Access To Buildings* which provides for provisions for rules and regulations for the benefit of citizens and property owners of the Township of Pocono, the ability for first responders to gain access to certain buildings in the event of emergencies.

WHEREAS, the Board has determined that it would be in the best interest of the Township of Pocono to amend its Code of Ordinances to revise certain provisions regarding its *Chapter 170 Emergency Access To Buildings*.

NOW THEREFORE, be it enacted and ordained by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1. The Pocono Township Code of Ordinances, Part II *General Legislation*; Chapter 170 *Emergency Access To Buildings*; § 170-1 *Definitions* is hereby amended by adding the following:

“FIRE DETECTOR, AUTOMATIC

A device designed to detect the presence of a fire signature and to initiate action. These devices would include any smoke detectors, fire alarms, heat detectors or other listed and labeled fire protection devices in accordance with NFPA 72, whether directly forwarded to 911 Control or not.”

SECTION 2. The Pocono Township Code of Ordinances, Part II *General Legislation*; Chapter 170 *Emergency Access To Buildings*; § 170-4 *Knox Box® Required for Existing Commercial and/or Industrial Buildings* is deleted in its entirety and replaced as follows.

“§ 170-4 Knox Box® Required for Existing Commercial and/or Industrial Buildings

All existing buildings utilizing a Commercial Use and/or Industrial Use, equipped with any Fire Detection, Automatic and/or suppression systems shall have installed a Knox Box® as defined herein and, of a type and size approved by the Fire Chief, in a location specified by the Fire Chief within six months of the effective date of this Part and after written notice from the Township to install such Knox Box® and place the appropriate keys.”

SECTION 3. SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provision of this Ordinance shall continue to be separately and fully effective.

SECTION 4. REPEALER. All provisions of Township ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance, are hereby repealed.

SECTION 5. ENACTMENT. This Ordinance shall be effective five (5) days after the date of passage.

ENACTED AND ADOPTED by the Board of Commissioners this ____ day of _____, 2025.

ATTEST:

**POCONO TOWNSHIP BOARD OF
COMMISSIONERS**

JERROD BELVIN
Township Manager

RICHARD WIELEBINSKI
President, Board of Commissioners



74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

October 1, 2025
via electronic mail

Pocono Township
205 Old Mill Road, Suite 2
Tannersville, PA 18372

Attention: Krisann MacDougall, Asst. Secretary, Alt. RTK Officer

RE: Proposed Solar Electric Power
Generation Facility
Summit Road
Pocono Township
Monroe County, PA
PAB240140.00

Dear Krisann,

On behalf of Swiftwater Pond, LLC, Bohler, a duly authorized representative of the Developer/Applicant as listed above, withdraws the application of Land Development for the above referenced Solar Electric Power Generation Facility.

Should you have any questions or require any additional information, please do not hesitate to contact me at jbeavan@bohlereng.com or 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC

A handwritten signature in black ink, appearing to read "Jeffrey Beavan".

Jeffrey Beavan, P.E.

Cc: BlueWave Project Development, LLC (email)

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TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-34

**A RESOLUTION DENYING PRELIMINARY PLAN APPROVAL
OF THE SWIFTWATERPOND LLC
PRELIMINARY LAND DEVELOPMENT PLAN**

WHEREAS, the applicant, Swiftwater Pond, LLC, submitted a preliminary land development plan application titled “Preliminary Land Development Plans for Swiftwater Pond, LLC for proposed Solar Electric Power Generation Facility” (the “Plan”). The Plan proposes to develop an existing parcel (Tax Parcel ID 12.12.1.27) located within the R-1, Low Density Residential Zoning District along Summit Road, between Dyson Road and Paweda Hill, to include the construction of two (2) solar energy generation arrays consisting of a total of 11,160 modules, fencing, equipment pads, laydown areas, landscaping, and stormwater management facilities; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letter dated July 10, 2025; and

WHEREAS, the Pocono Township Planning Commission recommended the denial of the Plan at a meeting held on September 10, 2025, 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 July 10, 2025 letter and the Zoning Officer’s July 29, 2025 zoning review 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 “Preliminary Land Development Plans for Swiftwater Pond, LLC for proposed Solar Electric Power Generation Facility” as shown on the preliminary major subdivision plan prepared by Bohler Engineering, dated May 30, 2025, be hereby denied because of the following deficiencies:

Chapter 470 of the Pocono Township Code of Ordinances – Zoning Ordinance Deficiencies:

1. The proposed use of the property, as described, would fall under the Zoning Use Classification of General Industrial Uses.
 - a. Section 470-8 of the Township Zoning Ordinance defines a general industrial use as “manufacturing or storage uses which, because of their shipping, storage and other requirements, are not compatible in close proximity to residential areas.”
2. In accordance with Section 470-17 and Attachment 1, Use Schedule, of the Township Zoning Ordinance, General Industrial Uses are not permitted within the R-1 Zoning District.

3. As the proposed use of the property does not classify as an essential service, the requirement outlined in Section 470-57(D) of the Township Zoning Ordinance, which states that “unhoused equipment shall be enclosed with a chain-link fence six feet in height,” does not apply. While Chapter 470 does not contain specific design regulations pertaining to fencing, any applicable provisions outlined in Chapter 390, Subdivision and Land Development, must still be met.
4. In accordance with Section 470-17.C.(1) and Schedule A, the maximum impervious area is 80%. *Plan Sheet C-301 indicates the proposed impervious to be 1.12%. A breakdown of the impervious calculations shall be provided for verification of this number.*
5. Per Section 470-34.B. “Handicapped parking. Handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time.” *At least one (1) handicap accessible parking space is required to be provided for each parking facility per the ADA Guidelines. The plan does not show any accessible parking; therefore, the required accessible parking shall be added.*
6. In accordance with Section 470-121.B., “no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and: The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity.” *The proposed earth disturbance exceeds one (1) acre, and an NPDES Permit is required from the Monroe County Conservation District. All correspondence with, submissions to, and NPDES Permit from the County Conservation District shall be provided to the Township.*
7. All proposed signs shall conform to the requirements of Article VII of the Zoning Ordinance and must receive approval by the Township Zoning Officer prior to erection. *All proposed signage must be submitted to and approved by the Township Zoning Officer.*

Chapter 390 of the Pocono Township Code of Ordinances – Subdivision and Land Development Ordinance Deficiencies:

8. In accordance with Section 390-29.E.(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.” *Many of the plans are neither clear nor legible.*
9. In accordance with Section 390-29.E.(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.” *No boundary information has been provided.*

10. In accordance with Section 390-29.E.(3), "The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report." *Boundary closure reports shall be submitted.*
11. In accordance with Section 390-29.E.(4), "...If the plan is prepared in two or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g., Sheet 1 of 5), and a key diagram showing the relative location of the several sections shall be drawn on each sheet." *The plan has been prepared in two (2) sections; therefore, the required key map and numbering shall be added to each applicable plan sheet.*
12. Per Section 390-29.E.(5), "Plans shall be legible in every detail." The plans are not legible in every detail. *The grading plans and drainage area maps, specifically, contain overwrites, a lack of labeling, and scales that make the contours unable to be read. The plans shall be made legible.*
13. In accordance with Section 390-29.F, Site context map. "A map compiled from existing information showing the location of the proposed major subdivision within its neighborhood context shall be submitted. 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. For sites of 100 acres or more, the map shall show the above relationships within 2,000 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 shall be prepared and submitted in accordance with the requirements of this Section.*
14. In accordance with Section 390-29.G, Existing resources and site analysis. "For all land developments, 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." The information required in Subsections (1) through (12) shall be included. *The Existing Resources and Site Analysis plan shall be revised to comply with the requirements of this Section including, but not limited to, an aerial photograph, identification of slopes between 15% and 25%, vegetative cover conditions, soil types, and viewshed analysis. Additionally, it shall cover the area of the proposed development site and within 500 feet of the site. Topography shall be coordinated with official USGS benchmarks and the location and datum shall be shown on the plan.*

15. In accordance with Section 390-29.H, a resource impact and conservation analysis are required. *A Resource Impact and Conservation Analysis shall be provided on the plan and shall include the existing resources in square feet, the proposed disturbance of the existing resources in square feet and percent, and the maximum permitted disturbance. Additionally, a resource assessment report must be provided.*
16. Per Section 390-29.I.(1), the improvements plan shall include “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.” *The plan shall note the presence or non-presence of the one-hundred-year floodplain with a reference to the applicable FEMA panel.*
17. Per Section 390-29.I.(4), the improvements plan shall include “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.” *The required information for each proposed driveway shall be shown on the plans. (Also see Comment 57)*
18. Per Sections 390-29.I.(9), the improvements plan shall include the “limit-of-disturbance line (must be exact in relation to the retention of existing trees proposed to be saved).” *The Limit of Disturbance (LOD) as shown on the Erosion and Sediment Controls Plans is inaccurate. Areas of disturbance are shown outside of the LOD and the LOD exceeds the tree protection fencing locations. The LOD must be accurately depicted.*
19. Per Section 390-29.I.(20), the improvements plan shall include the “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 deed book and page number shall be provided on the plan.*
20. Per Section 390-29.I.(29), the improvements plan shall include a “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 certificate on the plan must be corrected to reflect the property owner, Paradise Summit LLC.*
21. Per Section 390-29.I.(32)(h), the following shall be on all land development plans in the form of protective covenants and/or notes: “By approval of this plan the Township has neither confirmed nor denied the existence and/or extent of any wetland areas whether or not delineated on the plan and any encroachment thereon for any reason whatsoever shall be the sole responsibility of the subdivider and/or developer, his heirs, successors and assigns and shall be subject to the jurisdiction of the Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection and said encroachment shall conform to the rules and regulations of the jurisdictional agencies.” *The note shall be added to the Site Plan.*

22. Per Section 390-29.I.(32)(i), the following shall be on all land development plans in the form of protective covenants and/or notes: "This plan is under and subject to all of the rules, regulations, requirements and restrictions as set forth in the Pocono Township Subdivision and Land Development Ordinance and the Pocono Township Zoning Ordinance, as both are amended." *The note shall be added to the Site Plan.*
23. Per Section 390-29.I.(32)(j), the following shall be on all land development plans in the form of protective covenants and/or notes: "The applicable highway occupancy note(s) shall appear on the plan: "A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the 'State Highway Law,' before driveway access to a state highway is permitted; and/or "A highway occupancy permit is required pursuant to the Pocono Township Road Encroachment Ordinance before driveway access to a Township road is permitted." The applicable note(s) shall also state: "Access to the public road shall be only as authorized by a highway occupancy permit."" *The note shall be added to the Site Plan.*
24. Per Section 390-29.I.(32)(l), the following shall be on all land development plans in the form of protective covenants and/or notes: "The applicant, his heirs, successors or assigns will implement all requirements and obtain all permits and approvals as required by any and all local, state or federal agencies and authorities, and does hereby acknowledge and agree that if said permits and approvals are not obtained as required, then any and all approvals given by Pocono Township will become null and void with no further action on the part of the Township." *The note shall be added to the Site Plan.*
25. Per Section 390-29.I.(32)(m), the improvements plan shall include "A listing of any subdivision/land development waivers or modifications, zoning variances, special exceptions and/or conditional uses that have been granted, including the date of the order of the Pocono Township Zoning Hearing Board or Board of Commissioners granting the same." *The referenced information shall be listed on the plans, as applicable.*
26. Per Section 390-29.I.(32)(n), if the plans include any stormwater management planning, controls or devices, the following covenant shall appear on the plan: "The owners, their heirs, executors, administrators, successors and assigns, shall make provision and be responsible for the installation, maintenance, operation and repair of any and all stormwater management facilities and controls depicted on this plan and other plans and documents supporting the same, including, but not limited to, all infiltration devices, buffers, detention basins, inlets, swales, pipes, berms and spreaders. Pocono Township is hereby granted the right to inspect all permanent stormwater management facilities and controls at any reasonable time. If Pocono Township determines at any time that any of said stormwater management facilities or controls have been eliminated, altered or improperly maintained, the then owner shall be advised of the corrective measures required and be afforded a reasonable period of time to take the necessary corrective action. Pocono Township shall have the right, but not the obligation, of ingress, egress and regress to any and all of the stormwater management facilities and controls, as well as upon and within the utility and drainage easements as shown on this plan, for the purpose of installation, maintenance

and/or repair due to the failure or neglect of the owner to perform the same within the time required, or for emergency remedies to the stormwater management facilities and controls if necessary, if Pocono Township elects to perform such installation, maintenance and/or repair. All costs and expenses incurred by Pocono Township in relation to any work performed by Pocono Township pursuant to the provisions of this covenant and/or the enforcement of the same, shall be the joint and several responsibility of the owner and any occupier of the property who violated the provisions of this covenant, payable by the owners and/or occupiers of the property, their heirs, administrators, executors, successors and assigns upon demand by Pocono Township, and shall constitute a lien against the property until paid in full. The remedies of Pocono Township pursuant to this covenant are in addition to all other rights and remedies available to Pocono Township, its successors and assigns, pursuant to any statute, ordinance, at law or in equity. All of the foregoing is more particularly and at large provided in that certain Stormwater Management Agreement and Declaration of Easement between the owner and the Township dated _____, 20____, the terms and provisions of which are incorporated herein by reference. This covenant shall run with the land." *The note shall be added to the Site Plan.*

27. Per Section 390-29.J.(1)(c), the plans shall include "truck turning movement diagrams for at least a WB-50 truck." *A turning movement diagram has been provided for a fire truck, but the WB-50 movement must still be shown.*
28. In accordance with Section 390-29.J.(4), submittals shall include "All proposed offers of dedication and/or reservation of rights-of-way and land areas with conditions attached." *The additional right-of-way width for Summit Road shall be offered to the Township for dedication.*
29. Per Section 390-29.J.(5), the supporting documents shall include "Existing documents of dedication and/or reservation of rights-of-way and land areas with conditions attached." *The plans reflect a 200' Transmission ROW and tree clearing within the right-of-way. Additional information on this right-of-way as well as permission for the encroachment shall be provided. (Also see Comment 34)*
30. In accordance with Section 390-29.J.(6), the plan submission shall include "Proof of legal interest in the property, a copy of the latest deed of record and current title search report." *The Applicant shall provide a current title search report.*
31. In accordance with Section 390-29.J.(9), supporting documents to be submitted include "A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list." In addition, and in accordance with Section 390-29.J.(19), "All required state or federal environmental and other permits." *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
 - a. *Monroe County Planning Commission – Review letter dated June 27, 2025 has been received.*

- b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
 - c. *Pocono Township Fire Department*
32. In accordance with Section 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided.*
 33. Per Section 390-29.J.(11), the Applicant shall provide “Drainage/stormwater management plan meeting the requirements of this chapter and any Stormwater Management Ordinance adopted by the Township.” *The submitted plan does not meet the requirements of Chapters 390 or 365. Comments on the stormwater management plan deficiencies are contained within this letter.*
 34. In accordance with Section 390-29.J.(14), “Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the preliminary plan shall be accompanied by a letter from the owner or lessee of such line stating any conditions on the use of the land and the minimum building setback and/or right-of-way-lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.” *The plans reflect a 200’ Transmission ROW and tree clearing within the right-of-way. Additional information on this right-of-way as well as permission for the encroachment shall be provided.*
 35. In accordance with Section 390-29.J.(15), the Applicant shall provide “Confirmation that the highway occupancy permit application has been accepted for review by the Township or PennDOT as applicable.” *Submissions to, and the permit from the Township for the shall be provided.*
 36. In accordance with Section 390-29.J.(16), the Applicant shall provide “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.” *A written plan shall be provided within the plan set.*
 37. In accordance with Section 390-29.J.(17), the Applicant shall provide “Wetland studies as required by §390-57 of this chapter.” *The wetland study prepared by ECS Mid-Atlantic, LLC, as referenced on the Cover Sheet, shall be provided to the Township. (Also see Comment 92)*
 38. In accordance with Section 390-29.K., the Applicant shall provide a “Community/financial impact analysis. A community impact analysis including the following information shall be required for... development of any kind impacting 30 acres of land or more in the aggregate.” *The required community/financial impact analysis shall be provided.*
 39. In accordance with Section 390-30, “As-built plans shall include the information required

by this §390-30 and additional information may be required on a case-by-case basis.” *As-built plans shall be submitted when construction is complete as outlined in this Section. A note requiring an as-built plan per Section 390-30 of the Subdivision and Land Development Ordinance shall be provided on the plans.*

40. In accordance with Section 390-31.E., “Four-step design. All land developments on sites of three acres or more and all commercial and industrial subdivisions shall be designed in accordance with the four-step design process in § 390-44 with respect to conservation areas and development sites.” *The four-step design process planning information shall be submitted to the Township. (Also see Comment 47)*
41. In accordance with Section 390-32.B and Section 390-41, “no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.”

The Applicant shall submit, with the final plan, a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation.

42. In accordance with Section 390-38.A and Section 390-38.B, “the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements.” *The required documentation, plan, and agreement(s) shall be provided to the Township prior to final plan approval.*
43. In accordance with Section 390-38.C.(3), “Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with §390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed

covenants and restrictions which shall be subject to the approval of the Board of Commissioners.” *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities.*

44. In accordance with Section 390-43.A.(6)(c), “Woodlands. Healthy woodlands exceeding one acre shall be preserved and designated as conservation open space areas, to the maximum extent possible. Proposed site improvements shall be located, designed, and constructed to minimize the loss or degradation of woodland areas.” *The design engineer shall demonstrate how the project as proposed has minimized the loss and degradation of wooded areas.*
45. In accordance with Section 390-43.A.(6)(e), “Steep slopes. The purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas.” *Steep slopes are defined as being 20% or greater and shall be identified on the plan accordingly. Additionally, the restrictions and requirements of this section shall be addressed.*
46. In accordance with Section 390-43.A.(6)(f), “Significant natural areas and features. Natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant's existing resources and site analysis plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A copy of the required PNDI notification and response must be submitted.*
47. In accordance with Section 390-44., “All preliminary plans for all major subdivisions, all commercial and industrial subdivisions, and all land developments on sites of three acres or more shall include documentation of a four-step design process in determining the layout of proposed conservation open space, house and development sites, roads and lot lines, as described below.” *The four-step design process planning information shall be provided to the Township.*
48. In accordance with Section 390-46.A., “Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity.” *The Erosion & Sedimentation Control Plans shows tree protection fence; however, there is also extensive grading shown within the limits of the trees to*

remain. The design engineer shall review the plan and adjust the tree protection fencing accordingly. Additionally, the tree protection installation shall be identified within the construction sequence.

49. In accordance with Section 390-46.B., "Protection of vegetation from grading change. Grade changes to occur at any location of the property shall not result in an alteration to soil or drainage conditions which would adversely affect existing vegetation to be retained following site disturbance, unless adequate provisions are made to protect such vegetation and its root systems." *The plan shows areas of extensive grading proposed at or within the wooded areas to remain. The plans shall be revised to comply with the ordinance requirements and protect vegetation from grading changes.*
50. In accordance with Section 390-46.C., "Protection of vegetation from excavations. When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized. If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible." *This shall be noted on the Erosion & Sedimentation Control Plans.*
51. In accordance with Section 390-46.D., resource conservation standards include "Protection of topsoil." *Protection of topsoil in accordance with this Section shall be addressed on the plans.*
52. Per Section 390-48.C., "Roads shall be graded, improved and surfaced to the grades and specifications shown on the plans, profiles, and cross sections as required by this chapter." The Cartway width of a Local Road shall be 26 feet with shoulders. *The plans show Summit Road with an existing cartway width of 24 feet. The plan shall be revised to reflect the improvement of Summit Road along the site frontage to meet the ordinance requirements. Additionally, the design engineer shall demonstrate that the road has a structural capacity capable of supporting the heavy trucks and shipments necessary for construction of the improvements.*
53. Per Section 390-48.H.(1), "Wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development." *The plans reflect an additional "Half-Width" ROW along the northwestern side of Summit Road. The portion of Summit Road that lies along the boundary of the southeastern portion of the project parcel must also reflect the additional "half-width" ROW to be offered to the Township.*
54. Per Section 390-48.O.2(a), "Utility easements shall be a minimum of 10 feet in width and shall be provided along all road rights-of-way in addition to the required road width." *The required utility easement shall be shown along Summit and Dyson Roads.*
55. Per Section 390-48.S. Clear sight triangles. "At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to

10 feet above the center-line grades of the intersecting roads.” *Clear sight triangles for the proposed driveways shall be shown on the plans and restrictions noted. (Also see Comment 82)*

56. In accordance with Section 390-48.T.(1), “All driveway and access drive related improvements shall be located and constructed in such manner as to provide safe access to Township and state roads and not to impair the drainage or normal maintenance within road rights-of-way, or to alter the stability of any roadway, subgrade, or roadway embankment, or to change the drainage of adjacent areas, nor to interfere with the traveling public.” *The plans shall detail the design of the proposed driveways at Summit Road and demonstrate maintenance of the drainage patterns along the roadway. (Also see Comments 58 and 65)*
57. In accordance with Section 390-48.T.(2), “Sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 "Access to and Occupancy of Highway by Driveways and Local Roads," last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the applicant to provide the required sight distance.” *The required and provided sight distances at the proposed driveways shall be added to the plans.*
58. In accordance with Section 390-48.T.(8), “Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.” *The plans shall detail the design of the driveways at Summit Road to demonstrate maintenance of the drainage patterns along the road.*
59. Per Section 390-48.T.(11), “All access driveways shall be paved in their entirety in accordance with design specifications of §390-59D.” *The plan currently proposed stone access driveways and shall be revised to show paved access driveways to meet the ordinance requirements. (Also see Comment 62)*
60. In accordance with Section 390-48.T.(13)(a), “The access drive within the legal right-of-way of the public road, or for a distance of at least 20 feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of 4%. The grade of any access drive shall not exceed 10%.” *The plans must demonstrate compliance with these requirements.*
61. Per Section 390-48.T.(13)(b), “Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.” *Radii dimensions and curbs must be added to the driveway entrances at Summit Road as required by the ordinance. Additionally, the “road line” is defined as being at the right-of-way line. The proposed driveways appear to meet the maximum width requirement, but the width must be labeled on the plan to verify conformance.*

62. Per Section 390-48.T.(13)(c), "Access drives shall be paved in their entirety. The specifications for such pavings shall be approved by the Township as applicable for the specific use proposed in accordance with § 390-59D. Alternate dust-free, all-weather surfaces for access may be permitted by the Township where appropriate." *The plan shall be revised to show paved access driveways to meet the ordinance requirements.*
63. Per Section 390-48.T.(14), "Concrete aprons shall be provided for all access drives with concrete sidewalks." *Concrete aprons must be provided for the proposed driveways. (Also see Comment 64)*
64. In accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *Sidewalk shall be provided along the entire Summit Road and Dyson Road frontages.*
65. In accordance with Section 390-48.CC, "Driveway and cross drainage. At each point where a road is intersected by a driveway that requires surface drainage water to be carried under the driveway at the intersection, a culvert pipe shall be installed across the width of the driveway to meet the drainage requirements determined in accord with § 390-50 of this chapter. Such cross drains as may be necessary shall also be installed under the road in accord with the drainage plan. Pipes shall be installed at such depth and in such manner as dictated by the site; and no pipe shall be installed that is less than 15 inches in diameter with a minimum 0.5% slope for cross drainage. (See § 390-50 for additional requirements.)" *A drainage analysis shall be provided and the plans revised to reflect cross pipes based on the calculations.*
66. In accordance with 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. Existing monuments shall not be removed." *The plans do not show any existing monumentation; therefore, the plans shall be revised to provide the required monuments at each change of direction along the outbound of the entire property.*
67. Per Section 390-50.D.(3), "Side slopes. Whenever possible, the side slopes and basin shape shall conform to the natural topography. When such design is impracticable, the construction of the basin shall utilize slopes as flat as possible to blend the structure into the terrain." *The proposed contours are not legible.*
68. Per Section 390-50.D.(4), "Water depth. The maximum water depth, measured from the invert of the lowest outlet orifice to the peak one-hundred-year water surface elevation, shall not exceed five feet." *Proposed Berms 1-2 and 1-3 exceed the ordinance limitations for depth in the 100-year storm at 6.00 and 5.35 feet, respectively. The designs shall be*

revised.

69. Per Section 390-50.D.(5), "Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical." *The grading plans are illegible at the scale provided and the contours are not labeled.*
70. Per Section 390-50.D.(6), "Setback. The top or toe of any slope shall be located a minimum of five feet from any property line unless other ordinance provisions require a larger setback." *The toe of the slope for several basin berms are located less than 5 feet from the property lines and must be revised.*
71. Per Section 390-50.D.(7), "Top width. The minimum top width of the detention basin berm shall be 10 feet." *The top widths of the basin berms are not dimensioned and lack the required information to verify conformance.*
72. Per Section 390-50.D.(8), "Minimum. In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow." *The basin contours are unlabeled and lack the required information to verify conformance.*
73. Per Section 390-50.D.(10), "Permanent ponds. If permanent ponds are used, the developer shall demonstrate that such ponds are designed to protect the public health and safety." *Due to the lack of information provided, it is unclear if there is any intent for permanent ponds.*
74. In accordance with Section 390-50.D.(11)(a) "Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows." *It is unclear as to where the emergency overflows for the basin berms are located and no details have been provided. This must be addressed by the design engineer.*
75. In accordance with Section 390-50.D.(15), "Embankment placement. All detention/retention basin embankments shall be placed in a maximum of eight-inch lifts compacted to a minimum of 95% of modified proctor density, as established by ASTM D-1557. Prior to proceeding to the next lift, the compaction shall be checked by the Township Engineer or a certified soils engineer. Compaction tests shall be run on the leading and trailing edge of the berm along with the top of berm." *A note outlining these requirements shall be added to the plans.*
76. In accordance with Section 390-50.D.(17), "Cutoff trench. A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cutoff trench shall be a minimum of eight feet wide, two feet deep and have side slopes of one-to-one." *The required cutoff trench and embankment details shall be added to the plans.*
77. In accordance with Sections 390-51.A. and B., "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”, and, “Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP.” *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP.*

78. In accordance with Section 390-53, “All utility lines required to service the subdivision shall be planned in cooperation with the respective utility companies. A letter shall accompany the subdivision or land development plan stating that the utility plan has been reviewed by the applicable utility company, such plan is approved, and service will be available. All cables, wires, conduits, pipes, and lines servicing the development shall be subject to the requirements set forth in this chapter.” *Documentation shall be submitted to the Township as required by this Section.*
79. In accordance with Section 390-55.B., “Minimum number of trees; preservation of existing vegetation. 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.” *Sheet L-101 contains a Compliance Chart which states that the existing vegetation to remain meets this requirement; however, nothing has been provided to support this statement. Additional information on the existing trees to remain shall be provided to demonstrate compliance with this requirement.*
80. In accordance with Section 390-55.B.(1), “Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" and shall be shown on the plan” in accordance with the criteria in this section. Additionally, Section 390-55.B.(1)(a) states “All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.” *The plans shall identify any specimen trees. This information should be provided on the existing features/demolition plan.*
81. Pursuant to Section 390-55.B.(2), “Protection of existing vegetation. Existing vegetation designated "TO REMAIN" in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.” *Tree protection fencing shall be shown on the landscape plans.*

82. Per Section 390-55.B.(6), "Clear sight triangles. All landscaping shall comply with the sight distance requirements of this chapter, including intersections of public streets and access drives of commercial, industrial, and multifamily developments." *The clear sight triangles shall be shown on the landscaping plan.*
83. Per Section 390-55.B.(7), "Topsoil protection. Topsoil shall not be permanently removed from a lot except from areas that will be covered by buildings or paving. This shall not prohibit the temporary movement and storage of topsoil during construction." *A note to this effect shall be added to the plans.*
84. Per Section 390-55.D.(1)(a), "Street trees required. Street trees shall be required: Along all existing streets abutting or within the proposed subdivision or land development." In addition, Per Section 390-55.D.(2), "Waiver for existing vegetation. The street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features." Per Section 390-55.D.(3)(d), "Trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced." *Sheet L-101 contains a Compliance Chart which states that the existing vegetation to remain meets this requirement; however, nothing has been provided to support this statement. Street tree requirements for Summit Road (and Dyson Road) shall be calculated based on the actual frontage of the property (both pieces) with no exclusions for the access drives. Additional information on the existing trees shall be provided to demonstrate that the existing vegetation is sufficient and/or additional trees shall be provided to meet the ordinance requirements.*
85. Per Section 390-55.E.(1), "Stormwater basins and associated facilities. Landscaping shall be required in and around all stormwater management basins in accord with the most current PA DEP Best Management Practices Manual and the following:..." *The plans must be revised to provide the required basin landscaping and ground cover.*
86. Per Section 390-55.E.(3), "Basin grades. Minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be 33% (3:1 slope)." *The plans currently do not contain enough information nor are they legible to determine if the basins comply with these ordinance requirements. The plans shall be revised to demonstrate compliance.*
87. In accordance with Section 390-55.F.(3)(c) and Table 390-55-1, "The width and quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 390-55-1." *Sheet L-101 contains a Compliance Chart which states that the provided buffer "complies", but there are no planting calculations to support this statement. The buffer calculations/tabulation shall include the property line lengths for ALL property lines, the intensity of the buffer, and the required and provided number of plants for each buffer. Each buffer area location shall be clearly depicted and labeled on the plans with its length and provided plantings. The buffer lengths currently shown in the Chart are incorrect.*

88. In accordance with Section 390-55.F.(3)(f)[4], "A variety of tree species is required". *The plan shall demonstrate compliance with the required maximum percentage of any one species.*
89. In accordance with Section 390-55.F.(4)(c), "The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2." *Site element screens and calculations for the detention basins (berms) must be provided on the Landscaping Plan.*
90. In accordance with Section 390-55.I.(2)(k), "A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials." *The required cost estimate for the project shall include the proposed landscaping. This will be required with the final plan.*
91. Any site lighting shall comply with the requirements outlined in Section 390-56. *The submitted plans do not contain any information on whether or not lighting is proposed. Lighting plans conforming to the ordinance requirements shall be submitted or a note added to the plan stating that there is no lighting.*
92. Per Section 390-57.A., "Identification. If a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required." *Sheet C-101 references a wetland report prepared by ECS Mid-Atlantic, LLC. This report shall be provided to the Township.*
93. Per Section 390-57.E., "Protection. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction." *The required snow fence shall be provided on the Erosion & Sedimentation Control Plans and its installation included in the construction sequence.*
94. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
 - A. Section 390-58.3B.(1), "This §390-58 shall apply to 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 of this §390-58."
 - B. Section 390-58.C.(1), "The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee."

C. Section 390-59.F., “Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners.”

D. Section 390-58.K., “Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable.”

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$44,478.00 (31.77 acres disturbed * \$1,400.00).*

95. In accordance with the Section 390-60, “Applicability. Traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate; or all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; development of any kind impacting 30 acres of land or more in the aggregate.” *Since the development proposes impacting more than 30 acres of land, a Traffic Impact Study is required.*

Chapter 365 of the Pocono Township Code of Ordinances – Stormwater Management Ordinance Deficiencies:

96. Per Section 365-8.E., “The existing points of concentrated drainage that discharge onto adjacent property shall not be altered in any manner which could cause property damage without permission of the affected property owner(s) and shall be subject to any applicable discharge criteria specified in this chapter.” *It appears there is a point of concentrated drainage along the eastern property line at the Lehman property. The design engineer shall evaluate this point in the pre and post development conditions to verify that there is no increase in discharge.*
97. Per Section 365-8.G., “Where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements contained in § 365-10I(7) of this chapter.” *The required drainage easement shall be provided for the existing watercourse.*
98. Per Section 365-8.M., “All stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater.” *Water quality for stormwater runoff shall be addressed.*

99. Per Section 365-9.B.(4), Applicants shall “Identify site-specific predevelopment drainage areas, discharge points, recharge areas to be preserved and hydrologic soil groups A and B to be utilized for recharge.” *The pre and post drainage area plans show a POI001 and POI002; however, we are unable to confirm the drainage areas or the study points because the scale and lack of labeling makes the plan generally illegible.*
100. In accordance with Section 365-10.I.(6)(b), Wetland buffer delineation. “A fifty-foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet.” *The plans incorrectly show a 20-foot wetland buffer. The plans must be revised accordingly.*
101. In accordance with Section 365-11.A.(2)(b), “Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics: (a) A minimum depth of 24 inches between the bottom of the BMP and the limiting zone. (b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional, and (c) The recharge facility shall be capable of completely infiltrating the recharge volume within three days.” *The report indicates that testing has not been performed. Testing information must be provided for the proposed infiltration BMPs.*
102. In accordance with Section 365-11.A.(3), “The size of the recharge facility shall be based upon the following volume criteria:

(a) NRCS Curve Number Equation.

[1] The NRCS runoff shall be utilized to calculate infiltration requirements (P) in inches.

For zero runoff: $P = I \text{ (Infiltration) (in.)} = (200/CN) - 2$ Equation 365-11.1

Where: CN=SCS (NRCS) curve number of existing conditions contributing to the recharge facility.

[2] This equation is displayed graphically in, and the infiltration requirement can be determined from Figure 365-11.

[3] The recharge volume (Re_v) required would therefore be computed as:

$Re_v = I * \% \text{ impervious area} / 12$ Equation 365-11.2

Where: I = infiltration requirements (in.)”

Recharge calculations, meeting these Township requirements, shall be provided within the stormwater report.

103. In accordance with Section 365-11.B., "Soils. A detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability." *The required soils evaluation shall be provided and the design professional under whose supervision the evaluation was performed shall be identified.*
104. In accordance with Section 365-12.E., "Off-site areas. Off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site." *From the topography, it appears that significant off-site and upslope runoff reaches the proposed BMPs. The calculations shall be revised accordingly to consider this area.*
105. In accordance with Section 365-13.B, "All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution." *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Swiftwater, PA".*
106. Per Section 365-13.C, "For the purposes of existing conditions flow rate determination, undeveloped land shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number or Rational "C" value, as listed in Table B-2 or B-3 in Appendix A of this chapter." *Pre-development curve number calculations meeting this section must be provided.*
107. Per Section 365-14.A, "Any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the 100-year proposed conditions. The height of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions inflow. Should any stormwater management facility require a dam safety permit under PA DEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the 100-year event." *The design engineer shall demonstrate that the emergency spillways and berm embankments meet the requirements of this Section.*
108. Per Section 365-14.E, "Adequate erosion protection shall be provided along all open channels, and at all points of discharge." *The plans show several channels which require erosion control protection.*
109. In accordance with Section 365-15.A, "Any earth disturbance must be conducted in

conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control.” *The proposed disturbance is greater than one acre, therefore, a NPDES Permit from the Monroe County Conservation District is required. All correspondence with, submissions to, and NPDES Permit from the County Conservation District, shall be provided to the Township.*

110. In accordance with Sections 365-17 and 365-19.A.(4), “For any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the applicant or his/her agent has received written approval of a stormwater management site plan from the municipality, an adequate erosion and sediment control plan review by the Conservation District and an NPDES permit from the DEP, if required.” *The proposed disturbed area is greater than one (1) acre, therefore an NPDES Permit is required. The Applicant shall provide a copy of the NPDES Permit and the Letter of Determination of Adequacy from the Monroe County Conservation District, as well as any correspondence pertaining to the review.*
111. Per Section 365-19., “The stormwater management site plan shall consist of a general description of the project, including sequencing items described in § 365-10, calculations, maps, plans and a consumptive use tracking report. A note on the maps shall refer to the associated computations and erosion and sediment control plan by title and date. The cover sheet of the computations and erosion and sediment control plan shall refer to the associated maps by title and date. All stormwater management site plan materials shall be submitted to the municipality in a format that is clear, concise, legible, neat, and well organized, in the opinion of the municipality; otherwise, the stormwater management site plan shall not be accepted for review and shall be returned to the applicant. The following items shall be included in the stormwater management site plan:” *A Stormwater Management Site Plan (PCSM) meeting the requirements of this section shall be provided. The plans shall contain a note referencing the Post-Construction Stormwater Management Report with date and subsequent revision dates.*
112. In accordance with Section 365-19.B.(7), “Soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations.” *PCSM Plans must be provided and the soil boundaries and resolutions included on those plans.*
113. Per Section 365-19.B.(8), the stormwater site plan shall contain “Limits of earth disturbance, including the type and amount of impervious area that would be added.” *PCSM Plans must be provided and the required impervious area information included on those plans. Additionally, the Limit of Earth Disturbance shall be shown.*
114. Per Section 365-19.B.(12), “A graphic and written scale of one inch equals no more than 50 feet; for tracts of 200 acres or more, the scale shall be one inch equals no more than 100 feet.” *Since this tract is less than 200 acres, the PCSM plans shall be provided at a scale of 1-inch equals no more than 50 feet.*

115. In accordance with Section 365-19.B.(14), "The total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second." *PCSM Plans must be provided and this information must be provided on those plans.*
116. In accordance with Section 365-19.B.(19), the stormwater site plan shall contain "A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way." *This easement shall be provided on the plan.*
117. In accordance with Section 365-19.B.(22), "A statement, signed by the applicant, acknowledging that any revision to the approved stormwater management site plan must be approved by the municipality and that a revised E&S plan must be submitted to the Conservation District for a determination of adequacy" shall be included. *This statement shall be added to the Cover Sheet with the other acknowledgements.*
118. In accordance with Sections 365-19.C.(1)(f) and 365-28.B, "An operation and maintenance plan in accordance with §365-28 of this chapter is required." "The plan shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater management facilities." "Both the owner and developer of the development site shall be responsible for maintenance of the stormwater management facilities unless the Board of Commissioners shall otherwise agree." *An Operation and Maintenance Plan for the Stormwater Management facilities must be provided.*
119. In accordance with Sections 365-19.D.(1), "All stormwater management facilities must be located on a plan and described in detail. Plan and profile drawings of all SWM BMPs, including drainage structures, pipes, open channels, and swales." *Profile drawings for all drainage structures, pipes, channels, and swales must be provided.*
120. In accordance with Section 365-21.I., "The applicant shall be responsible for completing record drawings of all stormwater management facilities included in the approved stormwater management site plan. The record drawings and an explanation of any discrepancies with the design plans shall be submitted to the Municipal Engineer for final approval prior to the issuance of any occupancy permits. In no case shall the municipality approve the record drawings until the municipality receives a copy of an approved declaration of adequacy and/or highway occupancy permit from the PennDOT District Office (if required), NPDES Permit, consumptive use tracking report, and any other applicable permits or approvals from PA DEP or the Conservation District. The above permits and approvals must be based on the record drawings. This means that if there are changes during construction, the record drawings must be submitted to the PA DEP and the Conservation District for an updated approval if this was not done previously." *A copy of the NPDES Permit shall be provided to the Township and it shall be noted on the Plans, that if there are changes during construction, the record drawings must be submitted to the PADEP and the Conservation District for an updated approval, if this was not done previously.*
121. In accordance with Section 365-27.A., "For subdivisions and land developments, the

applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development.” *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township as part of the final plan submission.*

122. In accordance with Section 365-27.C., “At the completion of the project, and as a prerequisite for the release of the performance guarantee, the applicant or his representatives shall:

- 1) Provide a certification of completion from a Pennsylvania-licensed professional engineer, verifying that all required stormwater management facilities have been constructed according to the plans and specifications and approved revisions thereto as follows:

“I (Design Engineer), on this date (date of signature) hereby certify that the stormwater management facilities have all been installed in accordance with the approved Stormwater Management Site Plan for (name of project) and in compliance with the design standards and requirements of the Ordinance.”

- 2) Provide a set of record drawings with a certification from the contractor on the record drawings that states:

“I, (insert signer's name), state that I am the (insert position) of (insert name of contractor) on this date (date of signature), hereby certify (1) that I am duly authorized to make this certification of behalf of (insert name of contractor), and (2) that all stormwater management facilities have been constructed according to the approved plans and specifications and approved revisions thereto.””

The certification and drawings shall be prepared and provided as required by this Section. A note shall be added to the plans to reference the requirements of this Section.

123. In accordance with Section 365-29., “Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *This shall be completed at the time of final plan approval and as required by this Section.*

Chapter 220 of the Pocono Township Code of Ordinances – Grading, Erosion and Sedimentation Ordinance Deficiencies:

124. Per Section 220-8.A.(3), “An as-built plan of the facility prepared by a registered professional land surveyor, engineer, or registered landscape architect, licensed in the Commonwealth of Pennsylvania, shall be submitted to the Township for review to verify

adequate stage/storage capacity prior to commencement of other site activity.” *A note shall be added to the plans to reference the requirements of this Section.*

125. Per Section 220-8.B., “Slopes greater than 3:1 are allowed but require stabilization with vegetated E&S matting, appropriately sized stone, or other approved stabilization method. Design calculations prepared by a registered professional land surveyor, engineer, or registered landscape architect demonstrating the stability of the stabilization method should be provided along with all applicable details.” *Stabilization and design calculations shall be provided for all slopes greater than 3:1.*
126. Per Section 220-8.C., “Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets, and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement.” *The submitted plans propose grading less than 5 feet from property lines and across property lines. The grading shall be revised accordingly.*

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the _____ day of _____, 2025.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Jerrod Belvin
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President

**Pocono Township Board of Commissioners
Regular Meeting Minutes
September 15, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on September 15, 2025 and was opened by Chair Richard Wielebinski at 6:03 p.m. followed by the Pledge of Allegiance.

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

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

An executive session was held prior to the meeting to discuss litigation of Pocono Township vs Brown

Public Comment

Joe Folsom (Resident) – Gave a shoutout to the road crew, fire police, and Jenn Gambino on the successful food truck festival.

Veronica Romanski (Resident) – Thanked Zoning, Police, and everyone who is helping regarding issues with 18 wheeler's parking at her home.

Cheryl Parks (Resident) – Updated that there are no dog escapes to report along with results from recent hearings.

Ed Valtteri (Resident) – Updated the board that they have installed a privacy fence.

Elizabeth Cassiano (Resident) – Requested information regarding the surveying near her home.

Presentations

Tannersville Point Apartments – Waiver Presentation –

R. Wielebinski made a motion, seconded by B. Winot, to approve the waiver of SALDO, 390-17.B.(1) – Plan submission procedure. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver of SALDO 390-48.T.(13)(b) Driveway width. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve the waiver of Section 390-48.T.(14) Concrete Aprons. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by N. Leap, to approve the waiver of Section 390-50.D.(4), Stormwater Basin Depth. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver of Section 365-8.L, Connection of Roof Leaders. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve the waiver of Section 365-13.B, Stormwater Calculations. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver of Section 390-50.CC Pipe Size. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by N. Leap, to approve the waiver of Section 390-25.B.(4) and 390-29.E.(4) Plan Size. Discussion took place. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver of Section 390-25.G.(1)(c), 390-25.G.(19), and 390-29.J.(1)(c) Design Vehicle. C. Keppler commented. Discussion took place. Roll Call Vote: E. Grandt, nay; N. Leap, aye; M. Velardi, aye; B. Winot, aye; R. Wielebinski, aye; (Passed 4-1) Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver of Section 390-50.D.(3) Stormwater basin geometry. Discussion took place. All in favor. Motion carried.

E. Grandt made a motion, seconded by B. Winot to approve the deferral of Section 390-48.AA for the West Site frontage of sidewalks. Discussion took place. All in favor. Motion carried.

Hearings - None

Resolutions

R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-33 granting conditional approval of the Tannersville Point Apartments LDP 1358. In-depth discussion took place. Roll Call Vote: E. Grandt, nay; N. Leap, aye; M. Velardi, aye; B. Winot, aye; R. Wielebinski, aye. (Passed 4-1) Motion carried.

Consent Agenda

- R. Wielebinski made a motion, seconded by M. Velardi, to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the September 2, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through September 15, 2025 as presented, including ratification of expenditures in the amount of \$578,538.14 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. All in favor. Motion carried.

NEW BUSINESS

Personnel

R. Wielebinski made a motion, seconded by M. Velardi, to approve a raise for Regina Zuvich of 4% for 8-16-2025. E. Grandt commented. Roll call vote: E. Grandt, nay; N. Leap, aye; M. Velardi, aye; B. Winot, aye; R. Wielebinski, aye. (Passed 4-1) Motion carried.

Commissioner Comments

Richard Wielebinski – President

- R. Wielebinski made a motion, seconded by B. Winot, to accept and Execute the Civil Service Bylaws (Rules & Regulations) as presented. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to waive Clear Run Intermediate School (PMSD) pavilion fees for 10/9. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to proceed with dangerous structure inspection for parcel 12.8.1.85. Discussion was had. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by B. Winot, to deny Summit Road Solar Array (Bluewave Solar) LDP 1439 due to lack of response by developer to the Township Engineer letter along with the comment letters from Zoning. L. DeVito made some recommendations to the board. All in favor. Motion carried.

Natasha Leap – Vice President

Ellen Grandt – Commissioner

- Update – Solar Field – Type of grass mix is winter grass and is established. It will be green in spring. No active violations have come in from the Conservation District.
- E. Grandt addressed the board on her review of the past minutes. E. Grandt made a motion, seconded by N. Leap for discussion purposes only, to postpone the TASA plan until all commissioners are brought up to speed and project costs, and grants are reviewed. Discussion: N. Leap asked if there ever was a vote. J. Belvin stated Yes via Resolution 2024-02 with a 5 to 0 vote. A lengthy discussion was had by the board, solicitor, and the public. Roll call: E. Grandt, aye; N. Leap, nay; M. Velardi, nay; B. Winot, nay; R. Wielebinski, nay. (Failed 4-1) Motion fails.
- E. Grandt made a motion, seconded by B. Winot, to send out letters to affected businesses to set up work session to present the plan to them for feedback. Lengthy Discussion was had. Roll call: E. Grandt, aye; N. Leap, nay; M. Velardi, nay; B. Winot, nay; R. Wielebinski, nay. (Failed 4-1) Motion fails.

- E. Gndt asked where we are at with the Food truck Ordinance. E. Gndt made a motion, seconded by N. Leap, to schedule and advertise food truck ordinance hearing. Discussion took place. Roll call: E. Gndt, aye; N. Leap, aye; M. Velardi, aye; B. Winot, aye; R. Wielebinski, nay. (Passed 4-1) Motion carried.

Brian Winot – Commissioner

- B. Winot made a motion, seconded by R. Wielebinski, to have solicitor review and edit the proposed draft of the HOD for presentation to the board at the next meeting. Discussion took place between the public, solicitor, and board. All in favor. Motion carried.
- B. Winot made a motion, seconded by R. Wielebinski, to have Township Solicitor draw up an Ordinance in order for the police to enforce the prohibited truck traffic on Back Mountain Rd & Brookdale, for safety reasons. Discussion took place. All in favor. Motion carried.

Mike Velardi – Commissioner

- Tent City Update – Property maintenance notice was sent out on the 21st. It will be followed up this Monday.

Reports

Zoning Report-SFM Consulting -

Police – James Wagner, Chief

Manager Report – Jerrod Belvin

- PSATS update – Shout out to Pocono Township on our curative amendment.
- Police Wing Update – Presentation should be at the October 6th Board of Commissioners Meeting, to coincide with the bidding process.
- PennDOT Update - Cherry Lane project Sholders are being cut back for the winter with a full overlay next year. The 715 project has started up again. We are tentatively set for closing the second week of October.
- ACT 101 Update is a recycling ordinance set forth by DEP. A new Ordinance must be done in order to stay compliant. Leaf drop offs will start in the fall.
- Township website will be active by the end of the week.
- Monroe County 250 will be coming up in July of 2026.
- Thank you to public works for cleaning swales.
- Food truck festival was a huge success. It will move to the new township office next year.
- We now have a YouTube channel.
- Welcome Paul Morgan.

Public Works – Patrick Briegel

- Sewer Business Update Pinch vales being replaced.
- Current Public Works Projects – Working with the Waste Authority. Two Thursday, Friday, and Saturdays in November where residents can bring their leaves and drop them at MVP.
- Stop Sign on Cranberry was installed today.
- Line striping will start tomorrow. Should be done within a couple of days.
- Kenny's way and TLC is having some parking expansion and cleanup.
- Grass at 715 and 611 has been cut back by the township.
- New DPW part timer started today.
- B. Winot made a motion, seconded by R. Wielebinski, to move forward with the Easement for utilities and sewer at 205 Old Mill Road project. All in favor. Motion carried. Thanks to Fitzmorris Community Services and the Heritage Land Trust for working with the township on this matter.

Township Engineer Report- Jon Tresslar

- Traffic Study for Sky High has been completed. Recommendations are: A full stop at Pocono Circle with Kenneth Drive, Penn Hills Drive with Pocono Circle, and on Sky High Drive a full stop at overlook terrace, and full stop at Hearthstone Circle. Also recommended was to place speed limit signs established at 25 miles per hour, as there are no signs posted in either of the locations.
- TLC walking bridge. – Working on the two bridge alternatives.

Township Solicitor Report-Leo V. DeVito.

- Sewer Business Update
- General legal update – We are prosecuting a lot of zoning appeals both in Commonwealth Court and State Court.
- R. Wielebinski made a motion, seconded by M. Velardi, to proceed with Solicitor obtaining an administrative warrant to remove a dangerous structure located at 268 Laurel Lake Road. Discussion took place. Roll call: E. Grandt, nay; N. Leap, nay; M. Velardi, nay; B. Winot, nay; R. Wielebinski, aye. (Failed 4-1) Motion failed.
- Update – Archer Lane Moving toward trial early next year.
- Learn Road Easement Process - All easements should be agreed upon at this time.
- R. Wielebinski asked the solicitor about sitting commissioners running for other elected positions while serving as a township commissioner. L. DeVito stated that it happens all the time.

Adjournment – R. Wielebinski made a motion, seconded by B. Winot, to adjourn the meeting 9:26 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Monday October 6, 2025

SUMMARY

Ratify

General Fund	\$	12,060.53
Payroll	\$	318,634.11
Sewer Operating	\$	4,623.47

Bill List

TOTAL General Fund	\$	557,161.60
TOTAL Sewer <u>OPERATING</u> Fund	\$	35,173.69
TOTAL Capital Reserve Fund	\$	63,471.22
TOTAL EXPENDITURES	\$	998,467.91

Budget Adjustments

General Fund	\$	21,510.00
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Budget Appropriations

\$	21,510.00
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POCONO TOWNSHIP CHECK LISTING
Monday October 6, 2025

General Fund

Date	TYPE	Vendor	Memo	Amount
09/16/2025	ACH		PAYROLL ENDING 9/14/25	\$ 156,518.64
09/30/2025	ACH		PAYROLL ENDING 9/28/26	\$ 162,115.47
			TOTAL PAYROLL	\$ 318,634.11

General Expenditures

Date	Check	Vendor	Memo	Amount
09/15/2025	3092	PPL Electric Utilities	112 TWP Dr & Old Mill Rd Electric	4,592.76
09/15/2025	3093	ADP, INC	Payroll Time & Attendance	1,248.76
09/17/2025	3094	Bartush Signs, Inc.	Glenwood Hall Signs	1,344.50
09/17/2025	3095	Elan Financial Services	EZ Pass Renewal	43.50
09/17/2025	3096	Villani Rental Company	9/21/2025 Event Bounce House Rental	275.00
09/23/2025	3097	PPL Electric Utilities	TLC Lighting	829.77
09/23/2025	3098	AMERICAN UNITED LIFE INSURANCE CO. GTL		3,129.73
09/24/2025	3099	Blue Ridge Communications	Kenny's Way Internet	54.95
09/30/2025	3100	PENTELEDATA	Heritage Ctr Internet	126.13
09/30/2025	3101	PENTELEDATA	TWP Dr & Old Mill Rd Internet	415.43
			TOTAL General Fund Bills	\$ 12,060.53

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
09/15/2025	1451	BLUE RIDGE COMMUNICATIONS	Pump Station 5 Phone	65.98
09/15/2025	1452	PPL Electric Utilities*	Pump Stations Electric	3,478.96
09/17/2025	1453	Verizon	Sewer SCADA	35.82
09/23/2025	1454	Verizon Wireless	Sewer Modems	120.03
09/24/2025	1455	BLUE RIDGE COMMUNICATIONS	Pump Station 3 & 4 Phone	131.96
09/24/2025	1456	MET-ED	Pump Station 4 Electric	420.97
09/30/2025	1457	PENTELEDATA	Sewer Modems	369.75
			TOTAL Sewer Operating Fund	\$ 4,623.47

TOTAL General Fund
TOTAL Sewer Operating

\$	12,060.53
\$	4,623.47
\$	16,684.00

Authorized by:
Transferred by:

POCONO TOWNSHIP CHECK LISTING

Monday October 6, 2025

General Fund

Date	Check	Vendor	Memo	Amount
09/30/2025	3102	All It's Cracked Up To Be LLC	PW Uniforms	1,019.80
09/30/2025	3103	ALTRONICS	MVP Alarm Serv 10/1/25-9/30/26	418.56
09/30/2025	3104	Anglemeyer, Aaron	9/7 - 9/12/2025 Hershey PA Training Reimb	213.85
09/30/2025	3105	Aspen Pest Control, LLC	Summer Seasonal Service	342.00
09/30/2025	3106	Best Auto Service & Tire Center	POLICE CARS SERVICES	2,881.36
09/30/2025	3107	Big Boys Hydraulics LLC	2 Plow Cylinder Assemblies	1,200.00
09/30/2025	3108	Blue Ridge Communications	TLC Internet	54.95
09/30/2025	3109	Brodhead Creek Regional Authority	WATER	205.28
09/30/2025	3110	Broughal & DeVito, L.L.P.	LEGAL	11,809.59
09/30/2025	3111	Brown, Ally	Food Truck Festival Additional 1 Hour	50.00
09/30/2025	3112	Cefali & Associates PC	June 2025 Treasury Services	612.50
09/30/2025	3113	Cleveland Brothers Equip. Co.	Hinge	88.83
09/30/2025	3114	Commonwealth of PA-Clean Water	NPDES Permit PA1132270	2,500.00
09/30/2025	3115	Creative Works Systems, Inc.	Aug 2025 Website Maintenance	133.75
09/30/2025	3116	Cyphers Truck Parts	Brake Drum & Brake Shoe	215.90
09/30/2025	3117	Davidheiser's Inc.	Speed Testing	95.00
09/30/2025	3118	DES-CPR, Inc.	TWP Recycling	50.00
09/30/2025	3119	E.F. Possinger & Sons, Inc.	Brush/Slump Disposal 9/16/25	400.00
09/30/2025	3120	Eureka Stone Quarry, Inc.	STONE	3,854.81
09/30/2025	3121	Foster & Foster, Inc.	Actuarial Valuation & GASB 75	4,000.00
09/30/2025	3122	Furino Mech Contracting & Furino Fuels	Heater Parts	1,050.00
09/30/2025	3123	GAMBINO, JENNIFER	Aug 2025 Mileage Reimb	17.50
09/30/2025	3124	Gotta Go Potlites, Inc.	9/21/25 Event Rental	410.00
09/30/2025	3125	H. M. Beers, Inc.	Sept 2025 SEO Services	2,400.00
09/30/2025	3126	HUNTER KEYSTONE PETERBILT, L.P.	Switch Window Cab Door for Truck 17	387.68
09/30/2025	3127	J. P. Mascaro & Sons	Waste Removal Sept 2025	430.10
09/30/2025	3128	J. P. Mascaro & Sons	MVP Waste & Recycle Service Sept 2025	626.00
09/30/2025	3129	JNK Hydrotest & Extinguisher Supply Co.	9 Fire Extinguishers Installed	1,200.95
09/30/2025	3130	Johnson Controls	Alarm Service	3,301.34
09/30/2025	3131	Kimmel Bogrette Architecture & Site	Phase I & II Complete	49,050.00
09/30/2025	3132	Lawrence B. Fox P.C.	Aug 2025 Prof Services	1,312.50
09/30/2025	3133	Locust Ridge Quarry	stone	753.08
09/30/2025	3134	MacDougall, Krisann	Mileage Reimb	243.40
09/30/2025	3135	Medico Construction Equipment Inc.	23 Tooth 5P	86.99
09/30/2025	3136	Meilley, Ryan	9/10/25 Uniform Reimb	94.00
09/30/2025	3137	MeiLife - Non Uni. Pen. Plan	Pension	8,700.47
09/30/2025	3138	Monroe County Control Center	Police Dept NetMotion Saas	2,400.00
09/30/2025	3139	Pocono Township Volunteer Fire Company	2025 Fire Relief	96,972.09
09/30/2025	3140	PPL Electric Utilities	Winding Creek Rd Area Light	15.12
09/30/2025	3141	RLE Pocono, Inc. / Schlier's Towing	Car Tow fm Stroudsburg	95.00
09/30/2025	3142	SealMaster Allentown	Thermo Rolls & Preform Thermoplastic	768.99
09/30/2025	3143	Signal Service, Inc.	Traffic Light Service	371.00
09/30/2025	3144	Staples	Office Supplies	214.84
09/30/2025	3145	Staples	Copy Paper	212.45

09/30/2025	3146	Strand Pool Supply LLP	Water testing	2,208.00
09/30/2025	3147	Stroudsburg Electric Motor Service	Flange Nut	5.00
09/30/2025	3148	Suburban Testing Labs	Water testing	2,596.00
09/30/2025	3149	T&M Associates	Engineering	12,410.86
09/30/2025	3150	TRAISR, LLC	Aug 2025 SaaS	733.33
09/30/2025	3151	ULINE	2 & 3 Channel Industrial Cable Protectors	2,532.77
09/30/2025	3152	UNIFIRST Corporation	TWP Mails	98.32
09/30/2025	3153	US BANK - Lockbox CM9722	Police Pension	7,674.29
09/30/2025	3154	US BANK - Lockbox CM9722	MMO	314,635.00
09/30/2025	3155	VanWhy, Shawn	Full Color Dash Plaques	105.45
09/30/2025	3156	Waste Management of Pennsylvania, Inc.	Old Mill Rd 6 yd Dumpster Service	186.92
09/30/2025	3157	World Fuel Services, Inc.	Fuel	6,228.34
10/01/2025	3158	Steele's Hardware, Inc.	Supplies	662.20
10/01/2025	3159	Steele's Hardware, Inc.	Supplies	30.80
10/01/2025	3160	Steele's Hardware, Inc.	Supplies	790.28
10/01/2025	3161	Nationwide - 457	457 Plan	5,004.36
TOTAL GENERAL FUND				\$557,161.60

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
10/01/2025	1458	BRODHEAD CREEK REGIONAL AUTHORITY	Water	110.69
10/01/2025	1459	Cooper Electric	Wirecon Tan 100 bx, 100ea & LED Lamp 14ea	1,733.79
10/01/2025	1460	Evoqua Water Technologies LLC	Water Tower Bioxide Treatment	19,269.20
10/01/2025	1461	J.P. Mascaro & Sons	Sept 2025 Pump Station 5 Waste Removal	293.85
10/01/2025	1462	Steele's Hardware, Inc.	Pump Station 2 Flood Light	16.19
10/01/2025	1463	SUBURBAN TESTING LABS	Monthly NPDES	1,254.00
10/01/2025	1464	T&M ASSOCIATES	Engineering	12,129.30
10/01/2025	1465	TRAISR, LLC	August 2025 SaaS	366.67
TOTAL Sewer Operating Fund				\$35,173.69

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
10/01/2025	1025	T&M Associates	Engineering	7,343.29
TOTAL Sewer Construction Fund				\$7,343.29

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
10/01/2025	1124	A & E Glass, Inc.	Pocono TWP Bullet-Resist Window	6,500.00
10/01/2025	1125	KIRBY BUILT LLC	8' Bench; Pedestal Bench; Receptacle Lid; Vertical Wall Mount Message Center	4,008.00
10/01/2025	1126	MIDLANTIC MARKING INC	Yellow & White Line Painting	35,867.76
10/01/2025	1127	T&M Associates	Engineering	17,095.46
TOTAL Capital Reserve Fund				\$63,471.22

General Fund
 Sewer Operating
 Sewer Construction Fund
 Capital Reserve
TOTAL TRANSFERS

\$ 557,161.60
 \$ 35,173.69
 \$ 7,343.29
 \$ 63,471.22
 \$ 663,149.80

Authorized by: _____

Transferred by: _____

BUDGET ADJUSTMENTS REQUEST 2025

Monday October 6, 2025

GENERAL FUND		FROM	Amount	TO	Amount	Explanation
410.421 Police Saas Subscriptions			2,000.00	410.314 Civil Service Comm Solicitor	2,000.00	Line needs to be increased to cover deficit
			3,500.00	410.310 Police professional Services	3,500.00	Line needs to be increased to cover deficit
			1,210.00	410.216 Police Community Outreach	1,210.00	Line needs to be increased to cover deficit
			100.00	410.470 Police Sales Fees	100.00	Line needs to be increased to cover deficit
430.110 Public Works Salaries			10,000.00	430.120 Public Works OT	10,000.00	Line needs to be increased to cover deficit
454.373 Park Repairs & Maintenance			200.00	452.390 Recreation fees	200.00	Line needs to be increased to cover deficit
			1,500.00	454.220 Park Operating Supplies	1,500.00	Line needs to be increased to cover deficit
			3,000.00	454.310 Park Professional Services	3,000.00	Line needs to be increased to cover deficit
TOTAL ADJUSTMENTS			21,510.00		21,510.00	



Crescent Lake Property Owners Association
337 Crescent Lake Road, Scotrun, PA 18355

September 23, 2025

Richard Wielebinski, President Commissioner
Pocono Township Board of Commissioners
rwielebinski@poconopa.gov, 570-629-1922

RE: Requesting a Letter of Support for a grant application

Dear President Commissioner Wielebinski,

Crescent Lake Property Owners Association would like to thank you for your consideration in providing us with a letter of support. We are working with Michelle Bisbing at the Pocono Mountains Economic Development Corporation who is submitting a grant application for LSA funds on our behalf, with a deadline of the end of this month. A summarized narrative of the project is presented below.

Crescent Lake is a small, rural lake community in Scotrun, PA (Pocono Township, Monroe County), governed by an elected Board of Directors for the Crescent Lake Property Owners Association, a non-profit corporation. Developed in the 1960s and incorporated in the 1970s, the community includes 92 homes and several undeveloped lots. There is a community well used for drinking water that was installed in 1978.

While the community has historically been a vacation-home community and considered a transient system by PA DEP, the community has seen more full-time homeowners over the past several years and is now categorized as a community water system (PWS ID 2450766). The existing well (PA Well ID 207309, LAT 41.07444° LONG -75.38250°) currently serves 37 homes and 1 public restroom in the Beach area (38 connections total). It provides safe drinking water, is regularly tested, and is in good working condition, with upgrades having been made throughout the years.

For several years, PA DEP has cited the system—primarily for the absence of required chlorination treatment—resulting in ongoing violations. In 2023, PA DEP issued a letter requiring a compliance plan. We implemented initial modifications that passed inspection; however, the key unresolved issues are **permitting** and **treatment requirements**. Permitting is our greatest challenge because the existing well location and construction do not meet current PA DEP requirements.

In October 2024, PA DEP presented a draft Consent Order & Agreement outlining what we need to do and how long we will have to comply. We have a cost estimate of \$1,184,588 from our engineering firm that includes the following: drill and test a new well, provide bulk water during testing, build an access road and bring in electrical service, construct a well house, storage, and treatment systems, connect the new well to the existing network, and decommission the existing well. We do not have funding to cover the costs to comply, which is why we are seeking a grant.

We hereby request a letter of support from you regarding the project that we will submit to PMEDC to include with the application. You may either mail the letter to my attention at the address listed above, or for expediency, you may email it to me at jbcause@hotmail.com.

Respectfully,



John Coyle, President, Board of Directors
Crescent Lake Property Owners Association

True North Nordic Spa Real Estate, LLC
2436 Back Mountain Road
Post Office Box 427
Scotrun, PA 18355

September 19, 2025

Board of Commissioners
Pocono Township
205 Old Mill Road
Tannersville, PA 18372

Dear Commissioners,

True North Nordic Spa Real Estate, LLC respectfully requests your support for our Local Share Account (LSA) grant application. The project, a Nordic spa to be developed on an undeveloped parcel within the Township's designated Resort District, aligns with the Monroe County 2030 Comprehensive Plan and will deliver significant economic and community benefits.

Highlights include:

- **Job Creation & Payroll Impact:** 80 jobs at startup, growing to 100+ within the first year, with over \$5 million in annual payroll at above-average wages.
- **Tax Base Growth:** Approximately \$1.2 million annually in new property tax revenues to support the Township, County, and School District.
- **Tourism Enhancement:** A distinctive wellness destination that complements existing resort amenities and extends the tourism season.
- **Sustainable Development:** New infrastructure, utilities, and stormwater systems constructed in full compliance with Township SALDO requirements, ensuring environmentally responsible growth.

We respectfully ask that the Township issue a formal resolution or letter of support for our application, which will demonstrate strong local alignment and reinforce the project's readiness to deliver transformative outcomes.

With appreciation,



Shawn Hauver

CEO

True North Nordic Spa Real Estate, LLC

Date:

Redevelopment Assistance Capital Program (RACP)

Office of the Budget

Commonwealth of Pennsylvania

RE: Letter of Support – True North Nordic Spa Project

To Whom It May Concern:

On behalf of Pocono Township, we are pleased to support the application of True North Nordic Spa Real Estate, LLC for Redevelopment Assistance Capital Program (RACP) funding.

This project is fully consistent with the Township's Resort District development goals. It will create a sustainable, year-round attraction, strengthen our local economy, and provide meaningful employment opportunities for our residents.

The Township has worked closely with the project sponsors to ensure alignment with zoning and land development regulations. We view this project as a cornerstone of future growth and are committed to supporting its success.

Sincerely,

Richard Wielebinski, President

Pocono Township Board of Commissioners

HM.BEERS INC.

314 OAKWOOD AVE. STROUDSBURG 18360

POCONO TWP

**ACTIVITY REPORT FOR SEWAGE ENFORCEMENT
PERIOD JULY, AUGUST, SEPTEMBER 2025**

**THANK YOU FOR YOUR CONTINUED SUPPORT
HELEN M. BEERS**

Name of Applicant	Date	Permit #	Description of Activity	Code	Location
PVC MANAGEMENT FLECK	8/5/2025	MAL	INSPECT FRONT BEDS	MAL	POE VAAL CT.
	8/5/2025	25-022	SOIL PROBE	P	166 APPLEWOOD DR
MAKHOU	8/12/2025	25-021	SOIL PROBE	P	187 MICHELLE DR
BROOKDALE REHAP	8/14/2025	ADD	REVIEW PLANNING	PL	BROOKDALE RE
PPCM	8/14/2025	MAL	INVESTAGTE COMPLAINT	MAL	135 BUICK FEVER
KIB MANAGEMENT	8/19/2025	26-16	INSPECT TANKS	P	115 PAUL CT
DEIN	8/19/2025	25-17	SOIL PROBE	P	SUNLIGHT DRIVE
BRANACH	8/21/2025	25-007	SOIL PROBE	P	
PETERSON	8/21/2025	24-40	CHISEL PLOW	P	162 MITCHEL LANE
PETERSON	8/25/2025	24-40	STONE & TANK INSPECTION	P	162 MITCHEL LANE
DEIN	8/21/2025	25-17	PERC TEST INSPECTION	P	SUNLIGHT DRIVE
SHANTI	8/26/2025	25-04	REVIEW AND ISSUE PERMIT	P	3172 RT. 715
LANDYCKOWSKI	8/26/2025	24-041	REVIEW AND ISSUE PERMIT	P	T 576

POCONO TOWNSHIP	AUGUST	ADMINISTRATION
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MAL POE VAAL CT.
P 166 APPLEWOOD DR
P 187 MICHELLE DR
PL BROOKDALE RE
MAL 135 BUCK FEVER
P 115 PAUL CT
P SUNLIGHT DRIVE
P
P 162 MITCHEL LANE
P 162 MITCHEL LANE
P SUNLIGHT DRIVE
P 3172 RT. 715
P T 576

H.M.Beers For September 2025

Name of Applicant	Date	Permit #	Description of Activity	Code	Location
POCONO CENTRAL LLC	9/2/2025	24-001	CHISEL PLOW	P	RT 715
PEDRETTI FARM LLC	9/2/2025	24-04	CHISEL PLOW	P	MUNCY RD
KRESS	9/4/2025	25-024	SOIL PROBE	P	LOT 14 LAUREL LANE
BLITZ CONSTRUCTION	9/4/2025	25-23	SOIL PROBE	P	LOT e WHITE OAK DRIVE
POCONO CENTRAL LLC	9/9/2025	24-001	SAND INSPECTION	P	RT. 715
HENRY	9/9/2025	MAL-FUN	COMPLAINT	P	BABBLING BROOK
POCONO CENTRAL LLC	9/11/2025	24-001	PRESSURE TEST	P	RT. 715
BRANCH	9/11/2025	25-007	ISSUE PERMIT	P	1227 CHERRY LANE
PEDRETTI FARM LLC	9/16/2025	24-04	STONE INSPECTION	P	MUNCY RD
FLECK	9/16/2025	25-022	PERC TEST	P	166 APPLEWOOD
FIATMAN	9/16/2025	25-026	SOIL PROBE	P	132 CRESCENT LAKE RD
LEAISURE LAKE POCONO	9/22/2025	ADD	REVIEW AND REPLY ON CO	ADD	1157 WISCASSET
PEDRETTI FARM LLC	9/22/2025	24-04	PRESSURE TEST	P	MUNCY RD
PVC MANAGEMENT	9/22/2025	MAL-FUN	INSPECT LOCATION AND PUMP RE	MAL	POE VAL COURT
KRASS	9/23/2025	25-04	PERC TEST	P	LOT 14 LAUREL LANE
ARTICLE LLC	9/23/2025	24-30	SOIL PROBE	P	2162 DEERFIELD WAY
FLECK	9/26/2025	25-022	ISSUE PERMIT	P	166 APPLEWOOD

POCONO TOWNSHIP

SEPTEMBER

ADMINISTRATION

— Standard Features —

— Custom Options —



Kubota

S Series

SVL97-3HFCC

*** EQUIPMENT IN STANDARD MACHINE ***

FEATURES

Final Tier 4 Certified Kubota
Diesel Engine
Electronic Travel Torque
Management System
Vertical Lift Path Loader Frame
Standard Front Quick Coupler,
Float Standard
Hydraulic Quick Coupler Option
Loader Arm Self-Leveling
Loader Boom Lock
Open ROPS/FOPS
Optional enclosed and
pressurized cab with A/C
High Back, Adjustable, Vinyl,
Suspension Seat
Heated, Air Suspension Seat
Standard on Cab Models
2" Retractable Seat Belt And 2-
Piece Seat Bar
12V Electric Outlet
23.1 gpm Auxiliary Hydraulics
Standard, 41.2 gpm Option
Case Drain Line
Rigid Mounted Undercarriage, 5
Lower Track Rollers
High Grip Rubber Tracks, 17.7"
Standard
Two Speed Travel System
Automatic Wet Disk Parking
Brake
Kubota 4 Hydraulic Pump Load
Sensing System
2 Variable Displacement
Pumps
KubotaNOW Telematics
Standard
Lockable DEF Cap Guard
Hydraulic Joystick Controls
ISO Operating Pattern
Dial Knob and Foot Throttle
Controls
Decelerator Pedal
Stall Guard Engine Controls
Automatic Glow Plugs
7" Multifunction Touch Screen
Integrated Rear Camera
Keyless Start
Key Switch Stop System
Self Bleed Fuel System
2 Front and 2 Rear Working
Lights
Hour Meter, Engine Temperatur,
DEF, and Fuel Gauges and
Warning Lights
Horn and Backup Alarm
Lockable Fuel Cap

BASIC UNITS

SVL97-3HFCC, 17.7" Rubber
Tracks,
Open ROPS/FOPS Cab w/ Cold-
weather CCV Package,
Hydraulic Quick Coupler, Flow
Auxiliary Hydraulics, KSR

OPERATIONAL

DIMENSIONS

Operating Weight* 17.7" Rubber
Tracks, Open ROPS/FOPS Cab,
Mechanical Quick Coupler
11,676 lbs.
Rated Operating Capacity (ROC)
@ 35%
of Tipping Load complies with ISO
14387-1
and SAE J 818) 3,511 lbs.
Rated Operating Capacity (ROC)
@ 50%
of Tipping Load 4,850 lbs.
Tipping Load 9,700 lbs.
Auxiliary Hydraulics Flow 23.1/
41.2 gpm
Travel Speed (Low / High) 5.5 /
8.4 mph
Reach @ Maximum Height 40.7"
Height to Hinge Pin 128.6"
Ground Pressure 4.5 psi.

* Includes operator's weight, 175
lbs.

ENGINE

V3800-Tier 4 Kubota Final Tier 4
Diesel Engine
4 Cylinder, 4 Cycle, Turbo Charged
96.4 Gross HP @ 2400 rpm

DIMENSIONS

Cab Height 83.1"
Width (without attachment) 77.2"
Length (without attachment) 123.7"
Length of Track on Ground 65.6"

SVL97-3HFCC Base Price: \$101,953.00

Selected Kubota Attachments

(1) 80" Heavy Duty, High Capacity, Side Cutter and Bolt-on Cutting Edge, 25.0 cu-ft heaped capacity AP-HD80HC-80" Heavy Duty, High Capacity, Side Cutter and Bolt-on Cutting Edge, 25.0 cu-ft heaped capacity	\$2,950.00
(1) HOSE STAY FOR SSV/SVL MODELS	\$115.00
\$6763-HOSE STAY FOR SSV/SVL MODELS	
Total Kubota Attachments:	\$3,065.00
Total Attachments:	\$3,065.00
Configured Price:	\$105,018.00
Sourcewell Discounts:	
Kubota Items:	(\$25,204.32)
Total Discount:	(\$25,204.32)
SUBTOTAL:	\$79,813.68
2Yr SVL97-3HFCC Extended Warranty	\$3,000.00
Kubota Item Fees:	
Dealer Assembly:	\$18.33
Freight Cost:	\$887.50
PDI:	\$400.00

Total Unit Price: \$84,119.51

Quantity Ordered: 1

Final Sales Price: \$84,119.51

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

*All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.



YOUR GOALS. OUR MISSION.

September 22, 2025

Mr. Jerrod Belvin, Township Manager
Pocono Township
205 Old Mill Road
Tannersville PA 18372

SUBJECT: POCONO CIRCLE – SKY HIGH DRIVE – TRAFFIC CALMING STUDY

Dear Mr. Belvin:

At the direction of the Board of Commissioners I have undertaken an Engineering Study to investigate ways to reduce the incidents of speeding on Pocono Circle and Sky High Drive located in Barton Glen Sections Two & 4, respectively. Section Two of Barton Glen contains 97 residential lots and Section 4 of Barton Glen contains 108 residential lots. Pocono Circle intersects with Golden Slipper Road at two locations, and intersects internally with Kenneth Drive, Pocono Court, and Penn Hills Drive. Sky High Drive has a single intersection with Barton Drive and intersects internally with Overlook Terrace and with Hearthstone Circle at two locations. Sky High Drive terminates in a cul-de-sac.

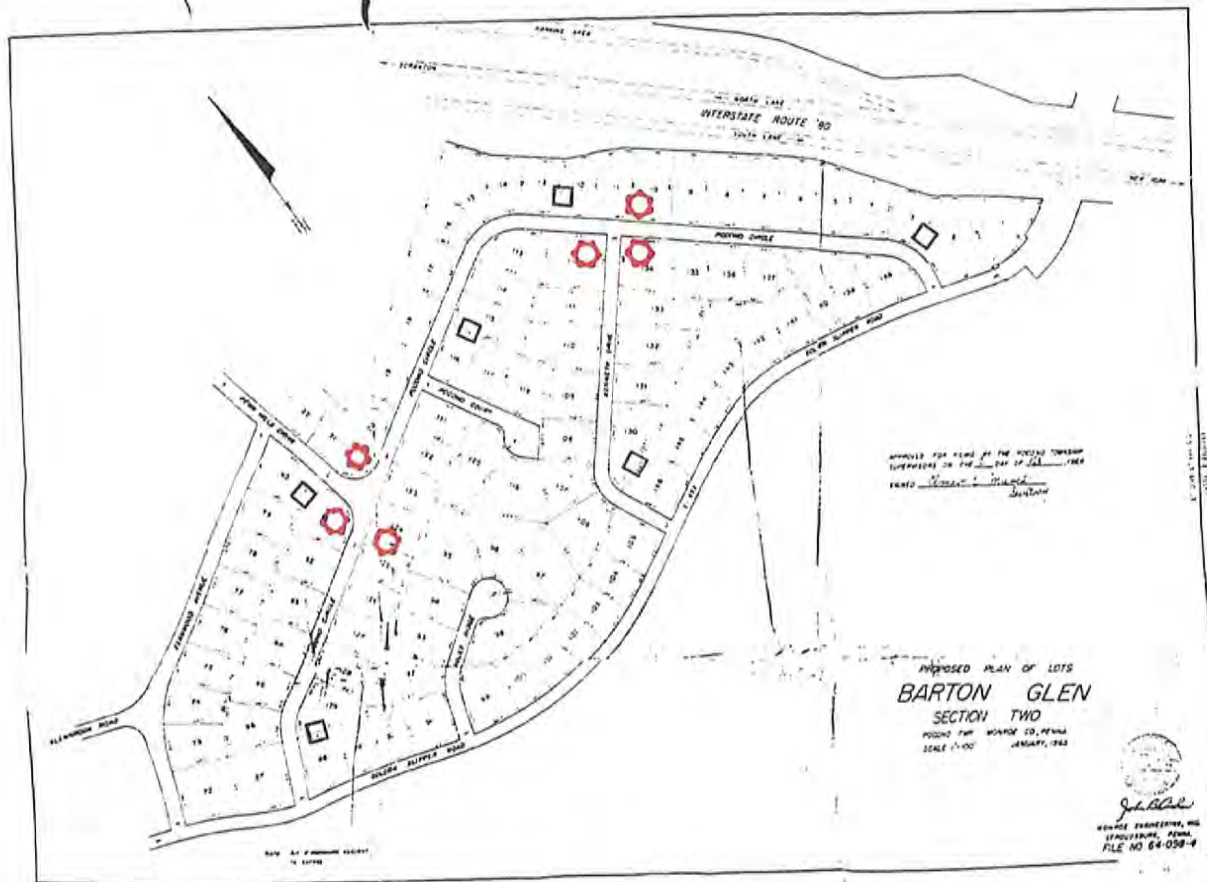
The only traffic control signs in each section are stop signs on the streets intersecting either Pocono Circle or Sky High Drive. These are single stop intersections with vehicles traveling on Pocono Circle and Sky High Drive having unimpeded movement through those intersections. There are no speed limit signs. A representative for the residents has requested consideration for traffic calming devices, and more specifically speed tables. However, better traffic signage is required before contemplating the need for traffic calming.

The residential lots average approximately one-half acre in size or slightly larger. Accordingly, the speed limit in this type of development should be limited to 25 mph. Furthermore, it is recommended that several intersections be made three-way (full stop) intersections. Specifically, it is recommended for Pocono Circle that its intersection with Kenneth Drive and Penn Hills Drive be made three-way full stop intersections. For Sky High Drive the recommendation is to make its intersection with the northerly intersection of Hearth Stone Circle and with Overlook Terrace three-way full stop intersections.

Speed limit signs are only required to be placed one half mile apart. However, this is the maximum spacing between signs permitted and generally is too far apart in a residential subdivision to give motorists accurate direction. It is recommended to place signs in proximity to all intersections so that motorists entering a roadway from an intersecting street are informed of the speed limit. Specific recommendations are shown on copies of the recorded plans attached to this report.



☒ Recommended Placement of Stop Signs
☐ Recommended Placement of 25 mph Speed Limit Signs



24

- Recommended Placement of Stop Signs
- Recommended Placement of 25 mph speed limit signs