



POCONO TOWNSHIP COMMISSIONERS
AGENDA

November 4, 2024 | 6:00 p.m.

112 Township Drive, Tannersville, PA

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWtUvdIFrSHJ1cE1TdZ09>

Open Meeting

Pledge of Allegiance

Roll Call

Public Comment

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

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

Announcements

An Executive Session was held at the end of the October 21st meeting.

Hearings - None

Presentations -

Presentation honoring a Public Works employee for his swift and life-saving response in rescuing a township resident from a vehicle rollover.

LERTA presentation by Pocono Mountains Economic Development Corporation Chuck Leonard & Michelle Bisbing

- Motion to authorize Township Solicitor to develop a LERTA ordinance for presentation to the board 11-18-2024 (**Possible Action Item**)

Resolutions - None

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the October 21, 2024 regular meeting.
 - General Fund budget adjustments in the amount of \$8,096.00 for the purpose of providing additional funding for the following line items. To cover future expenditures.
 - Sewer Operating adjustments in the amount of \$1,000.00 for the purpose of providing funding to cover future expenditures.
 - Financial transactions through October 31, 2024 as presented, including ratification of general fund expenditures, sewer operating expenditures and gross payroll, vouchers payable, sewer operating expenditures, construction fund expenditures, and capital reserve expenditures totaling \$198,690.06. **(Action Items)**

NEW BUSINESS**Commissioner Comments**

Richard Wielebinski – President

- Motion to approve payment to Minuteman Press for the 2024 Fall/ Winter newsletter in the amount of \$5,187.09. **(Possible Action Item)**
- Motion to approve the Escrow Release No. 1 for The Spirit of Swiftwater – Phase 2 Construction Escrow in the amount of \$94,540.01. **(Possible Action Item)**

Natasha Leap – Vice President

Ellen Gnandt – Commissioner

- Update – SBA Cell Tower
- Update – Solar Field
- Update – Kennel – Motion to have zoning inspect enclosure, research what can be done to protect the public at large from wandering dogs, no collar, etc. **(Possible Action Item)**
- Update on Drone program
- Update on Nuisance Ordinance
- Update on Winterizing Kenny's way and parks.
- Request executive session to continue non-union personnel and potential litigation. **(Possible Action Item)**

Mike Velardi – Commissioner

Brian Winot – Commissioner

- Motion to direct the township manager to analyze the feasibility and potential impacts of connecting 25 parcels to commercial along SR715 and Shine Hill Road. **(Possible Action Item)**

Reports

Zoning Report – (See Attached)

Township Manager's Report

- Update Emergency Management
- Update Green Light Go
- NCC Update
- Motion to authorize Mike Zindel to proceed with the electrical repairs on the NCC Admin wing not to exceed \$11,000. **(Possible Action Item)**
- Kenny's Way Update

Public Works Report /Sewer Report

- Sewer Business Update
- MCTI Sewer Connect
- Current Public Works Projects
- Culvert Pipe on Dorey Place
- Parks Update

Events Coordinator

- Magic Mistletoe Market Pop-up event – December 14th
- Park Board Update
- December 6, 2024 Tree Lighting

Township Engineer Report

- Sewer Business Update
- Learn Road safety enhancement project and roundabout survey work
- TASA Project
- TLC walking bridge
- MS4 Update

- **Township Solicitor Report**
- Sewer Business Update
- Nuisance Ordinance Update
- General legal update
- Update – Archer Lane
- Learn Road Easement Process
- ZHB – Pocono Places LLC Decision

Public Comment

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

Adjournment

Plan Status Spreadsheet Attached

**Pocono Township Board of Commissioners
Regular Meeting Minutes
October 21, 2024 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on October 21, 2024 and was opened by President Richard Wielebinski at 6:06 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Leo DeVito, Township Solicitor; Jon Tressler, Engineer; Jennifer Gambino, Events Coordinator; Jerrod Belvin, Township Manager, James Wagner, Chief of Police.

Public Comment

Cheryl Parks (Resident) – stressed her frustration over the deterioration of her quality of life and her perceived lack of action from the township regarding the kennel.

Carlene Madison (Resident) – raised concerns about speeding on Glen Oak Drive. Ms. Madison also mentioned an issue with invasive bamboo growing on her property line and asked for the township's assistance.

Announcements

The board held a work session on October 15th and prior to this meeting for the 2025 budget.

Resolutions

R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2024-34 to grant conditional approval of 140 Rose Street LDP# 1433 Terrery Dentistry. All in favor. Motion carried.

Consent Agenda

- Old business consisting of the minutes of the October 7, 2024 regular meeting.
 - General Fund budget adjustments in the amount of \$7,650.00 for the purpose of providing additional funding for the following line items. To cover future expenditures.
 - Sewer Operating adjustments in the amount of 14,000.00 for the purpose of providing funding to cover future expenditures.
- Financial transactions through October 17, 2024 as presented, including ratification of general fund expenditures, sewer operating expenditures and gross payroll, vouchers payable, sewer operating expenditures, construction fund expenditures, and capital reserve expenditures totaling \$969,813.54.

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

NEW BUSINESS –

Commissioner Comments

Richard Wielebinski – President

- R. Wielebinski made a motion, seconded by N. Leap to Open the Agenda All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by B. Winot to approve the expenditures for P. Briegel and J. Tressler, to review the speed limit on Glen Oak Drive and if there is no speed limit set for that road, township engineer to do a speed study and determine the correct limit for the road, and post the signs. Discussion was held. All in favor. Motion carried.

- R. Wielebinski made a motion, seconded by N. Leap, to purchase (1) Cross Country 21' Tilt Deck Equipment Trailer from Stevenson Equipment (Costars Vendor) for \$13,040.00 as listed in the 2024 capital budget. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to release \$11,137.53 of the Escrow for construction costs to Cherry Lane Development Partners for the Wawa #8187, 2977 Route 611, Tannersville. Discussion was had. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to authorize the township solicitor to advertise a Knox Box Ordinance for hearing on 11/18/2024. Discussion was had. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to advertise Ordinance 2024-06, for No Parking S.R. 611 along the entire frontage of the property known as Monroe County Parcel Number 12.9.1.73. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by E. Gndt, to approve the Land Development Waiver for MTG Accounting LLC. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to approve the Land Development Waiver for Sanofi Pasteur – B53 Exterior Freezer Replacement. All in favor. Motion carried.

Natasha Leap – Vice President

Ellen Gndt – Commissioner

- Update – SBA Cell Tower – Replaced the engineer on the project. A new set of plans will be submitted.
- Update – Solar Field – The roadway needs to be cleaned up as the trucks come in and out. Phase 1 is the only phase they are able to work in.
- Update – Kennel – Zoning will follow up.

Mike Velardi – Commissioner

Brian Winot – Commissioner

LERTA Update. Meeting with other township's on the 24th.

Reports

Zoning Report was in the agenda packet.

Police Report – September report was emailed out. Calls for service – 4205, motor vehicle accidents investigated – 57, traffic contacts – 464, criminal arrests – 39, summary criminal arrests – 14.

Fire Report – Calls – 149 (34 calls up from the 3rd quarter and 23 total for the year). Calls for the year to date – 461. Total number of volunteer hours was 325 hours.

Manager Report –

- Update Emergency Management – Commissioners were sent a letter on some of our hazards to be submitted for the county hazard mitigation grant. Please continue to submit your ideas by the end of the month.
- Update Green Light Go – No recent updates
- NCC Update- The board members did a walk-thru and made some minor changes that have already been addressed. Chief Wagner met with the accreditation board on a number of safety concerns and drop ceilings for the police side.
- Kenny's Way- no update.
- Update – Old Learn Farm ribbon cutting will be October 25th at 1:00 p.m.
- PFM Update – Sewer debt status. The sewer indebtedness should be completed by 2035.
- Request for executive session for personnel and litigation after the BOC meeting.

Public Works

- Public works continue to work on Fall items, drainage, roadside cutting, signage, and intermittent tree work.

Events

Upcoming events:

- Trunk or Treat on October 27th
- Tree Lighting at TLC Park December 6th
- Veterans Memorial Highway Flag
- Park Board update
- The spooky walk at the park was a success with over 500 attendees.

Township Engineer Report

- Learn Road Roundabout – looking to next year for bids
- Updating the 537 plans.
- TASA project – Looking to bid in 2025 hoping to award by end of 2025.
- TLC walking bridge

Township Solicitor Report

- Sewer Business update - Two issues involving Tobyhanna township. First, proposed/ongoing expansion. Second, a report was received last week where total dissolved solids has now doubled.
- Knox Box Ordinance
- Nuisance ordinance update – Held a second meeting with staff to add a definition to the zoning ordinance. Possible blanket stand alone or update the existing ordinance with a definition.
- General Legal update – Sunset Hill shooting range is still pending.
- Archer Lane update – Spoke with attorney for Mr. Archer to reach back out to his engineer.
- Zoning Hearing Board updates. – None
- Learn Road Easement Process working on mini closings and hopefully bid next spring.

Public Comment

Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting at 7:11 p.m., go into executive session and not return. All in favor. Motion carried.

POCONO TOWNSHIP

Monday November 7, 2024

SUMMARY

Ratify

General Fund	\$	1,147.68
Payroll	\$	135,342.17
Sewer Operating	\$	836.50
Sewer Construction		
Capital Reserve		

Bill List

TOTAL General Fund	\$	17,826.09
TOTAL Sewer <u>OPERATING</u> Fund	\$	21,020.62
TOTAL Sewer <u>CONSTRUCTION</u> Fund		
TOTAL Capital Reserve Fund	\$	22,517.00
Liquid Fuels		
TOTAL EXPENDITURES	\$	198,690.06

Fire Tax Disbursement**Budget Adjustments**

General Fund	\$	8,096.00
Capital Reserve		
Liquid Fuels		
Sewer Operating	\$	1,000.00

<u>Budget Appropriations</u>	\$	9,096.00
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Budgetary Interfund Transfer

	\$	-
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Use of Grant Funds**ARPA FUNDS TO CAPITAL RESERVE**

TOTAL CAP. RESERVE	\$	-
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ARPA FUNDS TO GENERAL FUND

TOTAL GEN FUND	\$	-
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Total ARPA Transfers	\$	-
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Notes:

POCONO TOWNSHIP CHECK LISTING
RATIFY
Monday November 7, 2024

General Fund

Date	TYPE	Vendor	Memo	Amount
11/01/2024	ACH		PAYROLL ENDING 11/1/24	\$ 135,342.17
TOTAL PAYROLL				\$ 135,342.17

General Expenditures

Date	Check	Vendor	Memo	Amount
10/21/2024	1784	BLUE RIDGE COMMUNICATIONS	0402476-01 Nov 2024	54.95
10/23/2024	1787	PPL ELECTRIC UTILITIES	TLC Lighting	287.48
10/23/2024	1785	DISTRICT COURT 43-3-03	12.9,1.8-7 154 Ruby Ln Civil	130.25
10/23/2024	1786	O'MALLEY, JOE	10/27/24 Trunk or Treat Entert	400.00
10/29/2024	1788	Villani Rental Company	10/27/24 Dolphin Slide Rental	275.00
TOTAL General Fund Bills				\$ 1,147.68

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
10/21/2024	1177	BLUE RIDGE COMMUNICATIONS	0337333-01 Nov 2024	66.01
10/21/2024	1177	BLUE RIDGE COMMUNICATIONS	0337332-01 Nov 2024	66.01
10/23/2024	1180	METROPOLITAN TELECOMMUNICATION	Pump Station 5 Phone	94.41
10/23/2024	1181	METROPOLITAN TELECOMMUNICATION	Pump Station 5 Phone	94.65
10/29/2024	1182	MET-ED	Pump Station 4 Electric	359.68
10/21/2024	1178	VERIZON WIRELESS	521283312-0002 Sep 2024	120.03
10/21/2024	1179	VERIZON	450-021-417-0001-64 Oct 2024	35.71
TOTAL Sewer Operating Fund				\$ 836.50

Sewer Construction Fund

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

Capital Reserve Fund

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

TOTAL General Fund
TOTAL Sewer Operating
TOTAL Sewer Construction
Total Capital Reserve

\$	1,147.68
\$	836.50
\$	-
\$	-
\$	1,984.18

Authorized by:

Transferred by:

POCONO TOWNSHIP CHECK LISTING

Monday November 7, 2024

General Fund

Date	Check	Vendor	Memo	Amount
10/30/2024	1789	ANGLE, JOSHUA	Long Sleeve Work T-Shirt 6ea	179.94
10/30/2024	1790	ANGLEMYER, AARON	10/22, 23, 24/2024 Meals	122.56
10/30/2024	1791	ANGLEMYER, AUSTIN	Uniform Clothing	336.47
10/30/2024	1792	BEST AUTO SERVICE CENTER	Unit 93 Service	327.90
10/30/2024	1792	BEST AUTO SERVICE CENTER	Unit 92 Service	1,746.45
10/30/2024	1793	BRODHEAD CREEK REGIONAL AUTHOR	103/108 Kenny's Way Water	423.02
10/30/2024	1793	BRODHEAD CREEK REGIONAL AUTHOR	TWP Water	66.67
10/30/2024	1793	BRODHEAD CREEK REGIONAL AUTHOR	Police Water	25.80
10/30/2024	1793	BRODHEAD CREEK REGIONAL AUTHOR	TLC Park Water	34.32
10/30/2024	1794	COOPER ELECTRIC	TLC Park Electrical Supplies	108.32
10/30/2024	1794	COOPER ELECTRIC	ER Light for NCC 2ea	66.65
10/30/2024	1795	EUREKA STONE QUARRY, INC.	46485	1,376.63
10/30/2024	1795	EUREKA STONE QUARRY, INC.	9.5MM WARM R	1,098.35
10/30/2024	1795	EUREKA STONE QUARRY, INC.	9.5MM WARM R	689.26
10/30/2024	1796	FBI-LEEDA	E Rath Sep 2024 Training	795.00
10/30/2024	1797	FOSTER & FOSTER, INC.	Benefit Calcs Kresge/Smith	400.00
10/30/2024	1798	GOTTA GO POTTIES	10/27/24 Event Rentals	325.00
10/30/2024	1799	POCONO TOWNSHIP VOLUNTEER FIRE	Food Truck Festival Donation	1,500.00
10/30/2024	1800	SCICUTELLA, MICHAEL	10/21-24/2024 Training	202.61
10/30/2024	1801	SCOTT'S SIGNS AND PRINTING	Plate/Plaque/Engraving	175.00
10/30/2024	1802	STAPLES	Police Supplies	89.57
10/30/2024	1803	STTC SERVICE TIRE TRUCK CENTER	Backhoe Service	76.95
10/30/2024	1805	STEELE'S HARDWARE	Cables	38.92
10/30/2024	1805	STEELE'S HARDWARE	Glass Cleaner	9.99
10/30/2024	1805	STEELE'S HARDWARE	Cable Tie	15.98
10/30/2024	1805	STEELE'S HARDWARE	Spraypaint; Tape; Duct Tape	82.66
10/30/2024	1805	STEELE'S HARDWARE	Twine; Staple; Paint	53.95
10/30/2024	1805	STEELE'S HARDWARE	Supplies for Events	31.94
10/30/2024	1805	STEELE'S HARDWARE	Spray Paint for Events	26.00
10/30/2024	1805	STEELE'S HARDWARE	Supplies for Events	45.29
10/30/2024	1805	STEELE'S HARDWARE	Park Supplies	268.93
10/30/2024	1805	STEELE'S HARDWARE	Battery & Drop Cloth	24.97
10/30/2024	1805	STEELE'S HARDWARE	Supplies for Park	38.97
10/30/2024	1805	STEELE'S HARDWARE	HP Ultra	59.98

10/31/2024	1807 STEELE'S HARDWARE	Keys	8.97
10/31/2024	1807 STEELE'S HARDWARE	Grinder Rental	184.46
10/31/2024	1807 STEELE'S HARDWARE	PW Supplies	99.96
10/31/2024	1807 STEELE'S HARDWARE	Sealant	15.98
10/31/2024	1807 STEELE'S HARDWARE	Silicone & Fastgrab for NCC	72.93
10/31/2024	1807 STEELE'S HARDWARE	Adaptor Cap-Turkey Mound @ NCC	2.99
10/31/2024	1807 STEELE'S HARDWARE	Concrete Form Tube Learn Park	12.99
10/31/2024	1807 STEELE'S HARDWARE	Drylock Fast Plug for NCC	49.98
10/31/2024	1807 STEELE'S HARDWARE	Clean Tire Foam	7.99
10/31/2024	1807 STEELE'S HARDWARE	Post Eye Light for TLC Park	12.99
10/31/2024	1807 STEELE'S HARDWARE	Wire & Spray Paint TLC Park	49.94
10/31/2024	1807 STEELE'S HARDWARE	Chain Oil/Scraper Blade	47.00
10/31/2024	1807 STEELE'S HARDWARE	Tacks for Learn Park	2.59
10/31/2024	1808 STEELE'S HARDWARE	Lockset for Door Repair	78.29
10/31/2024	1808 STEELE'S HARDWARE	Padlock	16.99
10/31/2024	1808 STEELE'S HARDWARE	Lockset Return	-34.00
10/31/2024	1808 STEELE'S HARDWARE	Lock Return	-36.40
10/31/2024	1809 SUBURBAN TESTING LABS	MVP Bath House	361.00
10/31/2024	1810 Susquehanna Accounting & Consu	Budget Prep Sep 2024 Razzaq	2,700.00
10/31/2024	1811 TRAISR	Sep 2024	366.66
10/31/2024	1811 TRAISR	Sep 2024	366.67
10/31/2024	1812 UNIFIRST CORPORATION	TWP Mats	41.06
10/31/2024	1813 WORLD FUEL SERVICES, INC.	Conv Unleaded w/10% Ethanol	2,514.15
10/31/2024	1813 WORLD FUEL SERVICES, INC.	PA Underground Storage Tank	11.80
10/31/2024	1813 WORLD FUEL SERVICES, INC.	Taxes	7.05
TOTAL GENERAL FUND			\$17,826.09

Sewer Operating

Date	Check	Vendor	Memo	Amount
10/31/2024	1183	BRODHEAD CREEK REGIONAL AUTHOR	Pump Station 3 Water	21.18
10/31/2024	1183	BRODHEAD CREEK REGIONAL AUTHOR	Pump Station 5 Water	63.95
10/31/2024	1183	BRODHEAD CREEK REGIONAL AUTHOR	Pump Station 2 Water	21.18
10/31/2024	1184	BRODHEAD CREEK REGIONAL AUTHOR	Evoqua Inv 906670428	8,466.65
10/31/2024	1185	EEMA O&M SERVICES GROUP, INC.	Oct 2024 O&M	10,328.00
10/31/2024	1186	EVOQUA WATER TECHNOLOGIES LLC	Vaporlink	1,100.00
10/31/2024	1187	STEELE'S HARDWARE	Autocut	25.99
10/31/2024	1188	SUBURBAN TESTING LABS	Monthly NPDES	627.00
10/31/2024	1189	TRAISR	Sep 2024 Sub	366.67
TOTAL Sewer Operating				\$21,020.62

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
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TOTAL Sewer Construction Fund

\$0.00

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
10/31/2024	1068	E.F. POSSINGER & SONS, INC.	R-7 & R-8 Rip Rap for Wilke Rd	20,036.00
10/31/2024	1069	PATRIOT WORKWEAR	Doug Smith Body Armor ARPA	1,149.00
10/31/2024	1069	PATRIOT WORKWEAR	James Wagner Body Armor ARPA	1,332.00
			TOTAL Capital Reserve Fund	\$22,517.00

Liquid Fuels

Date	Check	Payee	Memo	Amount
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\$0.00

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
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TOTAL Fire Tax

\$0.00

General Fund
Sewer Operating
Sewer Construction Fund
Capital Reserve
Fire Tax Disbursement
Liquid Fuels
TOTAL TRANSFERS

\$	17,826.09	
\$	21,020.62	
\$	-	Authorized by: _____
\$	\$22,517.00	
\$	-	
\$	-	
\$	61,363.71	Transferred by: _____

BUDGET ADJUSTMENT REQUEST

The line items in the funds listed below require additional funding to cover expenditures for the remainder of the year. Department heads request Board of Commissioners' approval to move funding to the lines indicated below.

GENERAL FUND				
FROM	Amount	TO	Amount	Explanation
01.427.450 Contracted Svcs - Clean-Up Days	01.430.179	LONGEVITY PAY	2,096.00	Line needs to be increased to cover deficit
	01.454.220	OPERATING SUPPLIES	6,000.00	Line needs to be increased to ensure sufficient funding for the rest of the year
TOTAL ADJUSTMENTS			8,096.00	
SEWER OPERATING				
FROM	Amount	TO	Amount	
08.429.376 Sewer Contracted Services	08.429.008	METED	1,000.00	Line needs to be increased to ensure sufficient funding for the rest of the year
TOTAL ADJUSTMENTS			1,000.00	



Minuteman Press of Stroudsburg
2158 West Main Street
Stroudsburg, PA 18360
Phone: 570.421.1437
www.mmpstroudsburg.com

Quotation

10/29/2024

Bill to: Pocono Township
Christine Brodsky
112 TOWNSHIP DR
Tannersville, PA 18372

Phone: 570-629-1922 ex 1220
Email: cbrodsky@poconopa.gov

Ship to: Pocono Township
Jerrod Belvin
112 TOWNSHIP DR
Tannersville, PA 18372

Phone: 570.629-1922 ext. 1212
Mobile Phone: 570-856-5322
Email: JBelvin@poconopa.gov



5,862 11 x 17 Trifold Brochure Mailed - postage included - with design
(Job ID 66126)

Total: \$5,187.09

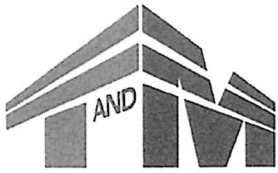
Order Total: \$5,187.09

To Make a Payment:
Click or Scan the QR Code



This quote is valid for 30 days.

Net 30 Days



YOUR GOALS. OUR MISSION.

October 31, 2024

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

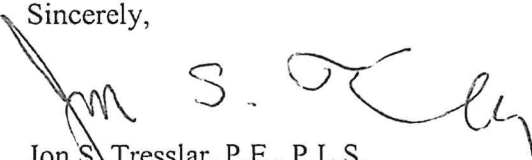
**SUBJECT: LANDS OF THE SPIRIT OF SWIFTWATER – PHASE II
CONSTRUCTION ESCROW RELEASE NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1287, T&M PROJECT NO. POCO-R0613**

Dear Commissioners:

Based upon our review of this request and construction inspections to date, we recommend that the Applicant be allowed to reduce their construction escrow by **NINETY-FOUR THOUSAND FIVE HUNDRED FORTY DOLLARS AND ONE CENT (\$94,540.01)**. A line-item tabulation for this release is attached for your files. Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

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

Sincerely,



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

JST/meh

Enclosures

cc: Jerrod Belvin – Township Manager
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire, Broughal & DeVito, LLP
Salvatore J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer
Anthony Maula – Owner/Applicant
Amy R. Montgomery, P.E., T&M Associates
Melissa E. Hutchison, P.E., T&M Associates

G:\Projects\POCO\R0613\Construction\Escrow Release\Escrow Request No. 1\Escrow Release #1 Cover Letter.docx



LANDS OF THE SPIRIT OF SWIFTWATER - PHASE II
POCONO TOWNSHIP, MONROE COUNTY, PA

APPLICATION NO. 1

T&M ASSOCIATES JOB NO.: POCO-R0613

DONE BY: MEH DATE: 10/28/24
CHECKED BY: JST DATE: 10/28/24

No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
I	GENERAL CONDITIONS										
I A	Mobilization/Demobilization	EA	0.5	\$ 5,000.00	\$ 2,500.00	0	\$ -	0	\$ -	1	\$ 2,500.00
I B	Layout/Survey	EA	0.2	\$ 15,000.00	\$ 3,000.00	0.1	\$ 1,500.00	0.1	\$ 1,500.00	0	\$ 1,500.00
I C	Sanitary and dumpster (18 Total Months)	Per Month	16	\$ 750.00	\$ 12,000.00	4	\$ 3,000.00	4	\$ 3,000.00	12	\$ 9,000.00
	SUBTOTAL ITEM I				\$ 17,500.00		\$ 4,500.00		\$ 4,500.00		\$ 13,000.00
II	EROSION & SEDIMENT CONTROLS										
II A	Rock Construction Entrance 150 FT	EA	0	\$ 2,500.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II B	12" Compost Filter Sock	LF	0	\$ 4.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II C	24" Compost Filter Sock	LF	0	\$ 6.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II D	Stilling Basin (Total of 6 Stilling Basins)	EA	3	\$ 500.00	\$ 1,500.00	0	\$ -	0	\$ -	3	\$ 1,500.00
II E	Riprap Apron R-5	EA	0	\$ 700.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II F	Temporary Mulch and Seed	AC	0	\$ 1,600.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II G	Rock Filter	EA	0	\$ 250.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II H	Inlet Protection (Total of 20 Inlet Protection)	EA	18	\$ 100.00	\$ 1,800.00	0	\$ -	0	\$ -	18	\$ 1,800.00
II I	BMP Removal	LS	1	\$ 600.00	\$ 600.00	0	\$ -	0	\$ -	1	\$ 600.00
II J	Swale/ Berm T1	LF	0	\$ 50.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II K	Sediment Traps	EA	0	\$ 10,000.00	\$ -	0	\$ -	0	\$ -	0	\$ -
II L	Maintain E&S Control BMPs	LS	1	\$ 2,000.00	\$ 2,000.00	0	\$ -	0	\$ -	1	\$ 2,000.00
	SUBTOTAL ITEM II				\$ 5,900.00		\$ -		\$ -		\$ 5,900.00
III	EARTHWORK										
III A	Site cut (16,456 CY Total)	CY	3,456	\$ 3.00	\$ 10,368.00	2,000	\$ 6,000.00	2,000	\$ 6,000.00	1,456	\$ 4,368.00
III B	Site fill (4,635 CY Total)	CY	635	\$ 3.00	\$ 1,905.00	400	\$ 1,200.00	400	\$ 1,200.00	235	\$ 705.00
III C	Grubbing	Ac	0	\$ 4,250.00	\$ -	0	\$ -	0	\$ -	0	\$ -
III D	Retaining Wall	LF	24	\$ 45.00	\$ 1,080.00	0	\$ -	0	\$ -	24	\$ 1,080.00
III E	Curb Excavate and backfill	LF	3,335	\$ 1.50	\$ 5,002.50	0	\$ -	0	\$ -	3,335	\$ 5,002.50
	SUBTOTAL ITEM III				\$ 18,355.50		\$ 7,200.00		\$ 7,200.00		\$ 11,155.50
IV	STORMWATER FACILITIES										
IV A	18" HOPE (1,570 LF Total)	LF	1,052	\$ 55.00	\$ 57,860.00	750	\$ 41,250.00	750	\$ 41,250.00	302	\$ 16,610.00
IV B	Inlets (Type C)	EA	7	\$ 2,800.00	\$ 19,600.00	2	\$ 5,600.00	2	\$ 5,600.00	5	\$ 14,000.00
IV C	Inlets (Type M) (13 Total Type M Inlets)	EA	12	\$ 2,800.00	\$ 33,600.00	6	\$ 16,800.00	6	\$ 16,800.00	6	\$ 16,800.00
IV D	Convert Trap to Infiltration Basin	EA	1	\$ 8,000.00	\$ 8,000.00	0	\$ -	0	\$ -	1	\$ 8,000.00
IV E	Convert Trap to Detention Basin	EA	1	\$ 5,000.00	\$ 5,000.00	0	\$ -	0	\$ -	1	\$ 5,000.00
IV F	Post & Rail Fence	LF	463	\$ 45.00	\$ 20,835.00	0	\$ -	0	\$ -	463	\$ 20,835.00
IV G	Endwalls (9 Total Endwalls)	EA	2	\$ 2,000.00	\$ 4,000.00	1	\$ 2,000.00	1	\$ 2,000.00	1	\$ 2,000.00
	SUBTOTAL ITEM IV				\$ 148,895.00		\$ 65,650.00		\$ 65,650.00		\$ 83,245.00

No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
V	WATERLINE		456								
A	8" D.I.P. Class 52	LF		\$ 65.00	\$ 29,640.00	0	\$ -	0	\$ -	456	\$ 29,640.00
B	4" Valve	EA	1	\$ 1,550.00	\$ 1,550.00	0	\$ -	0	\$ -	1	\$ 1,550.00
C	8" Bend	EA	4	\$ 320.00	\$ 1,280.00	0	\$ -	0	\$ -	4	\$ 1,280.00
D	6" Bend	EA	1	\$ 280.00	\$ 280.00	0	\$ -	0	\$ -	1	\$ 280.00
E	4" Bend	EA	2	\$ 250.00	\$ 500.00	0	\$ -	0	\$ -	2	\$ 500.00
F	8"x8"x6" Tee	EA	1	\$ 500.00	\$ 500.00	0	\$ -	0	\$ -	1	\$ 500.00
G	Thrust Blocks/Anchor Blocks	EA	7	\$ 250.00	\$ 1,750.00	0	\$ -	0	\$ -	7	\$ 1,750.00
H	Hydrants	EA	2	\$ 3,580.00	\$ 7,160.00	0	\$ -	0	\$ -	2	\$ 7,160.00
I	6" D.I.P. Class 52	LF	430	\$ 58.00	\$ 24,940.00	0	\$ -	0	\$ -	430	\$ 24,940.00
J	4" D.I.P. Class 52	LF	147	\$ 54.00	\$ 7,938.00	0	\$ -	0	\$ -	147	\$ 7,938.00
K	6" Valve	EA	3	\$ 2,580.00	\$ 7,740.00	0	\$ -	0	\$ -	3	\$ 7,740.00
L	8"x6"x6" Tee	EA	1	\$ 500.00	\$ 500.00	0	\$ -	0	\$ -	1	\$ 500.00
	SUBTOTAL ITEM V				\$ 83,778.00		\$ -		\$ -		\$ 83,778.00
VI	SANITARY SEWER		627								
A	6" PVC	LF		\$ 75.00	\$ 47,025.00	627	\$ 47,025.00	627	\$ 47,025.00	0	\$ -
B	4"x4" Anti-Scoop Collar	EA	1	\$ 1,200.00	\$ 1,200.00	1	\$ 1,200.00	1	\$ 1,200.00	0	\$ -
C	Manhole	EA	3	\$ 7,500.00	\$ 22,500.00	3	\$ 22,500.00	3	\$ 22,500.00	0	\$ -
D	PVC Cleanouts and Traps	EA	7	\$ 1,200.00	\$ 8,400.00	5	\$ 6,000.00	5	\$ 6,000.00	2	\$ 2,400.00
E	6"x6"x6" WVE	EA	6	\$ 500.00	\$ 3,000.00	5	\$ 2,500.00	5	\$ 2,500.00	1	\$ 500.00
F	Testing	EA	1	\$ 7,500.00	\$ 7,500.00	0	\$ -	0	\$ -	1	\$ 7,500.00
G	Core through building foundation	EA	6	\$ 500.00	\$ 3,000.00	0	\$ -	0	\$ -	6	\$ 3,000.00
H	Sanitary Sewer Meter	EA	1	\$ 4,778.00	\$ 4,778.00	0	\$ -	0	\$ -	1	\$ 4,778.00
I	SCADA and Electric Works/Control Panel	LS	1	\$ 5,000.00	\$ 5,000.00	0	\$ -	0	\$ -	1	\$ 5,000.00
J	Dual Check Valve Pit	EA	1	\$ 7,500.00	\$ 7,500.00	0	\$ -	0	\$ -	1	\$ 7,500.00
K	Dual Check Valve/Cleanout Assembly	LS	1	\$ 2,500.00	\$ 2,500.00	0	\$ -	0	\$ -	1	\$ 2,500.00
	SUBTOTAL ITEM VI				\$ 112,403.00		\$ 79,225.00		\$ 79,225.00		\$ 33,178.00
VII	SITE CONCRETE		3,221								
A	Curb	LF		\$ 21.00	\$ 67,641.00	0	\$ -	0	\$ -	3,221	\$ 67,641.00
B	Depressed Curb	LF	114	\$ 21.00	\$ 2,394.00	0	\$ -	0	\$ -	114	\$ 2,394.00
C	Sidewalk	SY	251	\$ 139.00	\$ 34,889.00	0	\$ -	0	\$ -	251	\$ 34,889.00
D	ADA ramps	EA	3	\$ 1,200.00	\$ 3,600.00	0	\$ -	0	\$ -	3	\$ 3,600.00
E	Dumpster Pad w/Fence	LS	1	\$ 12,000.00	\$ 12,000.00	0	\$ -	0	\$ -	1	\$ 12,000.00
	SUBTOTAL ITEM VII				\$ 120,524.00		\$ -		\$ -		\$ 120,524.00
VIII	LANDSCAPING		22								
A	Shade Trees	EA		\$ 650.00	\$ 14,300.00	0	\$ -	0	\$ -	22	\$ 14,300.00
B	Evergreen Trees	EA	22	\$ 350.00	\$ 7,700.00	0	\$ -	0	\$ -	22	\$ 7,700.00
C	Permanent Seed and Mulch	LS	1	\$ 5,000.00	\$ 5,000.00	0	\$ -	0	\$ -	1	\$ 5,000.00
	SUBTOTAL ITEM VIII				\$ 27,000.00		\$ -		\$ -		\$ 27,000.00
IX	LIGHTING		16								
A	Single fixture w/Pole and Foundation	EA		\$ 3,218.75	\$ 51,500.00	0	\$ -	0	\$ -	16	\$ 51,500.00
	SUBTOTAL ITEM IX				\$ 51,500.00		\$ -		\$ -		\$ 51,500.00

310 SHINE HILL RD	12.6.2.33-2	4.27	R-1	GRAEBER RICHARD & GLORIA J	Acting as COMM (4+ RES)
163 LINDENMERE LN	12.6.2.56	159	R-1	LINDENMERE SPORTS ARTS CENTER LLC	Acting As Commercial
192 MUNCH DR	12.6.2.51	0.64	R-1	LINDENMERE SPORTS & ARTS CENTER LLC	Acting As Commercial
RT 715	12.7.1.6	108.24	R-1	BRODHEAD CREEK REGIONAL AUTHORITY	Acting As Commercial
T 535	12.6.2.33-3	1.87	R-1	GRAEBER RICHARD F & GLORIA J	Acting As Commercial
219 SHINE HILL RD	12.6.2.37	8.34	C	PENNY-WISE LAND CO INC	Acting As Commercial
LOOKOUT CT	12.6A.1.10	0.63	R-1	GERMAN HAYWARD	UNDEVELOPED
SHINE HILL RD/T 535	12.6.2.34-1	0.77	R-1	BUTZ NORMA J & RAYMOND JR	UNDEVELOPED
T 535 SHINE HILL RD	12.6.1.72	2.33	R-1	SCHLIER JIMMY A	UNDEVELOPED
SCOTHIGH TE	12.6A.1.6	0.45	R-1	RINKER LEAH A	UNDEVELOPED
118 SHARON DR	12.6A.1.35	1.02	R-1	ORLANDO DAVID A	UNDEVELOPED
118 SHARON DR	12.6A.1.36	1.43	R-1	ORLANDO DAVID A	UNDEVELOPED
SCOTHIGH ESTATES	12.6A.1.4	0.49	R-1	THOMPSON HENRY P & MARY ANNE	UNDEVELOPED
T 535 SHINE HILL RD	12.6.2.32	1.2	R-1	SHICK RONALD C & MARIGENE E	UNDEVELOPED
T 535	12.6A.1.60	0.68	R-1	DANIEL RUDOLPH T	UNDEVELOPED
JONATHANS WAY	12.9257	2.2	R-1	ARICCHI DOMINICK E & PATRICIA	UNDEVELOPED
T 537	12.7.1.57	29.3	R-1	MOUNT AIRY #1 LLC	UNDEVELOPED (TIMBER HARVEST)
127 PEECHATKA RDG	12.6.2.48	3.2	R-1	MATERNE ROGER W	UNDEVELOPED
LOOKOUT CT	12.6A.1.22	0.51	R-1	BINI CRISTOFORO	UNDEVELOPED
2765 ROUTE 611	12.7.1.6-4	51.35	R-2	KOPELSON PA PROPERTIES IV LLC	UNDEVELOPED
LOOKOUT CT	12.6A.1.19	0.49	R-1	FRANTZ CLINTON C IV	UNDEVELOPED
LOOKOUT CT	12.6A.1.11	0.68	R-1	GERMAN HAYWARD	UNDEVELOPED
T 535 SHINE HILL RD	12.94364	2.99	R-1	SCHLIER JIMMY A	UNDEVELOPED
SCOTHIGH TER	12.6A.1.8-1	0.17	R-1	PODOLEK MICHAEL R ETAL	UNDEVELOPED
178 SHINE HILL RD	12.94365	3.03	R-1	SINGH SATNEM	UNDEVELOPED
T 535	12.6.1.74	25.5	C	CAREY EVELYN MAY	UNDEVELOPED
T 535	12.6A.1.59	0.75	R-1	DANIEL ANITA B	UNDEVELOPED

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Sketch Plans												
		1730040R	KenBAR Investment Group (Inactive)	Commercial Land Devt					6/5/2020			
1380		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1402		2230188R	Iroquois Ridge	Major Sub, Land Devt					6/22/2022			
1403		2230189R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt					7/19/2022			
1380		2330219R	Lands of Yuriy Bogutskiy 2812 Rt 0611	Land Devt					5/3/2023			
1417		2330228R	Harmony Domes 310 Hallet Road	Land Devt					8/29/2023			
1422	POCO-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					3/11/2024			
1378	POCO-R0970	-	Incline Village Expansion	Land Devt								
Final Plans Under Consideration												
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	1/18/2025	12/9/2024	1/6/2025	5/7/2024	10/15/2024		Extension rec'd 10/9
1426	POCO-R0750	-	Simpson Minor Subdivision (519-520 Post Hill Road) (7/8/24)	Minor Sub	Final	1/6/2025	12/9/2024	1/6/2025	6/26/2024	10/15/2024		3 mo. extension rec'd on 8/15
Preliminary Plans Under Consideration												
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Devt	Prelim/Final	12/8/2024	11/12/2024	12/2/2024	10/9/2024	10/15/2024		
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt/Lot Consolidation	Prelim/Final	12/31/2024	12/9/2024	12/16/2024	10/22/2024	10/15/2024		Extension to 12/31 rec'd 8/8
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Devt	Prelim/Final	12/9/2024	11/12/2024	12/2/2024	10/1/2024	10/15/2024		120 day extension rec'd 7/2
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Prelim	1/18/2025	12/9/2024	1/6/2025	5/7/2024	10/15/2024		Extension rec'd 10/9
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	1/3/2025	12/9/2024	12/16/2024	8/15/2024	10/15/2024		60 day extension rec'd 10/7

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1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	3/9/2025	2/10/2025	3/13/2025	2/23/2024	10/15/2024		6 month extension rec'd 8/8/24
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Devt	Prelim/Final	2/11/2025	1/13/2025	2/3/2025	1/25/2024	10/15/2024		90 day extension rec'd 10/9
1387	-	2130161R	Alaska Pete's - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/31/2024	12/9/2024	12/16/2024	4/27/2023	10/15/2024		
Land Development Waiver Applications Under Consideration												

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Pending BOC Decision												
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	N/A			10/28/2024		N/A	
1435	POCO-R0960	-	Persoleo Lot Joinder	Lot Comb.	Final	N/A			10/28/2024		N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

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CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	8/13/2024	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1368		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
PRD TENTATIVE PLAN APPROVAL													
1388		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 1/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Dev't	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017	4/3/2018				
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Dev't	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017	6/5/2018				
1341		1730043R	SAPA Pocosnos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 4/17/25				
1313		1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Prelim/Final	3/19/2020	Recommended for Approval 7/23/2018	Approved 4/16/2020	Approval Extended to 2/6/25	8/6/2024	11/6/2024		Extension Requested 1/25/24
1360		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Dev't	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Pending Withdrawal
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21	12/6/2022				
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				
1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	11/6/2025	5/6/2025	8/6/2025		Extension Received 10/7/24
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Dev't	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23	10/18/2024	4/18/2024	7/18/2024		Project not moving forward per owner
1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Dev't	Final	8/1/2023	Conditional Approval 7/10/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		
1415	POCO-R0629	2230198R	Ertle Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/6/24	5/6/2025	11/6/2024	2/6/2025		
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Dev't & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24	3/18/2025	9/18/2024	12/18/2024		
1427	POCO-R0760	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24	9/3/2025	3/3/2025	6/3/2025		

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1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24	9/3/2025	3/3/2025	6/3/2025		
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24	10/7/2025	4/7/2025	7/7/2025		
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24	10/7/2025	4/7/2025	7/7/2025		
1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Devt	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1431	POCO-R0810	-	Iroquois Ridge/Back Minor Subdivision (Sullivan Trail) (7/12/24)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1433	POCO-R0920	-	Terrory - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24	10/21/2025	4/21/2025	7/21/2025		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					

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RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Dev't	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2022	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Dev't	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/26/2024	
1364		1930090R	Sanofi B-78 Seed Lab (6/10/19)	Commercial Land Dev't	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Dev't	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	
1372	POCO-R0621	2030104R	Camp Lindemere	Land Dev't	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/23	
1375	POCO-R0624	2030115R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Dev't	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/16/23	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Dev't	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/24	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Dev't	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville Inn) (8/8/21)	Land Dev't	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Dev't	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1401	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/23	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Dev't	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/23	
1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/18/23				10/31/23	
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	

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1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/26/2024	Conditional Approval 4/8/2024	Conditional Approval 4/23/24				7/2/24	

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DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Dev't (08/13/13)	Commercial Land Dev't	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 08/21/21					Appealed
	N/A	2030121R	Ziitro & Roni Investments	Comm/Res Land Dev't	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Rejected 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Rejected 10/17/22					
WITHDRAWN													
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Dev't	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Dev't	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/19/23)	Minor Sub	Final	1/10/2023							Application Withdrawn

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CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	8/13/2024	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1368		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
PRD TENTATIVE PLAN APPROVAL													
1388		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/1/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Dev't	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017	4/3/2018				
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Dev't	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017	6/5/2018				
1341		1730043R	SAPA Poonos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 4/17/25				
1313		1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Prelim/Final	3/19/2020	Recommended for Approval 7/23/2018	Approved 4/16/2020	Approval Extended to 2/6/25	8/6/2024	11/6/2024		Extension Requested 1/25/24
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Dev't	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Pending Withdrawal
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21	12/6/2022				
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				
1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	11/6/2025	5/6/2025	8/6/2025		Extension Received 10/7/24
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Dev't	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23	10/18/2024	4/18/2024	7/18/2024		Project not moving forward per owner
1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Dev't	Final	8/1/2023	Conditional Approval 7/10/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		
1415	POCO-R0629	2230198R	Ertle Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/6/24	5/6/2025	11/6/2024	2/6/2025		
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Dev't & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24	3/18/2025	9/18/2024	12/18/2024		
1427	POCO-R0760	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24	9/3/2025	3/3/2025	6/3/2025		

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1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24	9/3/2025	3/3/2025	6/3/2025		
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24	10/7/2025	4/7/2025	7/7/2025		
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24	10/7/2025	4/7/2025	7/7/2025		
1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Devt	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1431	POCO-R0810	-	Iroquois Ridge/Backs Minor Subdivision (Sullivan Trail) (7/8 Minor Sub)	Land Devt	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1433	POCO-R0920	-	Terrory - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24	10/21/2025	4/21/2025	7/21/2025		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					

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RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2022	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Devt	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/26/2024	
1364		1930090R	Sanofi B-78 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Devt	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	
1372	POCO-R0621	2030104R	Camp Lindemere	Land Devt	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/23	
1375	POCO-R0624	2030145R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Devt	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/16/23	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Devt	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/24	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville Inn) (8/8/21)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Dev't	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1401	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/23	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/23	
1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/18/23				10/31/23	
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	

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1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/26/2024	Conditional Approval 4/6/2024	Conditional Approval 4/23/24				7/2/24	

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DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 06/21/21					Appealed
	N/A	2030121R	Zitro & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Rejected 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Rejected 10/17/22					
WITHDRAWN													
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. recd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Devt	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn