



POCONO TOWNSHIP COMMISSIONERS
AGENDA

December 19, 2022 | 6:00 p.m.

112 Township Drive, Tannersville, PA

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

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

Open Meeting

Pledge of Allegiance

Roll Call

Public Comment

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

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

Announcements

- The Board of Commissioners held an executive session on Monday, December 12 for discussion of personnel issues.
- The Board of Commissioners will hold a special meeting on Thursday, December 29 at 10:00 a.m. for the purpose of adopting the 2023 Budget. The proposed budget and budget presentation are located on the Township's website at www.poconopa.gov or in-person at the Township office for public viewing.

Presentations

- Re-zoning request of Khalid Mashriqi, owner of 386 Camelback Road. **(Possible Action Item)**
- Westhill Villas – Discussion regarding proposed land development plan, including stormwater mitigation, sidewalks and curbing. **(Possible Action Item)**

Hearings – None**Resolutions**

- Resolution 2022-39 – Motion to approve the expenditure of \$209,500.00 for a 2023 Western Star 47X dump truck with plow upfit and authorizing the execution of a certain lease purchase agreement with Bank Capital Services LLC, D/B/A F.N.B. Equipment Finance. **(Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the December 5, 2022 special meeting and December 5, 2022 regular meeting of the Board of Commissioners.
 - Financial transactions through December 15, 2022 including:
 - Ratification of general fund expenditures in the amount of \$1,979.96 and sewer operating expenditures of \$449.97.
 - Ratification of gross payroll for pay period ending December 11, 2022 in the amount of \$220,213.19.
 - Vouchers payable in the amount of \$169,481.89.
 - Sewer operating fund expenditures in the amount of \$137,794.27.
 - Sewer construction fund expenditures in the amount of \$25,142.76
 - Capital reserve fund expenditures in the amount of \$57,522.18.
 - ARPA fund transfer of \$6,778.23 to the General Fund for Pocono Creek stream restoration costs.
 - Budget adjustments in the amount of \$54,580.00 to cover end-of-year expenditures. **(Action Items)**

NEW BUSINESS**1. Personnel – None****2. Travel/Training Authorizations – None****Report of the President**

Richard Wielebinski

- Motion to advertise a public hearing for February 6, 2022 for adoption of a Curative Zoning Amendment addressing trucking terminal/warehouse uses and establishing a new Enterprise Zone overlay district in Pocono Township. **(Action Item)**
- Motion to purchase a 2022 Ford Super Duty F-250 Crew Cab pickup truck in the amount of \$80,720.00 from the Township's Capital Fund. **(Action Item)**
- Motion to authorize the advertisement of an ordinance necessary to facilitate the transfer of the Pocono Jackson Joint Water Authority (PJJWA) to the Brodhead Creek Regional Authority (BCRA). **(Action Item)**
- Motion to approve employment contracts for the Township Manager and Fiscal Administrator, setting forth terms of employment, compensation and benefits for 2023. **(Action Item)**
- Motion to approve an agreement letter with Acting Chief Shawn Goucher outlining the terms of his position as Acting Chief through June 30, 2022. **(Action Item)**
- Motion to approve Change Order No. 4 for the Kobalt Construction, Inc. Deferred Lateral Connection Contract in the amount of \$10,900.00 for the purpose of repairing the sewer line stub at the existing manhole. **(Action Item)**

Commissioner Comments

Jerrod Belvin – Vice President

- Emergency Management Update
- Update – PPL utility lines and possible drainage issues on Barton Court.

Ellen Gandt – Commissioner

Jerry Lastowski – Commissioner

- Dumping activity at Swiftwater bus stop – Monroe County Waste Authority and Township Zoning Officer proceeding with enforcement against the property owner.

Keith Meeker – Commissioner

Reports

Zoning

Police Report

- General police updates.

Ambulance Report

Public Works Report

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

Administration – Manager's Report

- No further update.

Township Engineer Report

- Notice of Acquisition received regarding TLC Park property needed for PennDOT's SR 715 bridge replacement project as part of the SR 715 re-alignment. PennDOT requires property on Citizen Bank side of SR 715 and temporary construction easements along SR 611.
- Sidewalk installation for Wendy's and Turkey Hill.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement.
 - Easement needed from adjoining property owner (Lovito).
- Update – TASA SR 611 sidewalk project.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue.

Township Solicitor Report

- Zoning Hearing Board updates.
- Update – Tobyhanna Act 537 Sewage Capacity Request
- Update – Closing for sale of Bartonsville Avenue parcel.
- Update – Johnson Appeal Commonwealth Court argument.
- Update – PJJWA transfer agreement.

Public Comment

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

Adjournment



Pocono Township
112 Township Drive
Tannersville, PA 18372
P: 570-629-1922 F: 570-629-7325

Must submit original plus
16 Copies of Application,
Plans & Back up documentation

APPLICATION FOR PUBLIC HEARING

APPLICANT NAME: Khalid Mashriqi

Mailing Address: 12 Hattie Court, Hicksville, NY 11801

Phone Number: 914-704-7652

Email: kmashriqi@yahoo.com

PROPERTY OWNER NAME: Khalid Mashriqi

Mailing Address: Same as Above

Phone Number: _____

ATTORNEY (if represented): Aaron M. DeAngelo, Esq.

Mailing Address: 712 Monroe Street, Stroudsburg, Pa 18360

Phone Number: 570-421-9090

Email: adeangelo@newmanwilliams.com

If Applicant is not the Property Owner, state Applicant's authority to submit this application:

ADDRESS OF SUBJECT PROPERTY: 386 Camelback Road, Tannersville, Pa 18372

TAX ACCOUNT NUMBER: 12.16.1.33-1

ZONING CLASSIFICATION: R-1/C-1

PRESENT USE OF PROPERTY: Residence and Billboard

APPLICATION MUST INCLUDE:

- PROOF OF OWNERSHIP
- SITE PLAN OF PROPERTY - SITE PLAN MUST BE DRAWN TO SCALE, INDICATING LOCATION AND SIZE OF IMPROVEMENTS, BOTH PROPOSED AND EXISTING, RELATION TO EXISTING STREETS OR ROADS, BUILDINGS, ETC.
- STATEMENT OF PURPOSE, INTENT AND EXTENT OF PROPOSED CONDITIONAL USE OR SPECIAL EXCEPTION.
- APPROPRIATE FEE (See Pocono Township Fee Schedule)

Application is hereby made for consideration of the following request at a public hearing in conformance with the requirements of the Pocono Township Ordinance.

THE APPLICANT HEREBY:

- A. _____ Appeals from the action of the Zoning Officer (**complete section 1 only**)
- B. _____ Requests a Special Exception (**complete section 2 only**)
- C. _____ Requests a Variance (**complete section 3 only**)
- D. _____ Requests a Conditional Use (**complete section 4 only**)
- E. _____ Challenges the validity of a land use ordinance (**complete section 5 only**)
- F. _____ Appeal to UCC Board of Appeals (**complete section 6 only**)
- G. ☒ _____ Other (**complete section 7 only**)
-

1. The applicant appeals from the action of the Zoning Officer:

- a. The action taken was: _____
- b. The date the action was taken: _____
- c. The foregoing action was in error because : _____
- _____

2. The applicant requests a Special Exception:

- a. Nature of Special Exception sought: _____
- b. The special Exception is requested under Article: _____, Section _____, Subsection _____ of the Pocono Township Zoning Ordinance.
- c. The reason for the request is: _____
- _____

3. The applicant requests a Variance:

- a. Nature of Variance sought: _____
- b. The Variance is requested from section: _____ of the Pocono Township Zoning Ordinance.
- c. The nature of the unique circumstances and the unnecessary hardship justifying the request for a Variance is: _____
- _____
- _____
- _____

4. The applicant requests a Conditional Use:

- a. Conditional Use sought: _____

5. The applicant challenges the validity of a land use ordinance:

- a. Ordinance(s) challenging: _____
- b. Nature of Challenge: _____

6. The applicant Appeals to the UCC Board of Appeals on the following basis:

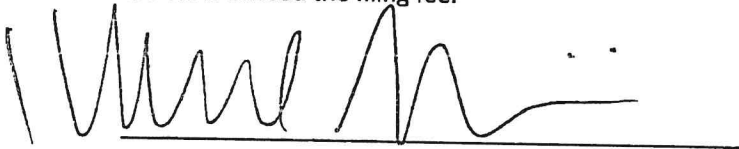
- a. The true intent of the Act or Code was incorrectly interpreted. _____
- b. The provisions of the Act do not apply. _____
- c. An equivalent form of construction is to be used. _____

7. If "other" please explain the relief sought below and the basis for same:

Change of Zoning Map

The applicant hereby agrees that all material and information submitted with this application shall become the property of Pocono Township and shall not be returned except as the Ordinance provides and does also hereby certify that all information, data, and statements submitted on or with this application are true and correct.

The applicant further agrees to reimburse Pocono Township for all costs incurred by the Township in the processing of this Application (includes, but is not limited to, filing fees, hearing costs) to the extent that the costs exceed the filing fee.



SIGNATURE OF APPLICANT

11-4-2022

DATE

THIS PAGE TO BE COMPLETED BY TOWNSHIP

Reviewed by: _____

Date completed application received: _____

* Complete application includes all required copies and fees

Required Fee: \$ _____ Received: _____

Planning Commission hearing date: _____

Board of Supervisors hearing date: _____

Zoning Hearing Board hearing date: _____

UCC Board of Appeals hearing date: _____

Publication: _____ Notices: _____

Hearing: _____ Referred to Planning Commission: _____

Order: _____ Planning Commission Action: _____

NOTES:

Parcel ID 12/16/1/33-1
GIS PIN 12-6363-00-14-6444

THIS DEED

Made the ___ day of _____ in the year Two Thousand Twenty-Two (2022)

Between **ZHIRI 7 CORP.**, having an office address of 12 Hattie Court, Hicksville, NY
11801

AND

GRANTOR

**KHALID
MASHRIQI**

GRANTEE

WITNESSETH that in consideration of SIX HUNDRED TEN THOUSAND DOLLARS (\$610,000.00) in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee, its successors and/or assigns,

All that certain tract or piece of land situate in the Township of Pocono, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the middle of the creek, commonly known as Pocono Creek, said point being North Fifty one degrees eleven minutes East two hundred six feet from the southwest corner of the stump lot; thence by other land, North fifty one degrees eleven minutes East five hundred twenty feet to a stone corner, a corner of the Mader tract; thence along the Mader tract North sixty one degrees nineteen minutes West one hundred and ninety five feet to a corner; thence by land of the grantors of which this was formerly a part, South fifty-one degrees, eleven minutes West four hundred thirty-six feet to a point near the middle of the creek; thence by the same and down the Pocono Creek South thirty eight degrees forty nine minutes East one hundred eighty feet to the place of beginning. Containing one and ninety-five ~~one~~ hundredths acres, more or less.

Together with the right of ingress and egress as set forth in deed of easement between Side II Associates, Ltd., a Pennsylvania Limited Partnership, and Patricia Stead Marhefka, her heirs and assigns, dated April 18, 2005, and recorded in the aforesaid Recorder's Office in Record Book Volume 2223 Page 4668.

Being the same premises conveyed to Grantor herein by deed of Ken Morris, Monroe County Sheriff dated March 8, 2021, and recorded May 26, 2021, in Monroe County Recorder of Deeds Office in Book 2577 Page 9985, Instrument No. 202117903.

TOGETHER WITH, unto the Grantee herein, Grantee's heirs and assigns, all rights of way and UNDER AND SUBJECT TO all covenants, reservations, restrictions, and conditions of record, if any.

TOGETHER WITH, all and singular the buildings, improvements, way, streets, alleys, driveway, passages, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging or in any wise appertaining and the reservations and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well as law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, Grantee's heirs, and assigns, to and for the only proper use and behoof of the said Grantee, Grantee's heirs and assigns, forever.

AND the said Grantor, Grantor's heirs, executors, and administrators do covenant, promise, and agree, to and with the said Grantees, Grantee's heirs and assigns, by these presents that the said Grantor and Grantor's heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances unto the said Grantee, Grantee's heirs and assigns, against the said Grantor and Grantor's heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from and under the Grantors or any of them, shall and will SPECIALLY WARRANT and forever defend.

Exhibit A - Property Description

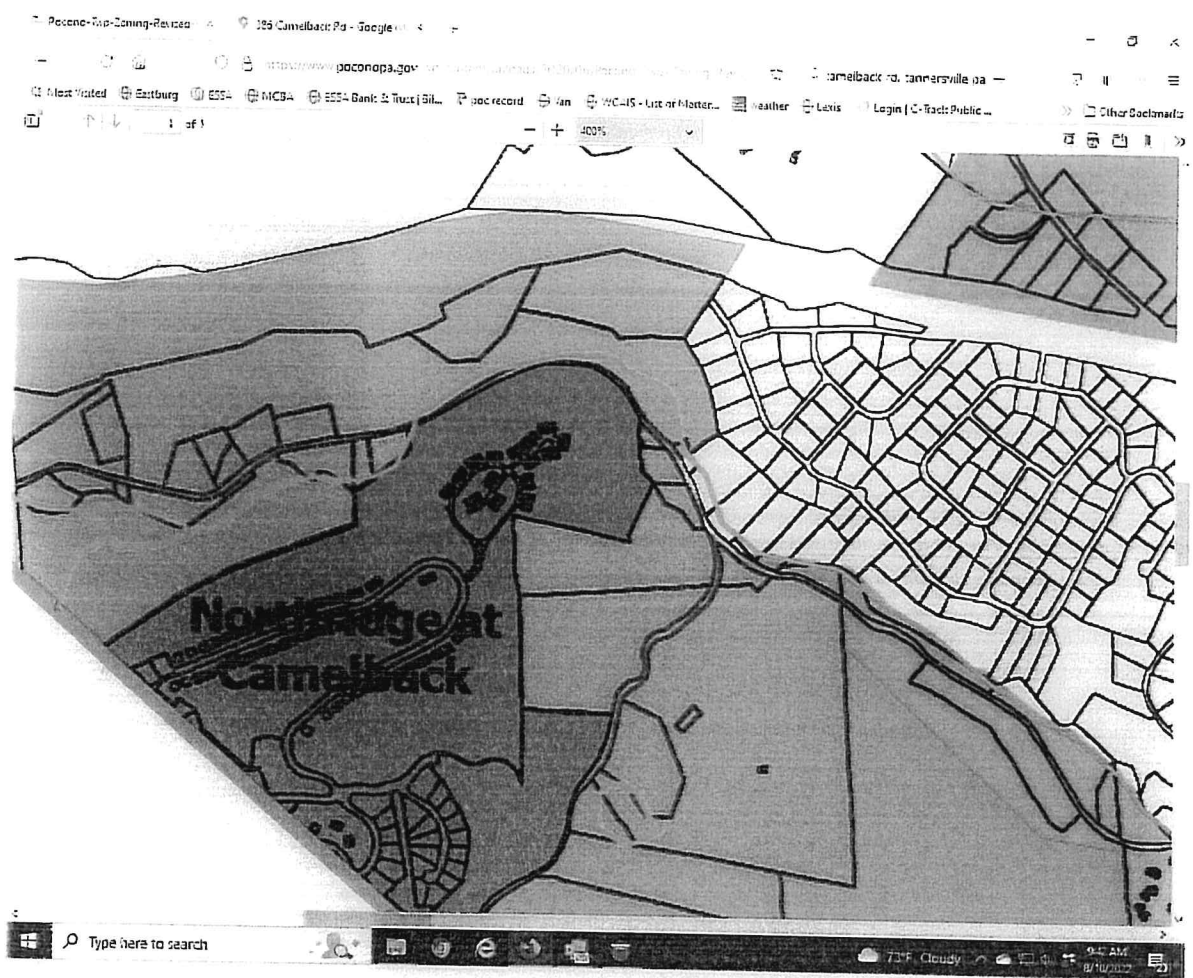
Borrower(s): Khalid Mashriqi

Property Address: 386 Camelback Road, Tannersville, PA 18372

ALL THAT CERTAIN tract or piece of land situate in the Township of Pocono, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the middle of the creek, commonly known as Pocono Creek, said point being North Fifty one degrees eleven minutes East two hundred six feet from the southwest corner of the stump lot; thence by other land, North fifty one degrees eleven minutes East five hundred twenty feet to a stone corner, a corner of the Mader tract; thence along the Mader tract North sixty one degrees nineteen minutes West one hundred and ninety five feet to a corner; thence by land of the grantors of which this was formerly a part, South fifty one degrees, eleven minutes West four hundred thirty-six feet to a point near the middle of the creek; thence by the same and down the Pocono Creek South thirty eight degrees forty nine minutes East one hundred eighty feet to the place of beginning.

Together with the right of ingress and egress as set forth in deed of easement between Side 11 Associates, Ltd., a Pennsylvania Limited Partnership, and Patricia Stead Marhefka, her heirs and assigns, dated April 18, 2005 and recorded in the aforesaid Recorder's Office in Record Book Volume 2223 Page 4668.



BEFORE THE BOARD OF SUPERVISORS OF POCONO
TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

IN RE: PETITION OF KHALID MASHRIQI TO AMEND THE TOWNSHIP ZONING MAP BY ENLARGING ZONING DISTRICT C-1 (COMMERCIAL DISTRICT) TO INCLUDE A TRACT OR PARCEL OF LAND BEARING PARCEL ID NO. 12.16.1.33-1 AND PIN #12636300146444

TO THE SUPERVISORS OF POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA:

Khalid Mashriqi, an adult individual (the “Petitioner”) respectfully petitions the Board of Supervisors of Pocono Township, Monroe County, Pennsylvania (the “Township”) for an amendment of the Township Zoning Map to add the hereinafter described property fully to the Commercial (C-1) Zone and in support thereof Petitioner avers as follows:

1. Petitioner is Khalid Mashriqi, an adult individual with a mailing address of 12 Hattie Court, Hicksville, New York, 11801.
2. Petitioner owns the property located at 386 Camelback Road, Tannersville, Pennsylvania, 18372, which has been assigned Tax Assessment Map No. 12.16.1.33-1 and PIN #12636300146444 (the “Property”). The Property is more fully described in a certain deed dated January 28, 2022, to Petitioner recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe (the “Recorder’s Office”) in Record Book 2600, page 9382.
3. Petitioner desires to utilize his entire property in a commercial manner, rather than the small portion currently zoned for commercial uses.
4. The Property which is the subject of this Petition for a Zoning Amendment is more fully described in a certain deed to Khalid Mashriqi dated January 28, 2022, which is recorded in the Recorder’s Office in Record Book 2600, page 9382.

5. The Property is currently zoned for both commercial and residential uses.
6. The front portion of the Property is zoned commercial, specifically C-1, and the rest of the property exists in the R-1 zone.
7. Petitioner currently uses the front portion of the property for a billboard, and the rear portion of the property is a residence.
8. The Property and its neighboring properties along Camelback Rd. have a unique Commercial zone in front of their properties that supports the use of billboards, but no other commercial uses due to the size of the Commercial zones.
9. This unique situation, of properties existing in both a commercial (C-1) and Residential (R-1), is not addressed by the Zoning Ordinance.
10. To the best of Petitioner's knowledge, this situation is unique to the properties along north side of Camelback Rd.
11. The general character of the area where these properties are located is commercial in nature.
12. The Property is across from Camelback Resort and its multitude of commercial uses (retail sale, resort, food and beverage etc.), adjacent to time shares, and near short term rentals. Additionally, numerous properties along Camelback Road have billboards along the unique corridor of C-1 zone.
13. Petitioner believes that the enlarge of the C-1 zone to encompass the entirety of the properties with currently small section of C-1 and amending the Township Zoning map will enhance the Townships economy, correct an unaddressed inconsistency in the Zoning Ordinance and Zoning map created by this situation, increase revenue, bring these properties into full conformity with the surrounding commercial uses, and

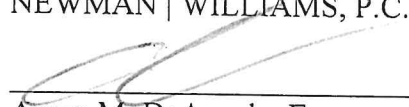
enhance the education, safety, and welfare of the community and provide additional support of the local economy.

14. The Zoning Map amendment requested in the Petition will enable the Property as a whole to be utilized in a commercial manner that is consistent and compatible with the surrounding commercial uses.

WHEREFORE, based upon the foregoing, Petitioner respectfully requests that the Board of Supervisors of Pocono Township, Monroe County, Pennsylvania, grant the relief requested in this Petition by amending the Zoning Map to extend and enlarge the C-1 Zoning District to include the part of the Property presently zoned R-1 in the Township so that the Petitioner's entire Property will be zoned entirely for commercial uses both in the Township and in the Borough.

Respectfully Submitted,

NEWMAN | WILLIAMS, P.C.



Aaron M. DeAngelo, Esq.
Attorney for Petitioner
Attorney ID: 89169

RESOLUTION NO. 2022-39

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA APPROVING THE EXPENDITURE OF \$209,500.00 FOR A 2023 WESTERN STAR 47X TRUCK WITH PLOW AND SPREAD UPFIT AND AUTHORIZING THE EXECUTION OF A CERTAIN LEASE PURCHASE AGREEMENT WITH BANK CAPITAL SERVICES LLC, D/B/A F.N.B. EQUIPMENT FINANCE

WHEREAS, Township of Pocono (the “Lessee”) is a political subdivision of the Commonwealth of Pennsylvania (the “Commonwealth”) and is duly organized and existing under the laws of the Commonwealth; and

WHEREAS, pursuant to applicable law, the governing body of the Lessee (the “Board of Commissioners”) is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interests in property, leases and easements necessary to the functions or operations of the Lessee; and

WHEREAS, the Governing Body of the Lessee has determined that it is necessary and advisable to lease the following property: 2023 Western Star 47X Truck with Plow and Spread Upfit (the “Leased Property”); and

WHEREAS, the Governing Body of the Lessee has determined that the costs of the Leased Property to be \$209,500.00; and

WHEREAS, the Lessee desires to enter into a tax- exempt Lease Purchase Agreement (the “Lease Agreement”) with Bank Capital Services LLC, d/b/a F.N.B. Equipment Finance, as lessor (the “Lessor”) to finance the costs of the Leased Property.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners as follows:

1. The Leased Property. The Lessee hereby authorizes and approves the acquisition of the Leased Property and does hereby ratify and confirm all action heretofore taken by officers and officials of the Lessee and others pursuant to direction of the Lessee in proceeding with the acquisition of the Leased Property. The Lessee shall proceed with the acquisition of the Leased Property and the necessary financing to fund the Leased Property and related costs and expenses.

2. Authorization and Approval of the Lease Agreement. The Lease Agreement, hereafter, including in such defined term all related documents therewith, each document substantially in the form presented at this meeting, are approved together with such changes as may be approved by the officers and officials of the Lessee executing the same, their execution to be deemed conclusive evidence of such approval.

Proper officers of the Lessee are authorized and directed, as applicable, to execute and acknowledge the Lease Agreement and to deliver the same to the Lessor for execution, in the form approved by this Section.

3. Annual Appropriations. The Lessee's payment obligations under the Lease Agreement shall constitute a current expense of Lessee subject to annual appropriation or renewal by the Board of Commissioners and shall not in any way be construed to be a debt of Lessee in contravention of any applicable constitutional, statutory or charter limitation or requirement concerning the creation of indebtedness by Lessee, nor shall anything contained herein constitute a pledge of the full faith and credit of Lessee.

4. Designation as "Qualified Tax-Exempt Obligations". The Lessee hereby designates the principal component of its payment obligations under the Lease Agreement in the amount of \$209,500.00 as Qualified Tax-Exempt Obligations pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, and the applicable regulations and rulings thereunder. The Lessee represents and expects that the total amount of its obligations so designated and to be designated during the current calendar year does not and will not exceed \$10,000,000.

5. General Authorization. Proper officers and officials of the Lessee are authorized and directed to execute and deliver such documents (in addition to documents hereinbefore mentioned) and do such things as are required in connection with undertaking of the acquisition of the Leased Property, including payment of costs and expenses incurred in connection therewith, and as otherwise may be required to carry out the intent and purpose of this Resolution.

6. Effective Date. This Resolution shall become effective immediately.

7. Severability. In the event any provisions, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Resolution, it being the intent of the Board of Commissioners that such remainder shall be and shall remain in force and effect.

8. Repealer. All resolutions or parts of resolutions inconsistent herewith are expressly repealed to the extent of such inconsistencies.

DULY ADOPTED, by the Board of Commissioners of Township of Pocono, this 19th day of December, 2022.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____

Print Name: Taylor Munoz

Title: Township Manager

By: _____

Print Name: Richard Wielebinski

Title: President

**Pocono Township Board of Commissioners
Regular Meeting Minutes
December 5, 2022 | 4:30 p.m.**

The special meeting of the Pocono Township Board of Commissioners was held on December 5, 2022 and was opened by President Rich Wielebinski at 4:35 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Taylor Munoz, Township Manager.

Public Comment – None

OLD BUSINESS – None

NEW BUSINESS

- Discussion and possible action regarding the proposed 2023 Township Budget, including tax increase scenarios for a new Township municipal complex and capital fund needs. Township Manager presented budget and accompanying budget presentation. E. Gnandt asked some clarification questions.

R. Wielebinski made a motion, seconded by J. Lastowski, to advertise the 2023 budget and set adoption for Thursday, December 29 at 10:00 a.m. All in favor. Motion carried.

Commissioner Comments – None

Public Comment

Joshua Knapp (Resident) – Clarified that residents present represent a larger group of concerned residents.

Adjournment

R. Wielebinski made a motion, seconded by J. Belvin, to adjourn the meeting at 5:13 p.m. All in favor. Motion carried.

**Pocono Township Board of Commissioners
Regular Meeting Minutes
December 5, 2022 | 6:19 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on December 5, 2022 and was opened by President Rich Wielebinski at 6:19 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Taylor Munoz, Township Manager; Leo DeVito, Township Solicitor; Jon Tresslar, Township Engineer; Shawn Goucher, Acting Chief of Police; Judy Acosta, Zoning Officer; and Krisann MacDougall, Administrative Assistant.

Public Comment

Mike Velardi (Resident) – Had honor of attending the Tree Lighting on Friday night. Said it was a terrific event and commended all Township staff for their work.

Announcements

- Announced an executive session was held immediately before the meeting this evening to discuss personnel issues.
- The Board of Commissioners held an executive session on Thursday, December 1st for the purpose of discussing the potential acquisition of Pocono Elementary Center.

Presentations

- Swearing-in of new Patrol Officer Kylie Tausendfreundt – District Magistrate Daniel Kresge.
- Re-zoning request of Khalid Mashriqi, owner of 386 Camelback Road – Khalid Mashriqi was not present for re-zoning request.
- Westhill Villas – Discussion regarding proposed land development plan, including stormwater mitigation, sidewalks, and curbing – Individuals representing Westhill Villas was not present.

Hearings

- Local Agency Hearing – 249 Camelback Road – Appeal of Lori A. Grossi and Felicia Damato regarding an enforcement notice dated September 9, 2022 and revocation of a transient dwelling unit permit dated September 12, 2022, issued by the Township Zoning Officer for violations of Chapter 302, Transient Dwelling Use of Single-Family Dwellings

R. Wielebinski made a motion, seconded by J. Lastowski, to open public hearing. All in favor. Motion carried.

L. DeVito provided summary of proceedings for the Board of Commissioners. Stated the matter was originally advertised for November 7, 2022, but request was made to continue to today's hearing. Reviewed exhibits. Appeal of a noise violation and revocation of a TDU permit.

J. Acosta stated there was agreement between parties to a stipulation of facts previously agreed to at prior meeting. Attorney John Lisman present on behalf of the owners of 249 Camelback Road. Complete transcript of the hearing was recorded by a court reporter.

R. Wielebinski made a motion, seconded by J. Lastowski, to uphold the 9/9/22 enforcement notice and the revocation notice dated 9/12/22. All in favor. Motion carried.

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

Resolutions

R. Wielebinski made a motion, seconded by J. Belvin, to approve Resolution 2022-38 Authorizing the Submission of a PA Small Water & Sewer Grant Application to the PA DCED in an amount not to exceed \$500,000 for the purpose of extending public sewer and water service up Warner Road to the site of the proposed Tannersville Point apartments. All in favor. Motion carried.

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the November 21, 2022 regular meeting of the Board of Commissioners.
 - Financial transactions through December 1, 2022 including:
 - Ratification of general fund expenditures in the amount of \$226.80 and sewer operating expenditures of \$644,928.35.
 - Ratification of gross payroll for pay period ending December 2, 2022 in the amount of \$144,539.64.
 - Vouchers payable in the amount of \$70,382.26.
 - Sewer operating fund expenditures in the amount of \$670.42.
 - Capital reserve fund expenditures in the amount of \$28,341.54.

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

NEW BUSINESS - None

Report of the President

Richard Wielebinski

R. Wielebinski thanked staff and Road Crew for all that was done with the planning of the tree lighting. Commended staff on a great event.

R. Wielebinski made a motion, seconded by K. Meeker, to approve Construction Escrow Release No. 3 in the amount of \$64,822.94 for the Trapasso Hotel Land Development project. E. Gndt asked for clarification. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by K. Meeker, to approve an agreement with Penn Strategies for community planning and grant writing services in the amount of \$3,500 per month for the period January 1, 2023 through December 31, 2023. Discussion regarding terms of agreement and cost. All in favor. Motion carried.

Commissioner Comments

Jerrod Belvin – Vice President

Discussion regarding Green Light Go grant status for traffic light upgrades on SR 611.

Ellen Gndt – Commissioner

Asked question of J. Tresslar regarding regular inspection of solar fields.

Jerry Lastowski – Commissioner

Brought up issue of garbage at bus stop location in Swiftwater. T. Muñoz will follow up with County Waste Authority.

Keith Meeker – Commissioner - None

Reports

Zoning – J. Acosta provided update.

Police Report

- General police updates – S. Goucher reviewed monthly police report.

Ambulance Report – Will forward report for BOC review.

Public Works Report

- Current Public Works projects – Completing leaf cleanup.
- Mountain View Park updates
 - Update – MVP fencing project – Contractor is ready, weather dependent.
 - Update – Installation of new slide – Placeholder.
- TLC Park updates – Commended Public Works for work done for TLC Tree Lighting ceremony.

Administration – Manager’s Report

- Update – Transfer of PJJWA Small Water & Sewer grant to BCRA – Discussion regarding transfer. L. DeVito indicated there is a meeting with legal counsel tomorrow regarding the latest updates to the agreement.
- General thanks to the Board of Commissioners and Township staff for a successful year.

Township Engineer Report

- Sidewalk installation for Wendy's and Turkey Hill – Spoke with PennDOT and their consultants. ROW will be acquired from Wendy's for the upcoming SR 715 project, which will delay installation of sidewalks. L. DeVito is following up on Turkey Hill installation.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement.
 - Easement needed from adjoining property owner (Lovito) is in progress. L. DeVito spoke with attorney for Tom Lovito, who is preparing the necessary paperwork.
- Update – TASA SR 611 sidewalk project – Design work proceeding.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue – On hold.

Township Solicitor Report

- Zoning Hearing Board updates
 - 11/22/22 – Wawa hearing request for variance related to underground detention basin located within the floodplain – Wawa was granted request for a variance.
- Update – Tobyhanna Act 537 Sewage Capacity Request – There is ongoing litigation, so this is a placeholder at this time.
- Update – Closing for sale of Bartonsville Avenue parcel – A settlement sheet was received on this property. Asked the Board to authorize a general resolution to authorize appropriate officers to execute closing documents for the sale of the Bartonsville Avenue property.

R. Wielebinski made a motion, seconded by J. Belvin, to authorize a general resolution to authorize appropriate officers to execute closing documents for the sale of the Bartonsville Avenue property. All in favor. Motion carried.

- Update – Johnson Appeal Commonwealth Court Argument – No update.

- Update – PJJWA transfer agreement – Discussed previously.

J. Belvin asked about 2168 White Oak legal proceedings.

Public Comment – None

Adjournment

R. Wielebinski made a motion, seconded by E. Gndt, to adjourn the meeting at 8:29 p.m. All in favor. Motion carried.

DRAFT

POCONO TOWNSHIP

Monday, December 19, 2022

SUMMARY

Ratify

General Fund	\$	1,979.96
Payroll	\$	220,213.19
Sewer Operating	\$	449.97
Sewer Construction	\$	-
Capital Reserve	\$	-

Bill List

TOTAL General Fund	\$	169,481.89
TOTAL Sewer <u>OPERATING</u> Fund	\$	137,794.27
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	25,142.76
TOTAL Capital Reserve Fund	\$	57,522.18
Liquid Fuels	\$	-

TOTAL EXPENDITURES	\$	612,584.22
---------------------------	-----------	-------------------

Fire Tax Disbursement

<u>Budget Adjustments</u>	\$	54,580.00
----------------------------------	-----------	------------------

Budget Appropriations

Budgetary Interfund Transfer

Use of Grant Funds

ARPA FUNDS TO CAPITAL RESERVE

ARPA FUNDS TO GENERAL FUND

Stream Restoration Reimb 2022 ARPA	\$	6,778.23
------------------------------------	----	----------

Total Transfers	\$	6,778.23
------------------------	-----------	-----------------

Notes:

POCONO TOWNSHIP CHECK LISTING

RATIFY

Monday, December 19, 2022

General Fund

	Date	Check	Vendor	Memo	Amount
Payroll	12/16/2022			PAYROLL ENDING 12/11/2022	\$ 220,213.19
TOTAL PAYROLL					\$ 220,213.19

General Expenditures

	Date	Check	Vendor	Memo	Amount
	12/05/2022	62807	PENTELEDATA	Heritage Bldg & Police Internet	\$ 311.27
	44900	62808	PENTELEDATA	TWP Internet	\$ 142.90
	44900	62809	Staples Business Credit	11 x 17 Paper	\$ 62.79
	44903	62810	Barrett Signs	TLC PARK RULES SIGNS	\$ 1,263.00
	44904	62811	Commonwealth of PA Bureau of Waste Mgmt	Municipal & Residual Waste Transporter Auth App	\$ 200.00
TOTAL General Fund Bills					\$1,979.96

Sewer Operating Fund

	Date	Check	Vendor	Memo	Amount
	12/05/2022	2343	METROPOLITAN TELECOMMUNICATIONS	Pump Station 5 Phone	\$ 80.22
	12/05/2022	2344	PENTELEDATA	Pump Stations 1 thru 5 Internet	\$ 369.75
					\$ 449.97

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	\$	222,193.15	
TOTAL Sewer Operating	\$	449.97	Authorized by:
TOTAL Sewer Construction	\$	-	
Total Capital Reserve	\$	-	Transferred by:
	\$	222,643.12	

POCONO TOWNSHIP CHECK LISTING

Monday, December 19, 2022

General Fund

Date	Check	Vendor	Memo	Amount
12/14/2022	62812	Access Office Technologies	TWP Phone Support	\$ 98.00
12/14/2022	62813	ADP, LLC	Payroll Time & Attendance	\$ 1,298.87
12/14/2022	62814	AFLAC	Supplemental Ins	\$ 368.80
12/14/2022	62815	American Heritage Life Insurance Company	Supplemental Ins	\$ 940.16
12/14/2022	62816	ARGS Technology, LLC	Nov 2022 TWP Remote IT Services	\$ 3,104.00
12/14/2022	62817	Auto Parts of Tannersville, Inc.	PW equipment parts	\$ 1,208.45
12/14/2022	62818	Bagley, Alex	Uniform Allowance	\$ 125.85
12/14/2022	62819	Best Auto Service Center	Unit 88 State Inspection	\$ 1,216.79
12/14/2022	62820	Blue Ridge Communications	TWP Phones	\$ 393.48
12/14/2022	62821	Brodhead Creek Regional Authority	TWP Sewer 2 EDUs	\$ 171.08
12/14/2022	62822	Broughal & DeVito, L.L.P.	Legal Services	\$ 8,023.45
12/14/2022	62823	Cardmember Service	PW operation supplies	\$ 19.99
12/14/2022	62824	Cardmember Service	TWP Licenses, FirstNet, and office supplies	\$ 9,121.76
12/14/2022	62825	Cardmember Service	Police FirstNet, supplies	\$ 1,752.11
12/14/2022	62826	Cefali and Associates PC	Oct 2022 Treasury Services	\$ 600.00
12/14/2022	62827	Corporate Warehouse Supply	Kyocera Toner & Shipping	\$ 519.85
12/14/2022	62828	Dell Marketing L.P.	Police Computers	\$ 2,546.24
12/14/2022	62829	DES	Nov 2022 TWP Recycling	\$ 18.00
12/14/2022	62830	Donna Kenderdine Reporting	Hearing services	\$ 821.60
12/14/2022	62831	E.M.Kutz, Inc.	PW truck parts	\$ 67.23
12/14/2022	62832	Engle-Hambright & Davies, Inc.	2023 Liability Insurance	\$ 14,250.00
12/14/2022	62833	Engle-Hambright & Davies, Inc.	2023 Liability Insurance	\$ 15,287.25
12/14/2022	62834	Engle-Hambright & Davies, Inc.	2023 Liability Insurance	\$ 23,886.75
12/14/2022	62835	Engle-Hambright & Davies, Inc.	2023 Liability Insurance	\$ 5,934.00
12/14/2022	62836	EPSCO	PW operation supplies	\$ 825.06
12/14/2022	62837	FIRSTNET	PW Ipads	\$ 771.56
12/14/2022	62838	FIRSTNET	MVP Wifi Hotspot	\$ 37.73

12/14/2022	62839	FURY, ALEXANDRA	12/8/22 MVP Yoga	\$	10.00
12/14/2022	62840	Gotta Go Potties, Inc	Toilet rentals	\$	252.08
12/14/2022	62841	HealthWorks	K. Tausendfreundt Evaluation	\$	338.00
12/14/2022	62842	Jack Williams Tire Company, Inc.	Goodyear Eagle Enforcer Tires 2ea	\$	1,576.60
12/14/2022	62843	Jan-Pro of NEPA	TWP Cleaning	\$	1,625.00
12/14/2022	62844	JM 121 Realty Holdings LLC	Tax refund	\$	304.44
12/14/2022	62845	Kimball Midwest	PW operation supplies	\$	467.27
12/14/2022	62846	Lawson Products	PW operation supplies	\$	580.14
12/14/2022	62847	Leon Clapper, Inc.	TWP Police Bathroom Repair	\$	80.00
12/14/2022	62848	Linde Gas & Equipment, Inc.	PW operation supplies	\$	34.32
12/14/2022	62849	Locust Ridge Quarry	Snow & Ice supplies	\$	1,669.20
12/14/2022	62850	LVL Engineering Group	Engineering services	\$	3,959.00
12/14/2022	62851	MAULA, MAURA	12/1/22 MVP Yoga	\$	15.00
12/14/2022	62852	MRM Worker's Compensation Pooled Trust	Workers comp. premium	\$	14,790.71
12/14/2022	62853	Newman, Williams, Mishkin, Corveleyn, Wol	Poc TWP ZHB Conflict Counsel	\$	1,128.50
12/14/2022	62854	Pocono Farmstand & Nursery	Stream Restoration Reimb 2022 ARPA	\$	6,778.23
12/14/2022	62855	Pocono Record	TWP advertisement	\$	444.00
12/14/2022	62856	Portland Contractors, Inc.	Nov 2022 Fee	\$	320.00
12/14/2022	62857	PPL Electric Utilities	Electric service	\$	261.73
12/14/2022	62858	PPL Electric Utilities	Electric service	\$	1,724.80
12/14/2022	62859	PSATS	CDL Memb Fee	\$	100.00
12/14/2022	62860	Reliable Sign and Striping	Traffic signal & sign supplies	\$	2,394.00
12/14/2022	62861	SFM Consulting LLC	Nov 2022 zoning & building services	\$	15,685.22
12/14/2022	62862	Signal Service, Inc.	Preventive Maintenance for Contract Year 2022	\$	4,250.00
12/14/2022	62863	State Workers Insurance Fund	1/1/23 - 1/1/24 0621164 Renewal	\$	6,862.00
12/14/2022	62864	Steele's Hardware	TWP operation supplies	\$	264.38
12/14/2022	62865	Steele's Hardware	Park operating supplies	\$	186.92
12/14/2022	62866	STTC Service Tire Truck Centers, INC.	PW truck repairs	\$	502.72
12/14/2022	62867	Suburban Propane	Vehicle fuel & heating oil	\$	6,633.62
12/14/2022	62868	T-Mobile USA, Inc.	Retrieval of Cell Phone Data Records	\$	75.00
12/14/2022	62869	Tulpehocken Mountain Spring Water Inc	TWP Drinking Water	\$	74.04
12/14/2022	62870	ULINE	PW equipment	\$	1,459.70
12/14/2022	62871	UNIFIRST Corporation	PW Uniforms & TWP Carpets	\$	190.76
12/14/2022	62872	Waste Management of Pennsylvania, Inc.	Waste removal	\$	220.45

12/14/2022	62873	Wilson Products Compressed Gas Co.	Argon Mixes & Industrial Oxygen	\$	16.00
12/14/2022	62874	Wittel, Jason	Lettering for Barricades 6" x 65"	\$	800.00
TOTAL GENERAL FUND					\$169,481.89

Sewer Operating

Date	Check	Vendor	Memo	Amount
12/14/2022	2345	BLUE RIDGE COMMUNICATIONS	Pump Station 1 &2 Phone	\$ 125.34
12/14/2022	2346	BRODHEAD CREEK REGIONAL AUTHORITY	PA One Call Serv Dec 2022 (20 Total Responses for Nov 22)	\$ 1,500.00
12/14/2022	2347	BRODHEAD CREEK REGIONAL AUTHORITY	Dec 2022 O&M	\$ 99,664.34
12/14/2022	2348	BROUGHAL & DEVITO, L.L.P.	Legal services	\$ 1,872.00
12/14/2022	2349	BROUGHAL & DEVITO, L.L.P.	Legal services	\$ 103.00
12/14/2022	2350	Cardmember Services	Battery Backup	\$ 89.99
12/14/2022	2351	EEMA O&M Services Group, Inc.	O&M Dec 2022 & Add'l Serv Nov 22	\$ 7,784.31
12/14/2022	2352	Emergency Systems Service Co.	Pump Station 4 Service	\$ 846.34
12/14/2022	2353	Engle-Hambright & Davies, Inc.	2023 Liability insurance	\$ 1,978.00
12/14/2022	2354	Engle-Hambright & Davies, Inc.	2023 Liability insurance	\$ 7,962.25
12/14/2022	2355	Engle-Hambright & Davies, Inc.	2023 Liability insurance	\$ 5,095.75
12/14/2022	2356	Engle-Hambright & Davies, Inc.	2023 Liability insurance	\$ 4,750.00
12/14/2022	2357	LVL Engineering Group		\$ 3,473.48
12/14/2022	2358	PA One Call System, Inc	Sewer Mapping	\$ 54.67
12/14/2022	2359	PPL Electric Utilities	Pump Stations Electric	\$ 1,852.59
12/14/2022	2360	SUBURBAN TESTING LABS	Monthly NPDES	\$ 602.78
12/14/2022	2361	Verizon	Sewer SCADA System	\$ 39.43
TOTAL Sewer Operating				\$137,794.27

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
12/14/2022	737	Design Management Group	Pocono Pump House (21-037)	\$ 500.00
12/14/2022	738	Hayden Power Group	Inv 05142 Pay App 10 Elec/Controls	\$ 17,727.21
12/14/2022	739	LVL Engineering Group	Legal services	\$ 3,835.25
12/14/2022	740	LVL Engineering Group	Legal services	\$ 3,080.30
TOTAL Sewer Construction Fund				\$25,142.76

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
12/8/2022	1375	BARRET SIGNS	TLC DOG PARK SIGN	\$ 550.00
12/14/2022	1376	Altronics, Inc.	Police equipments	\$ 5,212.83

12/14/2022	1377	COOPER ELECTRIC	TLC Electrical supplies	\$	769.27
12/14/2022	1378	Gilroy NE LLC	TLC Park improvement	\$	2,145.00
12/14/2022	1379	KIRBYBUILT	TLC Dog Park Equipment	\$	22,402.55
12/14/2022	1380	Lawn & Golf Supply Co., Inc.	Park Groomer	\$	26,195.00
12/14/2022	1381	STEELE'S HARDWARE	TLC Park improvement supplies	\$	4.78
12/14/2022	1382	STEELE'S HARDWARE	TLC Park improvement supplies	\$	242.75
TOTAL Capital Reserve Fund					<u>\$57,522.18</u>

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
12/14/2022	1033	PTWP FIRE DEPARTMENT	RE TAXES DISTRIBUTION	\$ 6,000.00
TOTAL Fire Tax				<u>\$ 6,000.00</u>

ESSA

General Fund	\$	169,481.89	Authorized by:_____
Sewer Operating	\$	137,794.27	
Sewer Construction Fund		\$25,142.76	
Capital Reserve	\$	57,522.18	Transferred by:_____
Fire Tax Disbursement	\$	6,000.00	
Liquid Fuels	\$	-	
TOTAL ESSA TRANSFER	\$	<u>395,941.10</u>	

BUDGET ADJUSTMENT REQUEST

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

FROM	Amount	TO	Amount	Explanation
404.314 · Legal Services Special Counsel	750.00	403.220 · Tax Collection Operating Supply	50.00	Adjustment necessary to cover deficit & expected eoy expenditures.
		403.310 · Tax Collection Professional Srv	700.00	Adjustment necessary to cover deficit & expected eoy expenditures.
406.540 · Gen. Gov Grants	6,000.00	414.314 · Planning & Zoning Legal	5,000.00	Adjustment necessary to cover deficit & expected eoy expenditures.
		414.341 · Planning & Zoning Advertising	1,000.00	Adjustment necessary to cover deficit & expected eoy expenditures.
410.130 · Police Salaries & Wages-Officer	7,630.00	410.120 · Police Salaries & Wages-Admin	3,000.00	Adjustment to cover eoy expenditures
		410.192 · Police SSI Taxes	3,000.00	Adjustment to cover eoy expenditures
		410.196 · Police Health Insurance	1,630.00	Adjustment to cover eoy expenditures
410.260 · Police Minor Equipment	1,000.00	410.320 · Police Communications	1,000.00	Adjustment to cover eoy expenditures
410.460 · Police Meetings & Training	3,500.00	413.311 · Prof Services - SEO	3,500.00	Adjustment necessary to cover deficit & expected eoy expenditures.
438.220 · Road Maint Supplies	32,700.00	432.220 · Snow & Ice Rem Oper Supplies	9,000.00	Adjustment to cover eoy expenditures
		430.376 · Public Works Equip. Maint. Supp.	20,000.00	Adjustment to cover eoy expenditures
		433.450 · Traffic Signals Contracted Srvs	1,700.00	Adjustment necessary to cover deficit & expected eoy expenditures.
		433.220 · Traffic Signals & Signs Supply	1,000.00	Adjustment necessary to cover deficit & expected eoy expenditures.
		433.360 · Traffic Signals & Signs Utiliti	1,000.00	Adjustment necessary to cover deficit & expected eoy expenditures.
454.110 · Park Salary & Wage	1,000.00	454.360 · Park Utilities	1,000.00	Adjustment necessary to cover deficit & expected eoy expenditures.
454.231 · Park Vehicle Fuel	1,000.00	454.450 · Park Contracted Services	1,000.00	Adjustment necessary to cover deficit & expected eoy expenditures.
454.260 · Park Minor Equipment	1,000.00	454.450 · Park Contracted Services	1,000.00	Adjustment necessary to cover deficit & expected eoy expenditures.
TOTAL ADJUSTMENTS	54,580.00		54,580.00	



Date/Time: 12/14/2022 9:36:48 AM

Buyer: Krisann

Home Phone: (570) 629-1922

Salesperson: Dennis Dewitt

2022 Ford Super Duty F-250 SRW FLU20653



VIN: 1FT8W2BTXNEF35576

Color: OXFORD WHITE

Body Type: Crew Cab Pickup

Purchase

	1 Mo
\$0	\$80720.00

Retail	\$82,577.00
Discounts	\$2,578.00
Selling Price	\$79,999.00
ETCH + Accessories	\$299.00
Trade Allowance	0.00
Trade Payoff	0.00
Total Taxes	0.00
MV Fees	0.00
Doc Fee	\$422.00
Cash Down	0.00
Amount Financed	\$80,720.00

SSN: _____ DOB: _____ SSN: _____ DOB: _____ With approved credit - I, Customer ,
 Give the dealership authorization to run a credit check. Lease advantage plan 1). Guaranteed Future Value, 2.) GAP Protection, 3.) End of Term Options

X _____
 Customer Signature Date

X _____
 Manager Signature Date



**Commercial
Vehicle Center**



Finding the Right Work Truck in Langhorne

Fred Beans Ford of Langhorne: [\(267\) 619-7154](tel:+12676197154) (tel: +1-267-619-7154)

1939 E Lincoln Hwy, Langhorne, PA 19047

2022 Ford F-250 Crew Cab SRW 4x4, Royal Truck Body Service Truck



Fred Beans
Expressway
THE BETTER WAY TO BUY A CAR ONLINE

Photos may be stock images.



Photos may be stock images.

Price \$82,577

Contact Fred Beans Ford of
Langhorne for more info.

[\(267\) 619-7154](tel:+12676197154) (tel: +1-267-619-
7154)

Vehicle available NOW in
Langhorne, PA

Chassis Details

Body Details

Stock Number	FLU20653	Manufacturer	
Stock Type	New	Body Type	Service Truck
Year	2022	Body Line	Service Truck
Make	Ford	Body Model	40-VO-98
Model	F-250	Body Material	Steel
Class	3	Body Width	79"
Drive Train	4x4	Body Length	8'
Cab Type	Crew	Body Inside Width	49"
Interior Color	MEDIUM EARTH G	Bumper Type	Recessed
Exterior Color Description	OXFORD WHITE	Bumper Depth	8"
Engine Cylinder Count	8	Cargo Control Description	(4) Tie Downs in Bed Area
Engine	Intercooled Turbo Diesel V-8 6.7 L/406	Compartment Type	Top Opening
Transmission Type	Automatic	Compartment Description	Aluminum, Vertical Open Top Compartments with Removable Storage Bins
Rear Wheels	Single	Compartment Depth	15"
Fuel Type	Diesel		
Engine Make	Ford		

Engine Size (L)	6.7	Floor Description	Diamond Plate
Horsepower	470	Floor Gauge	12
Brake Type	Hydraulic	Lighting Type	LED
Cab Style	Conventional	Lighting Description	Legal Light Package
		Lighting Location	Exterior
		Lock System Description	Royal's Fortress Security Hardware Utilizing the One-Key Solution Automotive Lock Package from Bolt Technologies
		Tailgate Description	Self-Leveling Tailgate with Shear Resistant Machined Hinges and Protective Steel Cap
		Tailgate Height	13.5"
		Hitch Type	Receiver
		Hitch Size	2.5"
		Trailer Plug Type	7 Pin Flat
		Camera Description	Factory Backup Camera

Lock System Description	Lock 98" System Featuring a Twist Handle That can Be Locked with Customer Supplied Padlock
-------------------------	--

Service Truck Features

- Body Construction of A-60 Galvanealed Steel Locks Out Rust and Corrosion
- Single Doors on Front Compartment for Enhanced Resistance to Water and Dust
- Weather Stripping for Dust and Water Resistant Compartment Interiors
- Rain Gutters Above all Doors
- Gas Springs on all Vertical Doors and Chain Stops on Horizontal Doors
- All Compartment Doors are Double Paneled
- Trademarked Recessed Stainless Steel Door Pockets with Internal Fasteners
- Top Lids Have (2) Gas Shocks and (2) Rotary Latches Each Mounted on Lid Ends
- Bright Tread Aluminum Diamond Plate Overlays on Top Lids
- Bright Tread Aluminum Front Gravel Guards and Splash Guards
- Lock-in-place Shelving, Adjustable on 2" Centers

- 13.5" High Self-leveling Tailgate with Shear Resistant Machined Hinges and Protective Stainless Steel Cap
- 12 Gauge Diamond Plate Floor on 10 Gauge Crossmembers
- Composite Fender Flares
- Zinc-plated Hinge Rods with Hinge Blocks
- Lighting Package Installed on Bumper Kick-plate
- 8" Rear Step Bumper
- Removable Trays
- Tie Downs in Bed Area
- Fortress 5-Point Locking System with Zinc Plated Lock Rods
- 1900 Emulsion Undercoating
- 3-year/36,000 Mile Limited Warranty

Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the information contained on this site, absolute accuracy cannot be guaranteed. This site, and all information and materials appearing on it, are presented to the user "as is" without warranty of any kind, either express or implied. All vehicles are subject to prior sale. Price does not include applicable tax, title, license, processing and/or documentation fees. ‡Vehicles shown at different locations are not currently in our inventory (Not in Stock) but can be made available to you at our location within a reasonable date from the time of your request, not to exceed one week.

Vehicle Options

ENGINE: 6.7L 4V OHV POWER STROKE V8 TURBO DIESEL B20 -inc: manual push-button engine-exhaust braking and intelligent oil-life monitor 48 Gallon Fuel Tank 240 Amp Alternator 3.31 Axle Ratio Dual 78-AH 750 CCA Batteries, Four Wheel Drive, Tow Hitch, Power Steering, ABS, 4-Wheel Disc Brakes, Brake Assist, Conventional Spare Tire, Tow Hooks, Intermittent Wipers, Variable Speed Intermittent Wipers, Daytime Running Lights, Automatic Headlights, AM/FM Stereo, HD Radio, MP3 Player, Steering Wheel/Audio Controls, Bluetooth Connection, Telematics, Auxiliary Audio Input, Smart Device Integration, Pass-Through Rear Seat, Rear Bench Seat, Adjustable Steering

Wheel, WiFi Hotspot, Keyless Start, A/C, Passenger Vanity Mirror, Mirror Memory, Immobilizer, Stability Control, Front Side Air Bag, Tire Pressure Monitor, Driver Restriction Features, Front Head Air Bag, Rear Head Air Bag, Driver Air Bag, Passenger Air Bag, Back-Up Camera

CHANGE ORDER NO. 4

In accordance with the Agreement between **Kobalt Construction, Inc.** and **Pocono Township** dated **October 11, 2021** for the **Deferred Lateral Connection Contract** this Change Order describes the agreed upon changes to the Services, Schedule, and Payment for the Services.

Project: **Deferred Lateral Connection Contract**

B&J Project No. **1931032**

Date: **December 13, 2022**

The Agreement is hereby changed as follows:

Revisions to sewer connection at existing MH C-01-80 due to broken existing lateral pipe at the manhole – External excavation of additional +/-7 feet, vac truck operations, 2A stone, and pump if needed. This is at the location of the directional drilling operation. Services shall be supplied on a time and materials basis based on unit prices in written correspondence (attached), anticipated cost of \$11,000.00. Also Deduct \$100.00 from Change Order #3 and extend Contract Time by 90 days.

Justification for Change:

Upon Contractor's initial excavation, the existing sewer line stub at the manhole was found to be broken and filled with debris from approximately 5 feet in depth to the bottom of the manhole (+/-12 feet total). Repair is required to maintain the watertight integrity of the manhole and to complete the connection. Change Order #3 cost \$100.00 less than anticipated based on the Contractor's invoicing. A time extension is required due to unforeseen delays due to existing damage at MH C-01-08.

CHANGE TO ESTIMATED CONTRACT PRICE (See attachment)

Original Estimated Contract Price:	\$ <u>245,905.00</u>
Current estimated contract price, including previous change orders:	\$ <u>271,105.00</u>
The estimated Contract Price due to this Change Order will be <u>increased</u> by:	\$ <u>10,900.00</u>
The new estimated Contract Price due to this Change Order will be:	\$ <u>282,005.00</u>

CHANGE TO THE ESTIMATED SCHEDULE

The Contract Time will increase by 90 days.

The date for substantial completion under the contract will be increased to 435 days/January 31, 2023.

EXCEPT AS PROVIDED IN THIS CHANGE ORDER, ALL TERMS AND CONDITIONS OF THE CONTRACT REMAIN UNCHANGED

Acceptance of the terms of this Change Order is acknowledged by the following signatures of the Authorized Representatives.

Kobalt Construction, Inc.



Signature

Julius Kollar Pres

Typed Name/Title

12-15-22

Date of Signature

Pocono Township

Signature

Typed Name/Title

Date of Signature

GENERAL CONTRACTOR			Kobalt Construction, Inc. 216 Route 196 Tobyhanna PA 18466 570-895-4613 Main 570-614-2134 Fax			
Pocono Township						
PROJECT NAME						
Deferred Lateral Connection						
LOCATION		CHANGE ORDER				
Pocono Township Monroe County						
Change Order# 4			Date : 11/1/2022			
Item	Description	Unit	Quantity	Unit Cost	Total	
1	Sewer Connection at existing mahole at boring on	0 0	0	\$0.00	\$0.00	
2	Mob Demob larger size excavator due to depth	0 LS	1	\$1,000.00	\$1,000.00	
3	Mob Demob Trench Box	0 LS	1	\$1,000.00	\$1,000.00	
4	2 Days Excavator and Crew Estimated	0 EA	2	\$5,000.00	\$10,000.00	
5	Pump	0 LS	2	\$500.00	\$1,000.00	
6	Budget Number for partial day with Vac Truck to	0 LS	1	\$3,000.00	\$3,000.00	
7	Determined that the entire line is compromised	0 0	0	\$0.00	\$0.00	
8	2 Loads 2 A Stone	0 Ea	2	\$500.00	\$1,000.00	
9	0	0 0	0	\$0.00	\$0.00	
10	Pricing does not include entry into the ex manhole	0 0	0	\$0.00	\$0.00	
Total Cost C-O # 4					\$17,000.00	
Notes						

GENERAL CONTRACTOR			Kobalt Construction, Inc. 216 Route 196 Tobyhanna PA 18466 570-895-4613 Main 570-614-2134 Fax		
Pocono Township					
PROJECT NAME					
Deferred Lateral Connection					
LOCATION		CHANGE ORDER	Date : 11/17/2022		
Pocono Township Monroe County					
Change Order# 4A					
Item	Description	Unit	Quantity	Unit Cost	Total
1	Sewer Connection at existing mahole at boring on SR 611- Due to broken lat pipe via core drilling into the ex manhole the 3" line with 3" drop	0	0	\$0.00	\$0.00
2	Mob Demob Excavator and Trench Box	LS	1	\$1,000.00	\$1,000.00
3	2 Days Excavator and Smaller Crew Estimated Excavate and support other team	LS	2	\$3,500.00	\$7,000.00
4	1 Loads 2 A Stone	LS	1	\$500.00	\$500.00
5	Core Drill Manhole for 3" pipe - Install Link Seal Convert pipe just outside manhole from HDPE to PVC Sched 80. Install 3" drop in manhole 3" Sch 80 using SS Offset Brackets to support pipe . Confined Space Access	LS	1	\$9,875.00	\$9,875.00
6	Grout the existing exterior verticle 8" SDR pipe that is damaged	LS	1	\$550.00	\$550.00
7	If Pump required add \$ 500 per day not included.	Ea	1	\$0.00	\$0.00
8		0	0	\$0.00	\$0.00
9		0	0	\$0.00	\$0.00
10		0	0	\$0.00	\$0.00
Total Cost C-O # 4A					\$18,925.00
Notes					