



POCONO TOWNSHIP COMMISSIONERS
AGENDA

February 18, 2025 | 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

Public Comment

Limited to 5 minutes per person, please state your name and if you are a Pocono Township Resident.

Announcements

Presentations

Brookstead Apartments LDP # 1423 waiver requests

Hearings

Resolutions

- Motion to approve Resolution 2025-03 granting conditional preliminary/final land development plan approval of Brookstead Apartments LDP# 1423. **(Possible Action Item)**
- Motion to approve Resolution 2025-04 granting conditional approval of the Donald Simpson Minor Subdivision Plan LDP# 1426. **(Action Item)**
- Motion to approve Resolution 2025-05 granting approval of Phase "C" of the Swiftwater Solar Amended Plan LDP# 1375A. **(Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the February 3, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through February 12, 2025 as presented, including ratification of expenditures in the amount of \$550,524.84 for the following accounts: General fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. **(Action Items)**

NEW BUSINESS

Personnel – None

Report of the President

Richard Wielebinski

- Motion to hire _____ to the open Administrative Assistant position to start March 3, 2025 ***(Possible Action Item)***

Commissioner Comments

Natasha Leap – Vice President

- Motion to authorize the township solicitor to advertise for the public hearing regarding an Ordinance changing the speed limit on Post Hill Road to 25 MPH ***(Action Item)***

Ellen Gnandt – Commissioner

- Update – SBA Cell Tower
- Update – Solar Field
- Update – Kennel

Brian Winot – Commissioner

- Motion to purchase MioVision system from Signal Service (Costars Vendor) to replace dated loop detection system at Route 314 & 611 to be used from ARPA funds in the amount of \$ 17,558. ***(Possible Action Item)***

Mike Velardi – Commissioner

Reports

Zoning – Report Attached

Police Report – Jim Wagner

Township Manager's Report – Jerrod Belvin

- County Hazard Mitigation Update
- Civil Service Commission 2024 Annual Report
- Update Green Light Go
- LERTA Update
- NCC Update
- Grants Update

Public Works Report – Pat Briegel

- Sewer Business Update
- MCTI & Sullivan Trail Expansions
- Current Public Works Projects
- Parks Update

Township Events Report – Jennifer Gambino

- Motion to waive pavilion fees for Boy Scouts Troop 85 on 8/17/25 ***(Possible Action Item)***

Township Engineer Report – Jon Tresslar

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

Township Solicitor Report – Leo DeVito, Esq.

- Sewer Business Update
- General legal update
- Update – Archer Lane
- Learn Road Easement Process
- TASA Sidewalk Update – Easements
- Motion to authorize Township Solicitor to advertise for the proposed Ordinance amendments hearing.
(Possible Action Item)

Public Comment

Adjournment



Hanover Engineering

3355 Route 611 • Suite 1 • Bartonsville, PA 18321-7822
Phone: 570.688.9550 • Fax: 570.688.9768 • HanoverEng.com

January 13, 2025

Board of Commissioners
Pocono Township
112 Township Drive
Tannersville, PA 1837

RE: Revised Waiver Request Letter
Brookstead Apartments
Preliminary/Final Land Development
Pocono Township, Monroe County
Hanover Project PA-1242

Dear Commissioners:

On behalf of Brookstead LLC, we would like to request the following waivers:

390-57.C & 365-10.1(6)(b)[1]:

A partial waiver is requested from this section requiring wetland buffers in accordance with the stormwater ordinance. The total wetland Buffer Area on the property is 1.73 acres. Of this area, a total of 0.34 acres is proposed for disturbance. Of the 0.34 acres of Buffer Area disturbed, 0.18 acres will be restored to vegetative cover with trees and grass being planted. The other 0.16 acres of disturbed area will be lawn area adjacent to the building and the proposed building. The total permanently impacted area of 0.16 acres constitutes 9.25% of the total wetland buffer area on site.

Justification: The southeast portion of the site is being protected as a riparian buffer, stream buffer, and wetland buffer. This forces the development to be constructed towards the northwestern property boundary. A zoning variance has already been applied for and approved to reduce the amount of required parking so that the impacts to the wetland buffer could be minimized.

The area of the proposed permanent wetland buffer disturbance does not currently flow into the wetland. This wetland is on steeply sloping terrain, and is groundwater fed, not fed through surface water sourcing. The result is that no additional or less surface runoff will be flowing to the wetland, as the disturbed area doesn't currently runoff into the wetland and is not proposed to.

Lastly, in order to improve the quality of runoff into the waterways, 0.31 acres of existing pavement and lawn area are being restored to vegetative condition with grass and tree plantings. This is a 2:1 replacement of vegetative cover to the riparian buffer, and it is replacing a minimally functional wetland buffer for an isolated wetland.

In summation, the proposed development has:

- prioritized disturbance of the wetland buffer to the lower quality, isolated, steeply sloping buffer area further away from Scot Run over disturbance to the riparian

buffer, riparian wetland buffers, and stream buffers immediately adjacent to Scot Run;

- reduced the Wetland Buffer impacts to the greatest extent practicable while still maintaining a reasonable amount of parking.
- disturbed a portion of the Wetland Buffer that does not currently or in proposed conditions flow into the wetland;
- restored twice as much riparian buffer than is being proposed for permanent Wetland Buffer impacts
- removed existing pavement immediately adjacent to Scot Run and revegetated this area with trees and native grasses.
- proposed a community natural trail along the stream for the passive enjoyment of the residents of the apartment complex.

390-29.K:

A waiver is requested from having to prepare a community/fiscal impact analysis.

Justification: The project proposes two-bedroom apartments that attract few families with children and therefore have a positive fiscal impact on the community. Preparation of a community/fiscal impact analysis requires large amounts of data to be collected from the township, county, and state, and the result of the analysis will have no impact on the design, as the proposed uses are permitted by right. The following quote is taken from Monroe County Planning Commission's 2022 Regional Comprehensive Plan Update for Hamilton, Stroud, Pocono, and Stroudsburg

"Housing in the HSPS region is predominantly single- family, comprising almost 84% of the region's total housing units, 76% of which are detached. These tend to be developed on larger lots and carry higher real estate taxes. However, a growing segment of the region's population—namely seniors and younger professionals—are seeking something different: much smaller housing units, maintenance-free housing, high-end amenities, and housing for rent versus to purchase. Some limited multi-family housing exists in the region, but demand is high and vacancy rates are very low."

As can be inferred from the above, apartments, especially apartments with elevators for easier access for elderly populations, is needed to support housing for young professionals and older populations.

§390-43.A(6)(e)[2][a]:

A waiver is requested to permit 43.7% of the areas on site with slopes exceeding 20% to be disturbed, which is above the required maximum of 35% disturbance. The project proposes 0.147 acres of disturbance of steep slopes and there is 0.336 acres on the site.

Justification: In order to preserve the higher value environmental resources on the site,, such as riparian buffers, stream buffers, and wetland buffers, the development has been proposed to occupy the area furthest from Scot Run. While having a strong benefit to the water features, some small pockets of steep slopes will be disturbed. The project proposes 0.147 acres of disturbance and it is permitted by this section to disturb only 0.118 acres. This is 0.029 acres over the allowable percentage, which is minimal, and the disturbed areas will actually be levelled out and stabilized, preventing scour and erosion of steep slopes, which is the concern that this section is meant to prevent.

365-8.L:

A waiver is requested to allow for roof drains to connect to stormwater pipe.

Justification: The purpose is to promote filtering of the runoff prior to discharge into waters of the Commonwealth. The roof drains will be discharging into underground basins and level spreaders which will filter the runoff from the site through 150 feet of a riparian buffer to treat stormwater runoff prior to discharge into waters of the Commonwealth.

365-13.B:

A waiver is requested to allow for use of NOAA Atlas 14 data to be used for precipitation data as opposed to Appendix B of the Stormwater Ordinance.

Justification: The PADEP recommends use of this data

390-59.B:

A waiver is requested to reduce the width of the parking spaces from 10 feet to 9 feet.

Justification: The nine-foot parking space width is necessary to fit the amount of parking required. Nine feet is also the permitted minimum requirement in the zoning ordinance.

390-55.G:

A waiver is requested to allow for the trees and shrubs planted in the riparian buffer to be smaller than the requirements of this section.

Justification: These areas are designed to be of benefit for use as a stormwater best management practice and are not required to meet buffer requirements. Planted vegetation meeting this requirement are above and beyond the landscaping requirements of the ordinance. Existing wooded areas are to be preserved beyond the riparian planting area, as well, and the credit applied for these areas is well beyond the requirements of the buffer yards for which we are applying this waiver request.

*§390-55.D.(1)(a):

A waiver is requested to allow for the use of existing woodlands along rights-of-way to satisfy the street tree requirements of this section.

Justification: there are existing woodlands along the majority of the property's frontage on Robinwood terrace that would need to be cut down to satisfy the street tree requirement of this section. Section 390-55.d.(1)(c) allows for existing woodlands to be counted toward the street tree requirement with township approval.

*§390-55.D.(3)(a)

A waiver is requested to allow street trees to be planted outside of the 15-foot offset from the ultimate ROW of S.R. 0611.

Justification: The existing sanitary sewer easement running along the project's S.R. 0611 frontage prevents planting trees within 5 to 15 feet of the ultimate ROW. The requisite number of trees shall be planted along the edge of said sewer easement.

§390-55.F.(3)(a)[2]:

A waiver is requested to allow for portions of existing woodlands to be utilized to meet the Township property line and right-of-way buffer requirements and to allow for planting of buffer trees outside of the 30-foot high-intensity buffer required along the S.R. 611 frontage.

Justification: Much of the property's boundaries are lined with existing vegetation. In the areas where earth disturbance is not proposed, these trees are to remain and will act as a natural buffer along the property line and/or road right-of-way. Section 390-55.F.(3)(g) states that "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with approval of the Township." A tree survey was completed for the site and is provided on Sheet LL-2 demonstrating the overall density and contents of the site's vegetation and the corresponding credit that would be taken for the existing vegetation should the waiver be granted.

The existing sanitary sewer easement running along the project's S.R. 0611 frontage prevents planting trees within 30 feet of the ultimate ROW in some locations. The requisite number of trees shall be planted along the edge of said sewer easement.

§390-55.F.(4)(a)[1]:

A waiver is requested to allow for portions of existing woodlands to be utilized to meet the Township screening requirements for parking lots.

Justification: Much of the property's boundaries are lined with existing vegetation. In the areas where earth disturbance is not proposed, these trees are to remain and will act as a natural buffer along the property line and/or road right-of-way. Section 390-55.F.(3)(g) states that "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with approval of the Township." A tree survey was completed for the site and is provided on Sheet LL-2 demonstrating the overall density and contents of the site's vegetation and the corresponding credit that would be taken for the existing vegetation should the waiver be granted.

Should you have any comments or questions please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Salvatore J. Caiazzo, PE
Project Engineer

sjc:jfm

S:\Projects\Private\Pocono-Priv\PA-1242 Brookstead Mixed Use Development\Docs\2025-01-13- Waiver Request Letter Revised.docx

cc: Mr. Anthony Maula, Brookstead LLC, via email
Mr. Patrick Briegel, Pocono Township Manager, via email
Mr. Leo DeVito, Esquire, Township Solicitor, via email
Mr. Jon S. Tresslar, PE, PLS T&M Associates, Township Engineer, via email

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-03

**A RESOLUTION GRANTING CONDITIONAL
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL OF
BROOKSTEAD APARTMENTS**

WHEREAS, the applicant, Brookstead, LLC, submitted a plan application titled “Preliminary/Final Land Development Plan for Brookstead Apartments” (the “Plan”). The applicant proposes to construct a four-story 64-unit apartment building, with associated parking. The property is located in the C – Commercial Zoning District; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated June 5, 2024, October 1, 2024 and January 7, 2025; and

WHEREAS, the Pocono Township Planning Commission recommended the conditional plan approval of the Plan at a meeting held on January 13, 2025; and

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

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

That the following requests for modification from the Subdivision and Land Development Ordinance are hereby granted:

1. SALDO Sections 390-29.K: Community and Financial Impact Analysis. *The applicant shall not be required to submit a community and financial impact analysis.*
2. SALDO Section 390-43.A(6)(e)[2][a] – Disturbance of Steep Slopes. *Applicant shall be permitted to disturb 43.7% of the existing steep slopes.*
3. SALDO Section 390-55.D.(1)(a) and(c): Street Trees: *The applicant is proposing three (3) street trees and to utilize the existing woodlands to satisfy the remaining number of required street trees.*
4. SALDO Section 390-55.D.(3)(a): Street Trees: *The applicant is permitted five (5) of the seven (7) required street trees along S.R. 0611 to be located further than 15 feet from the right-of-way line.*
5. SALDO Sections 390-55.F.(3)(a)[2]: Buffer Plantings: *The existing remaining woodlands are permitted to be utilized to complete the required buffer and to allow buffer plantings outside of the required buffer width.*

6. SALDO Section 390-55.F.(4)(a)[1]: Trees. *The existing remaining woodlands shall be permitted to complete the required screen.*
7. SALDO Section 390-55.(G): Screening. *The trees and shrubs planted in the riparian buffer are permitted to be smaller than requirements of this Section.*
8. SALDO Section 390-57.C: Wetland Buffers. *The applicant is proposing a portion of the building, retaining wall and grading within the wetlands buffer.*
9. SALDO Section 390-59.B: Parking Spaces. *The applicant is proposing 9-foot wide parking spaces.*

That the following requests for modification of the Brodhead and McMichael Creeks Stormwater Management Ordinance are hereby granted:

1. SMO Section 365-8.L.: “Roof drains should not be connected to streets, sanitary or storm sewers, or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater.” *Applicant proposes to have all roof drains connect to the storm sewer.*
2. SMO Section 365-10.I.(6)(b)[1]: Wetlands Buffer. *The applicant is proposing a portion of the building, retaining wall and grading within the wetlands buffer.*
3. SMO Section 365-13.B.: Design Criteria for Rainfall Data. *The applicant is proposing to utilize the NOAA Atlas 14 rainfall data as part of the stormwater management analysis to be consistent with the NPDES Application calculations.*

That the “Preliminary/Final Land Development Plan for Brookstead Apartments” as shown on the plan prepared by Hanover Engineering Associates, dated April 29, 2024, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letters dated June 5, 2024, October 1, 2024 and January 7, 2025.
2. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security, if deemed necessary by the Township.
3. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security, if deemed necessary by the Township.
4. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township, if deemed necessary by the Township.
5. The applicant shall pay all necessary fees associated with the Plan, including but not limited to a fee in lieu of dedicating open space in the amount of \$22,000.00, any outstanding plan

account charges and all professional services fees, prior to the recording of the Plan.

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

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

ATTEST:

Township of Pocono
Board of Commissioners

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

By: _____
Print Name: Richard Wielebinski
Title: President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-04

A RESOLUTION GRANTING CONDITIONAL APPROVAL OF THE DONALD SIMPSON MINOR SUBDIVISION PLAN

WHEREAS, the applicant, Donald Simpson, submitted a minor subdivision plan application titled "Subdivision of Lands of Donald Simpson" (the "Plan"). The Plan proposes a minor subdivision of property located at 519-520 Post Hill Road into two (2) parcels. The existing parcels are identified as Monroe County Tax Parcel No. 12.6.1.7. The property are located in the R-1 Residential Zoning District; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated June 26, 2024, January 7, 2025 and January 14, 2025; and

WHEREAS, the Pocono Township Planning Commission recommended the conditional plan approval of the Plan at a meeting held on February 10, 2025; and

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

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

That the "Subdivision of Lands of Donald Simpson" as shown on the plan prepared by prepared by Barry Isett & Associates, Inc., dated May 16, 2024, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer's letters dated June 26, 2024, January 7, 2025 and January 14, 2025.
2. The applicant shall pay all necessary fees associated with the Plan, including but not limited to any outstanding plan account charges and all professional services fees, prior to the recording of the Plan.
3. The applicant shall obtain all required permits and approvals from other governmental agencies prior to presenting the Plan for signatures.
4. The applicant shall provide three (3) mylars for recording the plans and eight (8) sets of paper prints which are signed and notarized by the owner and sealed by the engineer.
5. The applicant shall meet all conditions of the final plan approval, and Plan shall be recorded within twelve (12) months of Conditional final plan approval, and agrees that if such conditions are not met, the Conditional final plan approval will be considered void.

6. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the application is denied.

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

ATTEST:

Township of Pocono
Board of Commissioners

By: _____

Print Name: Jerros Belvin
Title: Township Manager

By: _____

Print Name: Richard Wielebinski
Title: President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-05

**A RESOLUTION GRANTING CONDITIONAL APPROVAL OF THE
AMENDED SWIFTWATER SOLAR
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN - PHASE C**

WHEREAS, the Applicant, Swiftwater Solar LLC, submitted a plan application titled “Swiftwater Solar Project Preliminary/Final Land Development Plan” (the “Plan”). The Applicant proposed to construct solar panel fields, a substation, and various stormwater facilities. The property is located in the RD Recreation Zoning District and is known as portions of Monroe County Tax ID Nos. 12/16/1 and 12/111903; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated July 16, 2021, January 20, 2022, and April 20, 2022; and

WHEREAS, the Pocono Township Planning Commission (the “P.C.”) recommended conditional preliminary/final plan approval at its meeting held on April 25, 2022; and

WHEREAS, the Pocono Township Board of Commissioners granted Conditional Plan Approval by way of its Resolution 2022-24 on June 6, 2022; and

WHEREAS, the Applicant has submitted an amended Preliminary/Final Land Development Phase C – Stormwater Management dated December 6, 2024 (the “Phase C Plan”) in conjunction with a revised E&S Report and Compliance Narrative and revised PCSM Report and Compliance Narrative both dated October 18, 2024 (collectively the “Phase C Submittal”); and

WHEREAS, the Township Engineer has reviewed the Phase C Submittal and offered comments in his letter dated, February 4, 2025; and

WHEREAS, the P.C. recommended conditional preliminary/final plan approval of the Phase C Plan at its meeting held on February 10, 2025; and

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

That the “Swiftwater Solar Project Preliminary/Final Land Development Plan – Phase C Stormwater Management” as shown on the Phase C Plan prepared by Timmons Group, dated May 28, 2021, as revised, be hereby approved with the following conditions and provided the Plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The Applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letters dated July 16, 2021; January 20, 2022; April 20, 2022 and, February 4, 2025.

2. The Applicant shall abide by the conditions previously set forth in land development plan #1375's Improvements Agreement with the Township and previously recorded with Monroe County.
3. The Applicant shall abide by the conditions previously set forth in the land development plan # 1375's Maintenance Agreement with the Township and previously recorded with Monroe County.
4. The Applicant shall abide by the conditions previously set forth in the land development plan # 1375's Stormwater Management and Maintenance Agreement with the Township and previously recorded with Monroe County.
5. The Applicant shall obtain all required permits and approvals from all other governmental and regulatory agencies, including but not limited to the Pennsylvania Department of Environmental Protection and the Pennsylvania Department of Transportation, prior to presenting the Plan for signatures.
6. The Applicant shall meet all conditions of the preliminary/final plan approval, and Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the Conditional Plan approval will be considered void.
7. The Applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the Plan is denied.

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

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Jerrold Belvin
Township Manager

By: _____
Richard Wielebinski
President

**Pocono Township Board of Commissioners
Regular Meeting Minutes
February 03, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on February 03, 2025 and was opened by Chair Richard Wielebinski at 6:00 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Leo DeVito, Township Solicitor; Jon Tressler, Engineer; James Wagner, Chief of Police; Patrick Briegel, Public Works Director; Jennifer Gambino, Events Coordinator; Jerrod Belvin, Township Manager, Lindsay Scerbo, SFM Consulting.

Public Comment

Lonnie Lippert (Resident) – Voiced his concerns and frustration with the ongoing firearms use within his neighborhood. A long discussion was held by the board and solicitor on the options the township has to assist in this matter.

Cheryl Parks (Resident) – Continued issues with Kennel, stated that she has a hearing with the Magistrate this week. Ms. Parks expressed her issue with the township meeting minutes on verbatim, also an issue with Zoning and the lack of enforcement.

Announcements – None

Presentations

Pocono Mountain East Little League – Darren Leonard presented information on player participation regarding the new field use policy. Spring and Fall seasons participation has fifteen teams and 276 participants. They are requesting the use of the fields more than just what the policy that is in place allows. Mr. Leonard will work with the Asst. PW Mgr. to work through the schedule.

UCC Interviews of Kyle VanFleet and R. Douglas Olmstead, P.E. took place.

- E. Gndt made a motion, seconded by R. Wielebinski, to appoint Kyle Van Fleet to the UCC Board. All in favor. Motion carried.
- E. Gndt made a motion, seconded by R. Wielebinski, to appoint and R. Douglas Olmstead, P.E., to the UCC Board. B. Winot abstained from the vote. R. Wielebinski, aye; M. Velardi, aye; E. Gndt, aye; N. Leap, aye. Motion carried.

Resolutions

Consent Agenda

- Old business consisting of the minutes of January 21, 2025 regular meeting of the Board of Commissioners.
- Financial transactions through January 28, 2025 as presented, including ratification of general fund expenditures, sewer operating expenditures and gross payroll, vouchers payable, sewer operating expenditures, construction fund expenditures, capital reserve expenditures and transfers in the amount of \$235,261.24.

R. Wielebinski made a motion, seconded by B. Winot, to approve the consent agenda with changes to the minutes to include the comments missed on January 21 2025 by K. VanFleet of his disappointment that the Planning Commission wasn't consulted on the zoning changes along with E. Gndt's directive on financial numbers to date on the NCC improvements (Twp Manager provided). All in favor. Motion carried.

NEW BUSINESS –

Personnel – None

Travel/Training Authorizations - None

Commissioner Comments

Richard Wielebinski – President

- R. Wielebinski made a motion, seconded by M. Velardi, to purchase countertops/cabinets/sink for employee cafeteria from Lowes in the amount of \$13,867.06. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by E. Gndt, to approve the reduction of Trapasso Hotel Land Development construction escrow by the amount remaining in their Land Development Escrow account. B. Winot abstained from the vote. R. Wielebinski, aye; E. Gndt, aye; N. Leap, aye; M. Velardi, aye. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to authorize Township Manager blanket authorization in the amount of \$160,000 for purposes of NCC: Furniture, Access Control, Appliances, Audio/Visual, etc. as marked in cost comparison for Administrative Wing, utilizing Costars vendors or PA procurement standards. Discussion: E. Gndt questioned some items and asked for clarification & cost analysis, solicitor provided opinion. The board held a lengthy discussion on pricing and bids. All in favor. Motion carried.
- Discussion & selection of Main Signage for NCC & Administration Sign.
- R. Wielebinski made a motion, seconded by M. Velardi, to choose the 8'x10'x2" design and purchase from Bartush signs a costars vendor in the amount of: \$16,027.90.
- R. Wielebinski made a motion, seconded by N. Leap to waive Pavillion Park Rental Fees for the Lions Club at Mountain View Park for August 12. All in favor. Motion carried.

Natasha Leap – Vice President

- Laurel Lake Discussion – Rosemary Browns office is trying to work with DEP regarding the classification as per J. Tresslar.
- N. Leap made a motion, seconded by M. Velardi, to contract with Build-All (Costars Vendor) to build the Administrative & "Wedge" entrances to match the police entrance in the amount of \$94,070.00. Discussion was held by the board. All in favor. Motion carried.

Ellen Gndt – Commissioner

- SBA Cell Tower – Zoom meeting with entire SBA team going over questions from comment letter.
- Solar Field – continuing to inspect and review is moving forward with amended submission.
- Kennel – Hearing is at 11 am Tuesday morning with Judge Kresge's office.
- E. Gndt asked for details regarding the detour of Route 715 during the construction. B. Winot stated that the closest detour will be Route 314.
- Warehouse – DEP agreed that sewer line will go up Stadden Rd. They have their MPDS and are working on their 102 for the sewer extension.
- Nuisance Ordinance Timeline discussion was held. L. DeVito will submit drafts to the board prior to the next BOC meeting.

Mike Velardi – Commissioner

Discussion to have a sign put up by Public Works to put a directional sign up for the new location.

Brian Winot – Commissioner

- Discussion on "Big Brown" Billboard. – possible idea would be to rebuild a replica and put it on the side of the Glenwood Hall Barn.
- B. Winot made a motion, seconded by R. Wielebinski, to collaborate with PennDOT on the realignment detour by providing assistance and construction signage for local businesses affected by the detour and assume financial responsibility for signage if PennDOT does not fund these measures. All in favor. Motion carried.

Reports

Zoning Report –Lindsay Scerbo went over her report with the board. E. Gnandt asked about the hearing on February 25th for non-compliance.

Police Report –

Drone update- we will be receiving the drones next week from Sanofi. Training will commence in March.

Manager Report

- County Hazard Mitigation Update – none
- Update Green Light Go – programing for Cherry Lane have been fixed this morning. Now online with PennDOT in Datta Collection. Hopefully fully adaptive by Summer.
- LERTA Update – no update from the school board. Action may take place at the second meeting in February.
- NCC Update – Flooring going down in hallways. Everything is moving forward. Move in date at end of May which will coincide with the TASA project (Sidewalk Grant). We will be saving approximately \$3K/month during the length of the sidewalk construction by allowing the contractor to utilize the current township building for their office space. N. Leap asked about obtaining a price to move our office.
- B. Winot mentioned the LERTA. N. Leap asked for an open discussion with the public to assist with answering the public's questions. J. Belvin recommended the Planning Commission on the comprehensive review they have been working on for the past 18 months.
- Pocono Township was called out three times for all the positive things we are doing in and for our community. Commissioner Parker also called out the township on the positive effects that LERTA can have on our community going forward.
- E. Gnandt asked J. Belvin what our plans are for the library. The building will still be here, and the library will stay where they are until the police department is finished and then hopefully we can focus on Glenwood Hall to move them there.

Public Works

- Sewer Business Update – met with contractor to mark up plans regarding laterals, well locations etc. collaborating with engineers on the proposals for media replacement at pump station 5 and on the force main inspection and cleaning project.
- R. Wielebinski made a motion, seconded by N. Leap, to authorize sewer reservation of 45 EDUs to 3481 Route 611, Bartonsville, PA 18321, 611 Land Development LLC. B. Winot questioned the EDUs. E. Gnandt questioned how Pocono Township got the sewer and where do the taxes go. All in favor. Motion carried.
- Discussion and clarification on sewer reservation fees. Quarterly reports on the reservations could be given to the board. P Briegel also recommended a re-evaluation of the reservation fees.
- R. Wielebinski made a motion, seconded by B. Winot, to allow the manager and public works director to administer the sewer reservation in accordance with Resolution 2013-27. All in favor. Motion carried.
- Current Public Works Projects
- R. Wielebinski made a motion, seconded by B. Winot, to authorize the purchase of one New 2024 Caterpillar Broom, Pickup, BP25, 24V in the amount of \$20,600.00. All in favor. Motion carried.
- Parks Update
- R. Wielebinski made a motion, seconded by N. Leap, to hire Brian Espenshade as the full-time parks lead at a rate of \$24.62/hr. as marked in the 2025 budget. E. Gnandt asked when they would start. All in favor. Motion carried.
- P. Briegel stated they are putting together the Parks Team and thanked the DPW crew for all they do and the work they have done at NCC to date.

Events Report - \$17,000 has been raised through sponsorships this year for events.

E. Gnandt stated that the TV in the Heritage Center does not work.

Township Engineer Report

- Sewer Business Update –
- Learn Road safety enhancement project and roundabout survey work. Moving forward on the little items.
- TASA Project. – working out the minute details
- TLC walking bridge –
- Post Hill Rd. speed limit report sent out this morning. Recommending Posting the speed limit of 25 mph.
- 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 N. Leap to authorize the solicitor to prepare an ordinance to establish the speed limit on Post Hill Rd. at 25 Miles per hour. All in favor. Motion carried.

Township Solicitor Report

- Sewer Business Update – draft response ready to go to Tobyhanna Township based on their proposal to address the current situation.
- Motion to advertise Nuisance Ordinance. Discussed earlier.
- Food Truck Ordinance Discussion & Advertisement – R. Wielebinski asked what the reasoning is behind not allowing a food truck. L. Scerbo listed detailed items that would be regulated.
- General legal update – Oral argument took place for Pocono places LLC.
- Update – Archer Lane – No changes. Conference call with council for the estate.
- Learn Road Easement Process – Bank closing scheduled. March should be the end date.
- TASA Sidewalk Update – Easements – working with engineering to determine easements needed.

Public Comment

Charles Keppler (Resident) – Stated he is troubled by the townships hesitancy to do anything to restrict firearms usage on private property.

Randy Peechatka (Resident) – Stated excessive repetition of shooting should be regulated.

Cheryl Parks (Resident) – Spoke in depth about not being able to use her property because of her neighbors that live next door. She stated that she still does not understand how her residential deed restrictions no longer apply due to the change in zoning to commercial. She feels that the quality of life has gone down since the neighbors moved in with their dogs. L. Scerbo commented on the interpretation of the Ordinance by the zoning officer. Ms. Parks stated the days that the temperatures dipped below freezing the dogs were out on the deck for six hours at a time. When questioned how she knew the length of time she stated because she was watching them.

Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting at 9:10 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Tuesday February 18, 2025

SUMMARY

Ratify

General Fund	\$	2,365.34
Payroll	\$	125,134.18
Sewer Operating	\$	607.91
Sewer Construction	\$	-
Capital Reserve	\$	-

Bill List

TOTAL General Fund	\$	243,014.25
TOTAL Sewer <u>OPERATING</u> Fund	\$	140,791.63
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	-
TOTAL Capital Reserve Fund	\$	38,611.53
Liquid Fuels		
TOTAL EXPENDITURES	\$	550,524.84

Fire Tax Disbursement	\$	-
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Budget Adjustments

General Fund	\$	-
Capital Reserve		
Liquid Fuels		
Sewer Operating	\$	-

<u>Budget Appropriations</u>	\$	-
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Budgetary Interfund Transfer

\$ -

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
Tuesday February 18, 2025

General Fund

Payroll

Date	TYPE	Vendor	Memo	Amount
02/05/2025	ACH		PAYROLL ENDING 2/2/25	\$ 125,134.18
TOTAL PAYROLL				<u>\$ 125,134.18</u>

General Expenditures

Date	Check	Vendor	Memo	Amount
02/07/2025	2145	District Court 43-3-03	Merry Hill Rd	219.75
02/07/2025	2146	Blue Ridge Communications	Pocono TWP	54.95
02/07/2025	2147	District Court 43-3-03	136 Beaver Trail Civil	219.75
02/07/2025	2148	PENTELEDATA	Police Communications	766.85
02/07/2025	2149	PENTELEDATA	Township and NCC Utilities	215.85
02/10/2025	2150	Blue Ridge Communications	Pocono TWP	416.18
02/11/2025	2151	Brodhead Creek Regional Authority	Township and NCC Utilities	472.01
TOTAL General Fund Bills				<u>\$ 2,365.34</u>

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
02/03/2025	1268	BRODHEAD CREEK REGIONAL AUTHORITY		105.90
02/03/2025	1269	PENTELEDATA	3002002 Pocono TWP	369.75
02/10/2025	1270	BLUE RIDGE COMMUNICATIONS		132.26
TOTAL Sewer Operating Fund				<u>\$ 607.91</u>

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
TOTAL Sewer Construction Fund				<u>\$ -</u>

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
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TOTAL General Fund
TOTAL Sewer Operating

TOTAL Capital Reserve Fund				<u>\$ -</u>
	\$	2,365.34		
	\$	607.91	Authorized by:	

TOTAL Sewer Construction
Total Capital Reserve

\$	-
\$	-
\$	2,973.25

Transferred by:

POCONO TOWNSHIP CHECK LISTING

Tuesday February 18, 2025

General Fund

Date	Check	Vendor	Memo	Amount
02/11/2025	2152	Steele's Hardware		1,550.13
02/12/2025	2153	AMERICAN UNITED LIFE INSURANCE CO.	G 00617954-0000-000 Pocono TWP	2,923.56
02/12/2025	2154	Anglemeyer, Aaron	1/26 - 1/31/25 Training	618.28
02/12/2025	2155	ARGO Technology, LLC		5,541.50
02/12/2025	2156	Auto Parts of Tannersville, Inc.		422.65
02/12/2025	2157	Bartush Signs, Inc.		8,013.95
02/12/2025	2158	Best Auto Service Center	19621 Pocono TWP	1,509.66
02/12/2025	2159	Blue Ridge Lumber	Unit 91 Service	556.73
02/12/2025	2160	Brodhead Creek Regional Authority	307	247.50
02/12/2025	2161	Broughal & DeVito, L.L.P.	Matter 3043-25 General Billing File 2025	7,393.00
02/12/2025	2162	Cefali and Associates PC	Nov/Dec 2024 Treasury Services Pymt Complete	540.00
02/12/2025	2163	Chiusano, Christopher	2/9/25 Uniform Reimb	250.00
02/12/2025	2164	Cooper Electric	127806	102.74
02/12/2025	2165	Cyphers Truck Parts		32.79
02/12/2025	2166	DES	TWP Recycling	30.00
02/12/2025	2167	E.M.Kutz, Inc.		6,892.59
02/12/2025	2168	Engle-Hambright & Davies, Inc.	POCOTOW-03	7,280.00
02/12/2025	2169	Freedom Sports LLC	Pocono TWP Police	1,890.00
02/12/2025	2170	General Code	PO1721	1,195.00
02/12/2025	2171	Gotta Go Potties		890.00
02/12/2025	2172	Grant Success Lab		3,300.00
02/12/2025	2173	H. M. Beers, Inc.	Jan 2025 SEO Services	1,200.00
02/12/2025	2174	HEIDELBERG MATERIALS NORTHEAST LLC		8,140.45
02/12/2025	2175	Hilltop Sales & Service, Inc.	POCONOP - Pocono TWP	1,662.70
02/12/2025	2176	HUNTER KEYSTONE PETERBILT	14033 Pocono TWP	142.18
02/12/2025	2177	Jan-Pro of NEPA		1,723.97
02/12/2025	2178	Kimball Midwest	376409	318.22
02/12/2025	2179	Lauter, Kevin		74.99
02/12/2025	2180	Marki Rolloff Container, Inc.		1,256.11
02/12/2025	2181	Melley, Ryan	Duty Belt Reimb	131.61
02/12/2025	2182	Monroe FFA Alumni	2024 Donation	250.00
02/12/2025	2183	MRM Worker's Compensation Pooled Trust	427	16,534.28
02/12/2025	2184	Municipipay, LLC	496473917888	229.00
02/12/2025	2185	NEPA Business Technologies LLC		490.00
02/12/2025	2186	Night and Day Diesel		150.00
02/12/2025	2187	Olsen Christmas Wish	2024 Donation	1,000.00
02/12/2025	2188	PA DEP	Acct 43292; ID 54570 Pocono TWP	100.00
02/12/2025	2189	PMHIC	603 Pocono TWP	64,501.41
02/12/2025	2190	Pocono 4 Wheel Drive Center		372.00
02/12/2025	2191	Pocono Chamber of Commerce	2025 Annual Member Dues	165.00
02/12/2025	2192	Pocono Record	682477	55.76

02/12/2025	2193	Pocono Township Volunteer Fire Company	2024 Donation	5,749.00
02/12/2025	2194	Portland Contractors, Inc.	Pocono TWP	335.00
02/12/2025	2195	PPL Electric Utilities		144.02
02/12/2025	2196	PPL Electric Utilities		11,562.03
02/12/2025	2197	PSATS UC GROUP TRUST FUND	Q4 2024 UC Contribution	663.95
02/12/2025	2198	Pure Resonance Audio		2,716.99
02/12/2025	2199	RLE Pocono, Inc. / Schlier's Towing	Unit 95 Towing	125.00
02/12/2025	2200	Sarcinello Planning & GIS Services	Dec 2024 Services	1,888.13
02/12/2025	2201	SFM Consulting LLC		16,516.11
02/12/2025	2202	Signal Service, Inc.	100949	325.00
02/12/2025	2203	Silvi Cement / Slag / Salt	POCO1120 Pocono TWP	19,502.88
02/12/2025	2204	Sparkle Car Wash	PO1196 / MAIN	31.96
02/12/2025	2205	Staples		165.96
02/12/2025	2206	State Workers Insurance Fund	06211644	2,770.00
02/12/2025	2207	STTC Service Tire Truck Centers, INC.	201996	1,157.80
02/12/2025	2208	TargetSolutions Learning LLC		5,593.50
02/12/2025	2209	Teamster Local 773 - Non-Uniform	016346990-01	1,822.00
02/12/2025	2210	Teamster Local 773 - Police	016346990-02	3,652.00
02/12/2025	2211	UNIFIRST Corporation	624119	128.76
02/12/2025	2212	Vector Security, Inc	5050608	181.92
02/12/2025	2213	Wilson Products Compressed Gas Co.	00159	16.50
02/12/2025	2214	World Fuel Services, Inc.	2025668	13,821.01
02/12/2025	2215	Zoom Video Communications, Inc.	7004639480	159.90
02/12/2025	2216	Lowe's	97000195608	4,307.07
TOTAL GENERAL FUND				\$243,014.25

Sewer Operating

Date	Check	Vendor	Memo	Amount
02/12/2025	1271	BRODHEAD CREEK REGIONAL AUTHORITY	Feb 2025 O&M	112,047.92
02/12/2025	1272	BRODHEAD CREEK REGIONAL AUTHORITY	Evoqua Inv 906837642	7,789.89
02/12/2025	1273	BROUGHAL & DEVITO, L.L.P.		420.75
02/12/2025	1274	EEMA O&M Services Group, Inc.	Jan 2025 O&M	9,648.06
02/12/2025	1275	Evoqua Water Technologies LLC		6,134.80
02/12/2025	1276	Henry's Generator Service	Pocono TWP	349.00
02/12/2025	1277	PPL Electric Utilities*	49815-62005	3,774.21
02/12/2025	1278	SUBURBAN TESTING LABS	Monthly NPDES	627.00
				<u>\$140,791.63</u>

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
TOTAL Sewer Construction Fund				<u>\$0.00</u>

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
02/12/2025	1088	FNB EQUIPMENT FINANCE	8896-015 2023 Ford Explorer Police Interceptor Pocono TWP	21,705.58
02/12/2025	1089	WAYCO INCORPORATED	Job 1-1558 2-Speed Hump Installs Bog & Abeel Rd & Traffic Control	16,905.95
TOTAL Capital Reserve Fund				\$38,611.53

Liquid Fuels

Date	Check	Payee	Memo	Amount
				\$0.00

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
				TOTAL Fire Tax \$0.00

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

\$	243,014.25	Authorized by: _____
\$	140,791.63	
\$	-	
\$	\$38,611.53	Transferred by: _____
\$	-	
\$	-	
\$	422,417.41	

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-_____

**AN ORDINANCE OF THE TOWNSHIP OF POCONO,
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA AMENDING
CHAPTER 425 VEHICLES AND TRAFFIC; ARTICLE I SPEED LIMITS; §425-1
SPEED LIMITS, ESTABLISHING A MAXIMUM SPEED LIMIT OF TWENTY-FIVE
(25) MILES PER HOUR FOR MOTOR VEHICLES ON POST HILL ROAD; AND,
ARTICLE IV TRAFFIC REGULATIONS; § 425-11 TRUCK TRAFFIC RESTRICTED
ON CERTAIN ROADS, ESTABLISHING A RESTRICTION ON TRUCK TRAFFIC
AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES
INCONSISTENT HEREWITH.**

WHEREAS, The Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania (the “BOC”) is concerned that vehicles are traveling at unsafe speeds on Post Hill located within the Township of Pocono, Monroe County, Pennsylvania (the “Township”); and

WHEREAS, Post Hill Road does not have an ordained speed limit, in addition to the fact that it is unsigned, making the de facto legal speed limit Fifty-Five (55 mph) miles per hour; and,

WHEREAS, the BOC has asked the Township Engineer, T&M Associates, Inc. to conduct an engineering and traffic study (the “Traffic Study”) to determine the most appropriate safe, legal speed limit for Post Hill Road; and,

WHEREAS, the Pennsylvania Vehicle Code, Title 75 §6109(a)(10) gives municipalities the authority to establish speed limits on township roads as authorized in Subchapter F of Chapter 33 of said title; and,

WHEREAS, the Traffic Study report was issued on January 30, 2025, recommending a speed limit for Post Hill Road of Twenty-Five (25 mph) miles per hour for its entire length as well as a prohibition on truck traffic with the exception of local deliveries; and,

WHEREAS, the BOC deems it to be in the best interests, and for the general welfare of the citizens of Pocono Township and all motorists, to establish a maximum speed limit of Twenty-Five (25 mph) miles per hour on Post Hill Road as well as restrict truck traffic.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania and it is hereby **ENACTED AND ORDAINED** by virtue of the power vested in the Board of Commissioners by the “First Class Township Code, as amended” and the Pennsylvania Motor Vehicle Code, as follows:

SECTION 1. Chapter 425 *Vehicles and Traffic*; Article I *Speed Limits*; §425-1 *Maximum Speed Limits* is amended to add the following:

“I. Post Hill Road shall have a maximum speed limit of 25 miles per hour for its entire length.”

SECTION 2. Chapter 425 *Vehicles and Traffic*; Article IV *Traffic Regulations*; §425-1 *Truck traffic restricted on certain roads* is amended to add the following:

“(3) Post Hill Road for its entire length.”

SECTION 3. SEVERABILITY.

The provisions of this Ordinance are severable, and in the event that any provisions is held invalid, void, illegal, or unconstitutional by any Court, it is the intent of the Board of Commissioners that such determination by the Court shall not affect or render void the remaining provisions of this Ordinance

SECTION 4. REPEALER.

If any Township Ordinance that is inconsistent or in direct conflict with this Ordinance is hereby repealed, but only to the extent of the inconsistency or conflict.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect five (5) days after the date of its enactment.

ENACTED AND ORDAINED this _____ of _____ 2025.

ATTEST:

**TOWNSHIP OF POCONO,
MONROE COUNTY**

Jerrod Belvin
Township Manager

Richard Wielebinski
President, Board of Commissioners

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Hill Road Ordinance 02.04.25.docx

DRAFT

SIGNAL SERVICE

1020 Andrew Drive
West Chester, PA 19380
Phone: (610) 429-8073
(800) 851-0606
Fax: (610) 429-8076



QUOTE # 020725-02

Date: February 7, 2025
To: Pocono Township
Jerrod Belvin
For: Rt 611 & Rt 314
Video Detection

TRAFFIC SIGNAL MAINTENEANCE PROFESSIONALS

COSTARS #0000482340

WE USE OUR **GOD** GIVEN ABILITIES TO PROVIDE OUR CUSTOMERS
WITH A LEVEL OF SERVICE THAT IS SECOND TO NONE.

Prepared By: Bill Dunn
Service Manager
(610) 429-8073

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>EXT PRICE</u>
A	1	EA	MATERIAL	\$16,258.00	\$16,258.00
B	1	EA	INSTALLATION	\$ 1,300.00	\$1,300.00
				<u>TOTAL:</u>	<u>\$17,558.00</u>

NOTES:

* A Includes: Supply of Miovision omniview detection system.

* B Includes: Labor and Equipment to install system

X: _____

F.O.B. - Shipping Point	[]	SHIPMENT - Based upon today's conditions,	Terms: Net 30 days, subject to credit approval.
F.O.B. - Shipping Point			
with transportation		can be made within _____ after	Unless otherwise stated, applicable State and
allowed to dest.	[X]	receipt of your order.	Local taxes are not included.
F.O.B. Destination	[]		

Signal Service retains title to material until paid in full



Pocono Township Monthly Zoning Report

TO: Pocono Township Board of Commissioners
FROM: Lindsay Scerbo, Zoning Administrator
CC: Shawn McGlynn, Zoning Officer
DATE: January 29, 2025

Following is a report of the Zoning and Building Code Office's activity from January 29th to February 13th:

Permits Issued: 38

Zoning Permits: 9

Commercial – 2
Residential – 7

New Construction: 2

Commercial – 0
Residential – 1

Building Permits: 17

Commercial – 6
Residential – 11

Certificate of Occupancy – 3

Driveway – 1

TDU – 2

Well – 2

Grading – 2

Enforcement Actions:

- February 3, 2025 – 205 Lake Drive – A Transient Dwelling Unit Ordinance Notice of Violation. Specifically, the Pocono Township Police Department responded to a noise violation at this property. **The property owner has contacted our office to discuss this matter further.**
- February 6, 2025 – 196 Alpine Lake Road – A Zoning Notice of Violation for operating the single-family dwelling on the property without first obtaining a Certificate of Occupancy. **The current property owner, previous owner, and developer have all been in contact with our office following the receipt of the Notice. The developer has also provided an as-built survey, which has been forwarded to the Township Engineer for review.**

Previously Discussed Properties:

- 2975 Bartonsville Avenue – Enforcement Notice – A Property Maintenance Notice for permitting the accumulation of municipal waste and/or bulk items on the subject property. The property owner has since submitted photographs showing the removal of the bulk items. Our office is currently awaiting the snow to melt in order to conduct a reinspection and confirm that the municipal waste has also been collected.
- 437 Scotrun Avenue – Establishing a second dwelling unit on the subject property without first obtaining a Zoning Permit and Land Development approval. An inspection request has been submitted for the inspection of the building.

Closed Violations:

- 19 Ski Side Court – Operating a TDU without a license. The property owner has since obtained their TDU license and the violation has been closed.
- 332 Tara Hill Drive – Construction of various accessory structures without first obtaining zoning permits. The property owners have since obtained the required permits and the violation has been closed.
- 2207 Deerfield Way – Operating a single-family dwelling without a Certificate of Occupancy. The property owners have completed their grading permit requirements, and the CO has been issued.

District Magistrate Hearings:

- 230 Bob White Drive – A civil complaint was filed for establishing and operating a TDU in the R-1 Zoning District. **This hearing has been scheduled for Thursday, February 20, 2025, at 12:30 PM.**
- 20 Ski Side Court – Seven (7) non-traffic citations were filed for operating a TDU without a license in violation of Chapter 302 of the Township Code of Ordinances. **This hearing has been scheduled for Thursday, March 13, 2025, at 11:15 AM.**
- 541 Upper Deer Valley Road – Eight (8) non-traffic citations were refiled to a new address of the owner for operating a TDU without a license in violation of Chapter 302 of the Township Code of Ordinances. A hearing date has yet to be determined.
- Merry Hill Road – Parcel 12.9C.1.34 – A civil complaint was filed for initiating construction activity on the subject property without first obtaining the necessary permits. A hearing date has yet to be determined.
- 136 Beaver Trail – A civil complaint was filed for initiating construction activity on the subject property without first obtaining the necessary permits. A hearing date has yet to be determined.

Upcoming Public Hearings:

- 1231 Skyview Drive – An appeal of a Notice of Violation that was issued for establishing a Transient Dwelling Use on the property. **This hearing has been scheduled for Tuesday, February 28, 2025, at 5:00 PM.**
- 5221 Sunset Terrace – An appeal of a zoning permit denial letter that was issued by the Zoning Officer. The application was denied, as the boulder wall is located within a required drainage and utility easement. **This hearing has been scheduled for Wednesday, March 5, 2025, at 5:00 PM.**
- Parcel 12.11A.1.93 – An appeal of a Dangerous Structure Notice of Violation. **A date for this hearing has yet to be determined.**

POCONO TOWNSHIP
CIVIL SERVICE COMMISSION
2024 ANNUAL REPORT

COMMISSION MEMBERS

Jack Burns (Chairman)

Pete Nish (Vice Chairman)

Donald Simpson (Secretary)

Jim Moloughney (alternate)

Staff support was received from Chief Jim Wagner, Taylor Munoz, Jerod Belvin, and Lawrence Fox as our solicitor.

THE CIVIL SERVICE BOARD:

Continued the review Civil Service Rules with corrections and updates noted. Mr Fox will do final adjustments. Mr Fox did respond in September to give approval. No response from members.

Total expenditures incurred by this commission was \$600.

For 2025, It is the hope that we can meet to give approval.

Being no further agenda, we will await any further instructions from the Board of Commissioners.

Donald C. Simpson

Secretary

POCONO TOWNSHIP PLAN STATUS
02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. <u>Preliminary</u> Approval 2/28/22	Cond. <u>Preliminary</u> 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. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
PRD TENTATIVE PLAN APPROVAL													
1388		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/17/23		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 Poconos 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 2/6/26	8/6/2025	11/6/2025		Extension Requested 1/21/25
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 10/10/23	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 (Emtree) (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		
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		Project not moving forward per owner
1415	POCO-R0629	2230198R	Erle 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		
1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Dev't	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) (7/18/24)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		

POCONO TOWNSHIP PLAN STATUS
02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24	12/16/2025	6/16/2025	9/16/2025		
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					
	POCO-R1000	-	Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					

POCONO TOWNSHIP PLAN STATUS

02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
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				9/20/22	
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				10/20/21	
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				3/20/22	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville Inn) (8/8/22)	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				8/20/22	
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				12/20/22	
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				12/20/22	
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	
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				10/30/2024	

POCONO TOWNSHIP PLAN STATUS
02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration (1 Yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	
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	
1427	POCO-R0760	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24				10/28/25	
1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				11/21/24	
1433	POCO-R0920	-	Terrery - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/24	
1435	POCO-R0960	-	Persoleo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	

POCONO TOWNSHIP PLAN STATUS
02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
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. rec'd 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

POCONO TOWNSHIP PLAN STATUS
02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
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					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378	POCO-R0970	-	Incline Village Expansion	Land Devt					11/8/2024			
1436	POCO-R1010	-	437-439 Scotrun Avenue	Land Devt					11/25/2025			
1439	POCO-R1090	-	Summit Road Solar Array	Land Devt					1/29/2025			
Final Plans Under Consideration												
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	4/18/2025	3/10/2025	4/7/2025	12/5/2024	2/10/2025		Extension rec'd 12/4
Preliminary Plans Under Consideration												
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt/Lot Consolidation	Prelim/Final	4/13/2025	3/10/2025	4/7/2025	2/6/2025	2/10/2025		
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025		2/10/2025		Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025	2/7/2025	2/10/2025		Phase B

POCONO TOWNSHIP PLAN STATUS

02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025		2/10/2025		Phase D
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/7/2025	5/12/2025	6/2/2025	1/21/2025	2/10/2025		90 day ext. rec'd 1/13
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Devt	Prelim/Final	3/30/2025	3/10/2025	3/17/2025	2/3/2025	2/10/2025		Extension to 3/30 rec'd 1/9
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt/Lot Consolidation	Prelim/Final	3/31/2025	3/10/2025	3/17/2025	10/22/2024	2/10/2025		Extension to 3/31 rec'd 1/20
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Prelim	4/18/2025	3/10/2025	4/7/2025	12/5/2024	2/10/2025		Extension rec'd 12/4
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	6/2/2025	5/12/2025	6/2/2025	8/15/2024	2/10/2025		90 day extension rec'd 1/20
1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	9/9/2025	8/11/2025	9/2/2025	2/23/2024	2/10/2025		6 month extension rec'd 1/20/25
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Devt	Prelim/Final	8/11/2025	7/14/2025	8/4/2025	1/25/2024	2/10/2025		6 month extension rec'd 1/8/24
1387	POCO-R1030	2130161R	Alaska Pete's - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/31/2025	12/8/2025	12/15/2025	4/27/2023	2/10/2025		Extension rec'd 12/6/24
Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS
02/17/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Pending BOC Decision												
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Devt	Prelim/Final	3/9/2025	2/10/2025	3/3/2025	10/1/2024	12/9/2025	Recommended for approval 1/13/25	90 day extension rec'd 11/4
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025	2/4/2025	1/13/2025	Recommended for approval 2/10/25	Phase C
1426	POCO-R0750	-	Simpson Minor Subdivision (519-520 Post Hill Road) (7/8/24)	Minor Sub	Final	4/5/2025	3/10/2025	3/17/2025	1/14/2025	1/13/2025	Recommended for approval 2/10/25	30 day extension rec'd on 1/15
1440	POCO-R1100	-	Defazio Lot Joinder - 5120 Laurel Loop	Lot Comb.	Final						N/A	
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr.	Lot Comb.	Final						N/A	
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laural Lake Road	Lot Comb.	Final						N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												