



POCONO TOWNSHIP COMMISSIONERS

AGENDA

March 25, 2025 | 6:00 p.m.

112 Township Drive, Tannersville, PA

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Open Meeting

Pledge of Allegiance

Roll Call

Public Comment

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

Announcements Prior to this meeting there was an executive session held to discuss personnel.

Presentations

Hearings

Hearing #1

- Motion to open the hearing to amend the Code of Ordinances of Pocono Township, Chapter 425, Vehicles & Traffic, Article I, Speed Limits, Section 425-1, establishing a maximum speed limit of Twenty-Five (25) miles per hour for motor vehicles on Post Hill Road and Section 425-11, restricting truck traffic on Post Hill Road. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing (Action Item)
- Motion to approve Ordinance No. 2025-04 amending the Code of Ordinances of Pocono Township, Chapter 425, Vehicles & Traffic, Article I, Speed Limits, Section 425-1, establishing a maximum speed limit of Twenty-Five (25) miles per hour for motor vehicles on Post Hill Road and Section 425-11, restricting truck traffic on Post Hill Road **(Action Item)**

Hearing #2

- Motion to open the hearing to appeal the township code enforcement officers notice of dangerous structure/order to demolish. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing **(Action Item)**
- Motion to _____ the appeal of Township Code Enforcement's Notice of dangerous structure/ order to demolish, on subject property known as Monroe County Tax Parcel I.D. No. 12.11A.1.93 located in a commercial zoning district, violation of §382-4 of the Ordinance. **(Action Item)**

Hearing #3

- Motion to open the hearing to amend Ordinance, Chapter 90, Airport Zoning adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 90, Airport Zoning adding additional provisions for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. **(Action Item)**

Hearing #4

- Motion to open the hearing to amend Ordinance, Chapter 129, Burning, Open; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 129, Burning, Open; adding additional provisions for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. **(Action Item)**

Hearing #5

- Motion to open the hearing to amend Ordinance, Chapter 205 Floodplain Management adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 205 Floodplain Management adding additional provisions for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. **(Action Item)**

Hearing #6

- Motion to open the hearing to amend Ordinance, Chapter 212 Furnaces, Outdoor; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 212 Furnaces, Outdoor adding additional provision for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. **(Action Item)**

Hearing #7

- Motion to open the hearing to amend Ordinance, Chapter 220 Grading, Erosion and Sedimentation Control; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 220 Grading, Erosion and Sedimentation Control adding additional provisions for nuisance to the Ordinance and repealing all ordinance inconsistent therewith. **(Action Item)**

Hearing #8

- Motion to open the hearing to amend Ordinance, Chapter 230 Insurance Proceeds; Emergency Responses and Alarms; adding additional provisions for nuisances. **(Action item)**
- Board Comments & Public Comments.
- Motion to close the hearing **(Action item)**
- Motion to approve the amendment of Ordinance Chapter 230 Insurance Proceeds; Emergency Responses and Alarms adding additional provision for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. **(Action Item)**

Hearing #9

- Motion to open the hearing to amend Ordinance, Chapter 235 Junkyards and Junk Vehicles; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance Chapter 235 Junkyards and Junk Vehicles adding additional provision for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. **(Action Item)**

Hearing #10

- Motion to open the hearing to amend Ordinance, Chapter 250 Maintenance of Properties; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing **(Action Item)**
- Motion to approve the amendment of Ordinance Chapter 250 Maintenance of Properties adding additional provision for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith **(Action Item)**

Hearing #11

- Motion to open the hearing to amend Ordinance, Chapter 302 Transient Dwelling Use of Single-Family Dwellings; adding additional provisions for nuisances. (Action Item)
- Board Comments & Public Comments.
- Motion to close the hearing (Action Item)
- Motion to approve the amendment of Ordinance, Chapter 302 Transient Dwelling Use of Single-Family Dwellings adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith (Action Item)

Hearing #12

- Motion to open the hearing to amend Ordinance, Chapter 333 Sewers, and Sewage Disposal; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 333 Sewer, and Sewage Disposal; adding additional provisions for nuisance to the Ordinance and repealing all ordinances inconsistent therewith **(Action Item)**

Hearing #13

- Motion to open the hearing to amend Ordinance, Chapter 356 Solid Waste; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 356 Solid Waste adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. **(Action Item)**

Hearing #14

- Motion to open the hearing to amend Ordinance, Chapter 365 Stormwater Management; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 365 Stormwater Management adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. **(Action Item)**

Hearing #15

- Motion to open the hearing to amend Ordinance, Chapter 382 Structures, dangerous; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 382 Structures, dangerous adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. **(Action Item)**

Hearing #16

- Motion to open the hearing to amend Ordinance, Chapter 404 Tires; adding additional provisions for nuisances. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to approve the amendment of Ordinance, Chapter 404 Tires adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. **(Action Item)**

Hearing #17

- Motion to open the hearing to consider a waiver request from the Pocono Township Code of Ordinances Chapter 365 Stormwater Management; § 365-10 Water quality and stream-bank erosion; subsection I Buffers involving 156 Doe Road, Bartonsville, PA Tax Parcel I.D. No. 12.2.2.12 in an R1 zoning district. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing. **(Action Item)**
- Motion to _____ the waiver request on 156 Doe Rd, Bartonsville, PA (12.2.2.12) to Ordinance chapter 365 Stormwater Management; § 365-10 Water quality and stream-bank erosion; subsection I buffers. **(Action Item)**

Resolutions

- Motion to approve Resolution 2025-06 Granting Conditional Approval for the Route 611 Dual Hotel Subdivision plan. **(Action Item)**
- Motion to approve Resolution 2025-07 Granting Conditional Approval for Route 611 Dual Hotel Land Development Plan **(Open Space Fee TBD) (Action Item)**
- Motion to approve Resolution 2025-08 Granting Conditional Approval Amending the Swiftwater Solar LDP Phase A. **(Action Item)**
- Motion to approve Resolution 2025-09 in support of DCNR grant application for the development of sensory streamside walkway at Glenwood Hall and TLC Park. **(Action Item)**
- Motion to approve Resolution 2025-10 Granting Conditional Approval Amending the Swiftwater Solar LDP Phase D. **(Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the March 12, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through March 26, 2025 as presented, including ratification of expenditures in the amount of \$821,824.42 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 award the Clean-up bid to Marki Rolloff Container, Inc. in the amount of \$27.70 per Cubic Yard for the 2025 Spring April 25th and 26th and Fall September 26th and 27th Township Clean-up. **(Action Item)**
- Motion to approve the reduction of the construction escrow for the Spirit of Swiftwater Phase 2 in the amount of \$245,051.37 based on T&M's letter dated March 11, 2025. **(Action Item)**

Commissioner Comments**Natasha Leap – Vice President****Ellen Gndt – Commissioner**

- Update – SBA Cell Tower
- Update – Solar Field
- Update – Kennel
- Motion to provide and install "Private Drive" sign above Ruby Lane, road sign. **(Possible Action Item)**
- Motion to approve the purchase of a 2025 Ford Police Interceptor from Koch 33 & Upfitting by P&D (Costars Vendor) in the amount of \$102,595.15 **(Possible Action Item)**

Brian Winot – Commissioner**Mike Velardi – Commissioner**

Reports

Zoning – SFM Consulting - Report Attached

- Motion to authorize SFM Consulting to conduct inspections at 2914 Bartonsville Ave. ***(Possible Action Item)***
- Motion to authorize SFM Consulting to conduct inspections at 268 Laurel Lake Road for potentially dangerous structures within the township. ***(Possible Action Item)***

Police – Chief James Wagner (First Meeting of Month)

Township Manager's Report – Jerrod Belvin

- Update Green Light Go
- NCC Update
- Defensive Driving
- Insurance Update

Public Works/Sewer Report – Patrick Briegel

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

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

Township Engineer Report – T&M Associates

- Sewer Business Update
- Learn Road safety enhancement project and roundabout survey work.
- TASA Project
- TLC walking bridge.
- Address Request – Parcel 12.12.1.22-5 – Center line, Moss Drive, and a possible new road name. ***(Possible Action Item)***

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

- Sewer Business Update
- General legal update
- Update – Archer Lane
- Learn Road Easement Process
- TASA Sidewalk Update – Easements
- LERTA Update

Public Comment

Adjournment

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

38 WEST MARKET STREET
BETHLEHEM, PENNSYLVANIA 18018-5703

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

*ALSO MEMBER NEW JERSEY BAR

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lawyers@broughal-devito.com
WEBSITE
www.broughal-devito.com

March 13, 2025

VIA ELECTRONIC MAIL

Pocono Mountains Media Group
511 Lenox Street
Stroudsburg, PA 18360

**RE: Pocono Township- Advertisement of Legal Notice
Speed Limit Ordinance**

Dear Sir or Madam:

With respect to the above matter, enclosed please find a Legal Notice to be advertised one (1) time in your periodical on **Monday, March 17, 2025**.

Please send proof of publication and the invoice to:

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

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

Very truly yours,



Lisa A. Pereira

Enclosures

LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will consider at a Public Hearing to be held at 6:00 p.m. on the 25th day of March, 2025, at the Pocono Township Municipal Building, 112 Township Drive, Tannersville, Pennsylvania 18372, the adoption of an Ordinance amending the Code of Ordinances of Pocono Township, Chapter 425, Vehicles and Traffic, Article I, Speed Limits, Section 425-1, establishing a maximum speed limit of twenty-five (25) miles per hour for motor vehicles on Post Hill Road, and Section 425-11, restricting truck traffic on Post Hill Road. Copies of the proposed Ordinance may be examined without charge or obtained for a charge not greater than the actual cost of reproduction thereof at the Pocono Township Municipal Building during regular business hours.

Leo V. DeVito, Jr., Esquire
Solicitor of Pocono Township

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-04

**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



Order Confirmation

Not an Invoice

Account Number:	682477
Customer Name:	Pocono Township Board Of Commissioners
Customer Address:	Pocono Township Board of Commissioners 112 Township DR Tannersville PA 18372-7957
Contact Name:	Jerrod Belvin
Contact Phone:	
Contact Email:	
PO Number:	

Date:	03/07/2025
Order Number:	11113111
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	57.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
STR Pocono Record	2	03/11/2025 - 03/18/2025	Govt Public Notices
STR poconorecord.com	2	03/11/2025 - 03/18/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$168.02
Tax Amount	\$0.00
Service Fee 3.99%	\$6.70
Cash/Check/ACH Discount	-\$6.70
Payment Amount by Cash/Check/ACH	\$168.02
Payment Amount by Credit Card	\$174.72

Order Confirmation Amount	\$168.02
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Ad Preview

LEGAL NOTICE

NOTICE IS GIVEN that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will hold a public hearing, held pursuant to the Pennsylvania Local Agency Law, commencing at 6:00 p.m. on March 25, 2025, at the Pocono Township Municipal Building located at 112 Township Drive, Tannersville, Pennsylvania 18372 to consider the application of F. Andrew Wolf, Esquire, Successor Trustee of the Marilyn Butz Testamentary Trust, concerning Chapter 382, Dangerous Structures, of the Pocono Township Code of ordinances.

The applicant is appealing the Township Code Enforcement Officer's Notice of Dangerous Structure/Order to Demolish, which indicates that the subject property violates §382-4 of the Ordinance. The subject property is known as Monroe County Tax Parcel I.D. No. 12.11A.1.93.

The subject property is located in the C Commercial Zoning District.

Copies of the application materials are available for public inspection at the Pocono Township Municipal Building, 112 Township Drive, Tannersville, Pennsylvania 18372, during normal business hours. An opportunity will be afforded to any citizen and to all parties in interest to be heard with respect to this application.

Leo V. DeVito, Jr., Esquire
Township Solicitor



Order Confirmation

Not an Invoice

Account Number:	682477
Customer Name:	Pocono Township Board Of Commissioners
Customer Address:	Pocono Township Board of Commissioners 112 Township DR Tannersville PA 18372-7957
Contact Name:	Jerrod Belvin
Contact Phone:	386.736.5920
Contact Email:	jbelvin@poconopa.gov
PO Number:	ORDINANCES MTG 3.25

Date:	03/13/2025
Order Number:	11131202
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	56.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
STR Pocono Record	1	03/17/2025 - 03/17/2025	Govt Public Notices
STR poconorecord.com	1	03/17/2025 - 03/17/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$85.08
Tax Amount	\$0.00
Service Fee 3.99%	\$3.39
Cash/Check/ACH Discount	-\$3.39
Payment Amount by Cash/Check/ACH	\$85.08
Payment Amount by Credit Card	\$88.47

Order Confirmation Amount	\$85.08
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Ad Preview

LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will consider for adoption at a Public Meeting to be held at 6:00 p.m. on the 25th day of March, 2025, at the Pocono Township Municipal Building, 112 Township Drive, Tannersville, Pennsylvania 18372, ordinances amending the Pocono Township Code of Ordinances, Chapter 90, Airport Zoning; Chapter 129 Burning, Open; Chapter 205 Floodplain Management; Chapter 212 Furnaces, Outdoor; Chapter 220 Grading, Erosion and Sedimentation Control; Chapter 230 Insurance Proceeds; Emergency Responses and Alarms; Chapter 235 Junkyards and Junk Vehicles; Chapter 250 Maintenance of Properties; Chapter 302 Transient Dwelling Use of Single-Family Dwellings; Chapter 333 Sewers and Sewage Disposal; Chapter 356 Solid Waste; Chapter 365 Stormwater Management; Chapter 382 Structures, Dangerous; and, Chapter 404 Tires (collectively the "Ordinances"); adding additional provisions for nuisances to the Ordinances and repealing all ordinances inconsistent therewith. Copies of the proposed Ordinances are available for review at the Pocono Township Municipal Building located at 112 Township Drive, Tannersville, Pennsylvania 18372, during normal business hours.

Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

3/17/25



Order Confirmation

Not an Invoice

Account Number:	682477
Customer Name:	Pocono Township Board Of Commissioners
Customer Address:	Pocono Township Board of Commissioners 112 Township DR Tannersville PA 18372-7957
Contact Name:	Jerrod Belvin
Contact Phone:	386.736.5920
Contact Email:	jbelvin@poconopa.gov
PO Number:	3.25 Public Hearing

Date:	03/07/2025
Order Number:	11115897
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	50.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
STR Pocono Record	2	03/12/2025 - 03/19/2025	Govt Public Notices
STR poconorecord.com	2	03/12/2025 - 03/19/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$143.00
Tax Amount	\$0.00
Service Fee 3.99%	\$5.71
Cash/Check/ACH Discount	-\$5.71
Payment Amount by Cash/Check/ACH	\$143.00
Payment Amount by Credit Card	\$148.71

Order Confirmation Amount	\$143.00
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Ad Preview

LEGAL NOTICE

NOTICE IS GIVEN that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will hold a public hearing, held pursuant to the Pennsylvania Local Agency Law, commencing at 6:00 p.m. on March 25, 2025, at the Pocono Township Municipal Building located at 112 Township Drive, Tannersville, Pennsylvania 18372 to consider a waiver request from the Pocono Township Code of Ordinances Chapter 365 Stormwater Management; § 365-10 Water quality and stream-bank erosion; Subsection I Buffers by Michael Forzato, owner of and involving real property known as 156 Doe Road, Bartonsville (Pocono Township), Pennsylvania 18321; Monroe County Tax Parcel I.D. No. 12.2.2.12; Map/PIN # 12638203226514 (the "Subject Property"). The Subject Property is located in the R-1 Zoning District.

Copies of the application materials are available for public inspection at the Pocono Township Municipal Building, 112 Township Drive, Tannersville, Pennsylvania 18372, during normal business hours. An opportunity will be afforded to any citizen and to all parties in interest to be heard with respect to this application.

Leo V. DeVito, Jr., Esquire
Township Solicitor

March 12, 19, 2025

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-06

A RESOLUTION GRANTING CONDITIONAL APPROVAL OF THE 611 LAND DEVELOPMENT, LLC MINOR SUBDIVISION PLAN

WHEREAS, the applicant, 611 Land Development, LLC, submitted a minor subdivision plan application titled “Final Minor Subdivision for 611 Land Development, LLC” (the “Plan”). The Plan proposes a minor subdivision of property located on the northern side of SR 0611 between Bartonsville Avenue and Frantz Road into two (2) parcels. The existing parcels are identified as Monroe County Tax Parcel No. 12.2.1.26-2. 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 May 7, 2024, December 5, 2024 and March 6, 2025; and

WHEREAS, the Pocono Township Planning Commission recommended the conditional plan approval of the Plan at a meeting held on March 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 following requests for modification from the Subdivision and Land Development Ordinance are hereby granted:

1. SALDO Sections 390-43.A.(10) and 390-47.C.(2) – Lot lines should follow municipal and county boundaries. *The applicant shall be permitted to have Lot #2 cross the existing municipal boundary line shared between Hamilton Township and Pocono Township.*

That the “Final Minor Subdivision for 611 Land Development, LLC” as shown on the plan prepared by prepared by Devco Infra LLC, dated March 7, 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 May 7, 2024, December 5, 2024 and March 6, 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: Jerrod Belvin
Title: Township Manager

By: _____

Print Name: Richard Wielebinski
Title: President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-07

**A RESOLUTION GRANTING CONDITIONAL APPROVAL
OF THE 611 LAND DEVELOPMENT, LLC DUAL BRAND HOTEL LOT 2 LAND
DEVELOPMENT PLAN**

WHEREAS, the Applicant, 611 Land Development, LLC, submitted a plan application titled “Final Land Development Submission for Lot #2 – Dual Brand Gotel by Marriott, S.R. 0611 and Frantz Road, 611 Land Development, LLC” (the “Plan”). The Applicant proposes to construct a hotel with a total of 120 rooms. The property is situated in the northern side of SR 0611 between Bartonsville Avenue and Frantz Road and is located in the C Commercial Zoning District. The parcel is known as Monroe County Tax ID No. 12.2.1.26-2; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated May 7, 2024, December 5, 2024 and March 6, 2025; and

WHEREAS, the Pocono Township Planning Commission recommended conditional plan approval at its meeting held on March 10, 2025; and

WHEREAS, the Pocono Township Board of Commissioners desires to take 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 Section 390-55.F.(1)(a) and Table 390-55-1 – Landscaped Property Line Buffer. *Applicant is granted a partial waiver to allow the use of existing woodlands towards the required buffer along the western property line and the northern property line.*

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

1. SMO Sections 365-10.I.(6)(b)[1] and [2] – Wetland Buffers. *Applicant shall be allowed to perform unpermitted activities within the required wetland buffer as shown on the Plan.*
2. SMO Sections 365-10.I.(8)(b) and (c) – Stream Buffers. *Applicant shall be allowed to perform unpermitted activities within the required stream buffer as shown on the Plan.*

That the “Final Land Development Submission for Lot #2 – Dual Brand Gotel by Marriott, S.R. 0611 and Frantz Road, 611 Land Development, LLC” as shown on the

preliminary land development plan prepared by Devco Infra LLC, dated March 7, 2024, as revised, 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 May 7, 2024, December 5, 2024 and March 6, 2025.
2. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security.
3. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security.
4. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township.
5. Prior to the recording of the Plan, 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 \$_____, any outstanding plan account charges, and all professional services fees.
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 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.
9. 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: Jerrod Belvin
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-08

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

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 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 A – Stormwater Management dated December 6, 2024 (the “Phase A 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 A Submittal”); and

WHEREAS, the Township Engineer has reviewed the Phase A Submittal and offered comments in his letter dated, February 19, 2025; and

WHEREAS, the P.C. recommended conditional preliminary/final plan approval of the Phase A Plan at its meeting held on March 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 “Amended Swiftwater Solar Project Preliminary/Final Land Development Plan – Phase A Stormwater Management” as shown on the Phase A 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 19, 2025.

2. The Applicant shall enter into an Improvements Agreement with the Township and provide appropriate security.
3. The Applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security.
4. The Applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township.
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: _____
Jerrod Belvin
Township Manager

By: _____
Richard Wielebinski
President



DCNR-C2P2

Applicant Information (* indicates required information)

Applicant/Grantee Legal Name: **POCONO TOWNSHIP**

Web Application ID: **2011888**

Project Title: **Glenwood Hall Streamside Sensory Project**

WHEREAS, **POCONO TOWNSHIP** ("Applicant") desires to undertake the project, "**Glenwood Hall Streamside Sensory Project**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "**Jerrod Belvin**" who, at the time of signing, has a **TITLE** of "**Township Manger**" and the email address of "**JBelvin@poconopa.gov**" ("Official").
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this _____ day of _____, _____.

(signature of the governing body - cannot be the person with the same title as specified in paragraph 1)

(printed name)

(title)

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-10

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

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 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 D – Stormwater Management dated December 6, 2024 (the “Phase D 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 D Submittal”); and

WHEREAS, the Township Engineer has reviewed the Phase D Submittal and offered comments in his letter dated, February 19, 2025; and

WHEREAS, the P.C. recommended conditional preliminary/final plan approval of the Phase D Plan at its meeting held on March 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 “Amended Swiftwater Solar Project Preliminary/Final Land Development Plan – Phase D Stormwater Management” as shown on the Phase D Plan prepared by Timmons Group, dated September 24, 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 19, 2025.

2. The Applicant shall enter into an Improvements Agreement with the Township and provide appropriate security.
3. The Applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security.
4. The Applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township.
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: _____
Jerrod Belvin
Township Manager

By: _____
Richard Wielebinski
President

**Pocono Township Board of Commissioners
Regular Meeting Minutes
March 12, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on March 12, 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-Vice President, present; Mike Velardi, present; Brian Winot, present. Rich Wielebinski-President, 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, Erica Tomas, Administrative Assistant.

Public Comment

Cheryl Parks (Resident) – Concerned with a special exception application, missing site plan, wetlands issues, unauthorized property changes, deed restrictions, drainage problems, and multiple dogs on the neighboring property. Bought her property in 1987 and feels harassed by neighbor.

Charles Kepler (Resident) – Announced candidacy for Pocono Township Commissioner. Opposes LERTA, arguing it favors big corporations over small businesses and suggests a more targeted approach for historic buildings and local businesses. Proposed a community workshop.

B. Winot explained how nothing Mr. Kepler described constitutes a LERTA.

Vincent Trapasso (Resident) – Explained how a LERTA will assist local developers like himself to continue to build and assist in keeping the taxes within the township down for everyone.

Josh Knapp (Resident) – Opposes blanket LERTA but sees value in a targeted approach. Warns it could shift the tax burden. Cited the Johnson & Johnson warehouse as an example. B. Winot corrected his information. Urged a more responsible review to earn his support.

Announcements

An executive session was held on March 3 for personnel.

The Board of Commissioners meeting scheduled for March 17th has now been moved to Tuesday, March 25th due to the importance and large number of hearings and to allow all commissioners to be in attendance.

Consent Agenda

- Old business consisting of the minutes of February 18, 2025 regular meeting of the Board of Commissioners.
- Financial transactions through February 27, 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 \$354,302.31.(Summary Page of packet)

R. Wielebinski made a motion, seconded by M. Velardi, to approve the consent agenda. 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 N. Leap, to donate the meeting room conference table & chairs to Jackson Township once Pocono Township moves into the new location. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to authorize advertisement for the Learn Road Roundabout Bids. All in favor. Motion carried.

Natasha Leap – Vice President

Ellen Gndt – Commissioner

- SBA Cell Tower – No updates.
- Solar Field – They are in compliance with everything.
- Kennel – No updates.
- E. Gndt Questioned the purpose of a bus load of people from NJ to Ruby Lane, dropping off and picking up. Zoning has sent out a letter to the owner for a response to use. Signage was discussed once again regarding Ruby Lane. N. Leap asked P. Briegel to take a look at the existing road sign, no action taken
- E. Gndt asked that last minute changes moving forward be posted on the township Facebook page and Savvy Citizen.
- E. Gndt asked L. DeVito to elaborate on his findings regarding an opinion from the Ethics Commission concerning commissioners and their involvement with developers in relation to the LERTA. L. DeVito has drafted a letter for review by the board prior to mailing it out. E. Gndt asked if it would preclude discussions or can the board move forward.

Brian Winot – Commissioner

- B. Winot made a motion, seconded by R. Wielebinski, to exclude a property from the LERTA. All in favor. Motion carried.
- B. Winot made a motion, seconded by R. Wielebinski, to exclude the property with the tax ID 12.11.1.3-5, the project known as The Ridge to be excluded from the LERTA District. All in favor. Motion carried.
- B. Winot made a motion, seconded by R. Wielebinski, to authorize and direct the Solicitor to research and prepare an amendment to the LERTA Ordinance of this Township to exclude from, or minimize the application of, the LERTA Ordinance to any warehouse, distribution, wind or solar projects, for further consideration by the Board. Discussion: E. Gndt questioned who would be preparing the amendment, Pocono Township's solicitor or the outside firm. L. DeVito explained the issue being, can we selectively exclude a use that is permitted in a district with a blanket LERTA Ordinance. B. Winot stated that every objection at the school board level has been about the warehouses. He suggested excluding the overlay. L. DeVito pointed out that it does not address the wind and solar. **Amended Motion:** B. Winot made a motion, seconded by R. Wielebinski, to authorize and direct the Solicitor to research and prepare an amendment to the LERTA Ordinance of this Township to exclude all uses permitted in the Enterprise Warehouse Overlay District. All in favor. Motion carried.
- B. Winot made a motion, seconded by R. Wielebinski, to partner with Susquehanna Accounting & Consulting Services Inc, to perform long-term Police Cost Study. Discussion, E. Gndt asked if they specialize in Police studies. J. Belvin clarified. All in favor. Motion carried.
- B. Winot made a motion, seconded by R. Wielebinski, to direct the Township Solicitor to research and prepare a proposed amendment to the Township's Zoning Ordinance clarifying that solar farms and wind arrays are not defined or regulated as "essential services." Discussion: B. Winot spoke with the head of the EPA, Lee Zeldin. The US Government is going to determine that they are not essential services, they are secondary power sources, as they can never switch to either one of them. They cannot be base load power. Further discussion was had with the board. All in favor. Motion carried.

Mike Velardi – Commissioner

Reports

Zoning Report –Lindsay Scerbo went over her report with the board.

Police Report – February report was sent out to the commissioners. The summary, 1024 calls for service, 23 criminal arrests, 15 summary, non-traffic arrests, 27 traffic accidents investigated, & 374 traffic contacts.

-All three drones have been received. All seven officers passed their part 107 FAA certification. Training will start the week of March 24th through the 27th. Invites will go out to the board to observe the training and operations.

Manager Report-Jerrold Belvin

- County Hazard Mitigation – No major update, expecting a draft for review in June.
- Update Green Light Go
- LERTA Update- 6pm 3/31 workshop for LERTA at Township Office
- NCC Update – Carpets are completed in the meeting room and chairs got delivered. Still on target to move in at the end of May.
- R. Wielebinski made a motion, seconded by N. Leap, to approve the purchase of a Canon TM-355 MFP Z36 Plotter/Scanner in the amount of \$9,495.00 *This price reflects an \$800 Rebate.* All in favor. Motion carried.
- Civil Service – Resignation Letter was received from Pete Nish. R. Wielebinski stated that Jack Burns verbally told him he would be resigning also. Nothing has been received in writing as of yet from Jack.
- Grants Update – working on a small water and sewer grant for expansion.
- PennDOT road study update – traffic counts and road studies will be conducted on the township roads this year.
- B. Winot asked about the PennDOT detour for Shine Hill Rd., the township will have to pay for detour signs on local roads. The detour has been moved up to August.
- B. Winot asked about the LSA Grants for Rimrock – Extension letters have been signed and sent out. Wawa received a multi-modal grant for that intersection.

Public Works-Patric Briegel

- Sewer Business Update – Generator service was performed on pump station five.
- The heating system for the DPW garage has been completed.
- MCTI & Sullivan Trail Expansions – Environmental work has restarted for the MCTI and Sullivan Trail work.
- R. Wielebinski made a motion, seconded by M. Velardi, to authorize the purchase of a PS#5 Flow Meter & Bioxide Pump in the amount of \$12,460.95. All in favor. Motion carried.
- Road paving update – 16 roads identified for a maintenance application. Bid's hopefully going out soon.
- Bridge Inspections – We met with Jason Carver, Bridge inspector, updates forthcoming.
- Fish Hill speed limit recommendation after review, has been determined to be 35 MPH.
- Parks Update – Brian is off to a great start. MVP pickleball courts and tennis courts have opened up. The ice rink at TLC has been removed for the season and the pickleball courts will open soon. Park staff are due back next week to prepare for the April 1st season opening.

Events Report-Jennifer Gambino

- Fishing derby registration will open soon.
- Partnering with the Monroe County Children and youth for a Community Egg Hunt April 6th, with county wide police, fire, and EMS.
- R. Wielebinski made a motion, seconded by N. Leap, to waive the pavilion fee for IU20 (Nonprofit) for 5/16/25. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to waive the pavilion fee for Boy Scouts troop 80 for 8/9/25. All in favor. Motion carried.

Township Engineer Report-Jon Tresslar

- Sewer Business Update – Surveying MCTI and at the college.
- Learn Road safety enhancement project and roundabout survey work. Out for Bid.
- Discussion regarding addressing and center line for Moss Drive) on next meeting agenda.
- Fish Hill Rd. – The two 25 MPH areas are appropriate. The Middle section should be set at 35 MPH.
- Bridge Report – Three bridges, Stadden Rd., Lower Scott Run, and Cranberry Creek Road all have scour issues and are on PennDOT's critical list, meaning they need to be addressed within the next six months. We will move forward and get the necessary permits for maintenance and then probably put them out for Bid on repairs.
- N. Leap asked if we have heard from Senator Brown's office of the DEP for Laurel Lake Dam. Discussion was had regarding alternate plans should the dam be shut down.

Township Solicitor Report-Leo DeVito

- Sewer Business Update – no updates
- General legal update –
 - Oral arguments 4/8 in Harrisburg at 9:30 for Sunset Hill Shooting Range.
 - Leo Mentioned engaging Edgar Siemens firm out of Harrisburg to advise concerning the LERTA and assist its process through with the county and school board. An Engagement letter has been received from them at a rate of \$315/hr.
 - R. Wielebinski made a motion, seconded by B. Winot, to hire Edgar Siemens, to be the Special Council for the LERTA. All in favor. Motion carried.
- Update – Archer Lane - None
- Learn Road Easement Process – Inching forward.
- TASA Sidewalk Update – Easements – received the documents that PennDOT is looking for. We are moving forward.

Public Comment

Vincent Trapasso (Resident) – Asked for an update on the Sullivan Trail sewer expansion. Hopefully moving on soon. Some testing has been done. He would be happy to provide well tests and mentioned a pumpstation area. He asked about the status of repairing the water issue on Mountain View Dr. and offered his assistance.

Charles Keppler (Resident) – Questioned why the LERTA needs to be a new construction for the building to qualify. He believes a workshop would be beneficial to address questions such as these. He stated that a State College borough used a LERTA specifically to revitalize older historic buildings in their town.

Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting 7:40p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Tuesday March 26, 2025

SUMMARY

Ratify

General Fund	\$	12,555.58
Payroll	\$	270,774.34
Sewer Operating	\$	4,697.18
Sewer Construction	\$	-
Capital Reserve	\$	-

Bill List

TOTAL General Fund	\$	251,352.27
TOTAL Sewer <u>OPERATING</u> Fund	\$	183,242.45
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	2,003.00
TOTAL Capital Reserve Fund	\$	97,199.60
Liquid Fuels		
TOTAL EXPENDITURES	\$	821,824.42

Fire Tax Disbursement	\$	23,129.16
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Notes:

POCONO TOWNSHIP CHECK LISTING
Tuesday March 26, 2025

General Fund

	Date	TYPE	Vendor	Memo	Amount
Payroll	03/07/2025	ACH		PAYROLL ENDING 3/2/25	\$ 126,940.13
	03/21/2025	ACH		PAYROLL ENDING 3/16/25	\$ 143,834.21
				TOTAL PAYROLL	\$ 270,774.34

General Expenditures

	Date	Check	Vendor	Memo	Amount
	03/03/2025	2270	Brodhead Creek Regional Authority	TWP, Police, TLC Water	124.89
	03/03/2025	2271	PENTELEDATA	TWP Internet	409.40
	03/03/2025	2272	PENTELEDATA	MVP Internet	126.13
	03/03/2025	2273	PENTELEDATA	Police Internet	698.00
	03/11/2025	2274	Blue Ridge Communications	Police 4 Lines/TWP 6 Lines	416.18
	03/11/2025	2275	PPL Electric Utilities	Lights & Signal	139.01
	03/12/2025	2276	District Court 43-3-03	12.16C.1.21; 12637403014666 Civil 2025	219.75
	03/12/2025	2277	District Court 43-3-03	12.10.1.44; 12636200831573 Civil 2025	232.25
	03/14/2025	2278	PPL Electric Utilities	Utilities-TWP, Kennys Way, Park	9,970.22
	03/19/2025	2279	District Court 43-3-03	12.3.1.28-17; 12638303148630 1305 Cerise Wa	219.75
				TOTAL General Fund Bills	\$ 12,555.58

Sewer Operating Fund

	Date	Check	Vendor	Memo	Amount
	03/03/2025	1292	BRODHEAD CREEK REGIONAL AUTHORITY	Pump Station 2, 3, 5 Water	110.50
	03/03/2025	1293	PENTELEDATA	Pump Stations Internet	369.75
	03/12/2025	1295	BLUE RIDGE COMMUNICATIONS	Pump Station 1 & 2 Phone	132.38
	03/14/2025	1296	PPL Electric Utilities*	Pump Stations Electric	3,862.49
	03/14/2025	1297	Verizon	Sewer SCADA System	35.87
	03/17/2025	1298	BLUE RIDGE COMMUNICATIONS	Pump Station 5 Phone	66.16
	03/19/2025	1299	Verizon Wireless	Sewer Modems	120.03
				TOTAL Sewer Operating Fund	\$ 4,697.18

Sewer Construction Fund

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

Capital Reserve Fund

	Date	Check	Vendor	Memo	Amount
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			TOTAL Capital Reserve Fund	<u>\$ -</u>
TOTAL General Fund	\$	12,555.58		
TOTAL Sewer Operating	\$	4,697.18	Authorized by:	
TOTAL Sewer Construction	\$	-		
Total Capital Reserve	\$	-	Transferred by:	
	\$	<u>17,252.76</u>		

POCONO TOWNSHIP CHECK LISTING

Tuesday March 26, 2025

General Fund

Date	Check	Vendor	Memo	Amount
03/20/2025	2280	A & E Glass, Inc.	Insulated Glass Replacement Unit 1ea for NCC	195.00
03/20/2025	2281	Ackerman, Earl	3/9 - 3/14/2025 Training	1,026.65
03/20/2025	2282	ADP, INC	ADP Time & Attendance 1/31, 2/16 & 3/2/25	790.19
03/20/2025	2283	American Heritage Life Insurance Company	11167	673.16
03/20/2025	2284	ARGS Technology, LLC	Feb 2025 Remote IT Services	4,956.50
03/20/2025	2285	Auto Parts of Tannersville, Inc.	Vehicle parts	1,247.35
03/20/2025	2286	Axon Enterprise, Inc.	Police Cartridges 15ea	568.65
03/20/2025	2287	B&H Photo-Video, Inc.	ELMO Document Camera (Total for Cameras \$4,346, \$2,227 to be billed a/o 2/28/25)	6,725.88
03/20/2025	2288	Bartonsville Printing	Northeast Site Banner	195.00
03/20/2025	2289	Bianchi Joe	2/17 - 2/21/25 SWAT Training Reimb.	216.80
03/20/2025	2290	Big Brown Fish Hatchery, Inc.	Fish Supply for Fishing Derby 4/10/25	3,419.85
03/20/2025	2291	Brodhead Creek Regional Authority	Kenny's Way & TWP Sewer	247.50
03/20/2025	2292	Broughal & DeVito, L.L.P.	Legal	8,601.50
03/20/2025	2293	Cefali and Associates PC	Jan 2025 Treasury Services	640.00
03/20/2025	2294	Cleveland Brothers Equip. Co.	Cat Roller Supplies	205.35
03/20/2025	2295	Cooper Electric	Heater for MVP	167.82
03/20/2025	2296	DES-CPR	Feb 2025 Recycling	30.00
03/20/2025	2297	E.M.Kutz, Inc.	Metering Air Bonnet 3ea for Truck 6	767.43
03/20/2025	2298	Eric A. Moses Co.	Rags	101.75
03/20/2025	2299	Freedom Sports LLC	5.56 mm Reduced Backpressure w/Muzzle Device	520.00
03/20/2025	2300	GIANT FLOOR	Area Rug, Sundries Coils, Tubes & Nozzles for NCC	6,537.26
03/20/2025	2301	Gotta Go Potties	TLC Park Baseball Field Rentals	85.00
03/20/2025	2302	Grant Success Lab	Mar 2025 Grant Services	3,300.00
03/20/2025	2303	HUNTER KEYSTONE PETERBILT	3/4" Hose Bead for Truck 10	58.67
03/20/2025	2304	Iannazzo, Marc	3/3-7/2025 Training	460.13
03/20/2025	2305	J. P. Mascaro & Sons	MVP Waste Removal	253.70
03/20/2025	2306	Jan-Pro of NEPA	PW, TWP, Police, Heritage Ctr. Cleaning	1,723.97
03/20/2025	2307	Jim's Drywall Supplies, Inc.	4 x 8 x 5/8 2ea for NCC	35.00
03/20/2025	2308	JNK Hydrotect & Extinguisher Supply Co.	Extinguisher Service	204.95
03/20/2025	2309	Kimball Midwest	Various Supplies	174.59
03/20/2025	2310	Marki Rolloff Container, Inc.	NCC Garbage Removal	543.79
03/20/2025	2311	Marshall Machinery, Inc.	Park Equip Maint	262.75
03/20/2025	2312	McMaster-Carr	MVP Urinal Repair	210.52
03/20/2025	2313	MetLife - Non Uni. Pen. Plan	Pension	8,708.97
03/20/2025	2314	MetLife - Non Uni. Pen. Plan	Pension	230.26
03/20/2025	2315	Miller, Larry	3/15/25 Uniform	149.98
03/20/2025	2316	Monroe County Conservation District	8/15/24 MVP Family Scavenger Hunt	75.00
03/20/2025	2317	MRM Workers' Compensation Pooled Trust	Install 7 of 12 2025	16,534.28
03/20/2025	2318	Nationwide - 457	457 plan	4,977.24
03/20/2025	2319	Nationwide - 457	458 plan	4,962.41
03/20/2025	2320	NEPA Business Technologies LLC	Phone Support TWP, Police	193.00
03/20/2025	2321	Night and Day Diesel	Truck 6 Service	400.00

03/20/2025	2322	O'Brien's-Glose Moving & Storage	NCC Move	627.35
03/20/2025	2323	PMHIC	Health Ins	70,792.55
03/20/2025	2324	Pocono Record	Advertising	436.14
03/20/2025	2325	Pocono Township	3462 Rt 715 Travel 2 Pocono Escrow	1,139.00
03/20/2025	2326	Portland Contractors, Inc.	Pocono TWP Feb 2025 Monthly Fee	335.00
03/20/2025	2327	PowerDMS, Inc.	2025 PowerTime Sub 5/1/25 - 12/31/25	2,795.63
03/20/2025	2328	PPL Electric Utilities	TLC Lighting	253.43
03/20/2025	2329	Rath, Eric	Uniform Reimbursement	169.88
03/20/2025	2330	RecDesk LLC	Dec 2024 - Dec 2025 Annual Sub	1,950.00
03/20/2025	2331	Reliable Sign and Striping	Left & Rt Curve Symbol Signs	140.00
03/20/2025	2332	Sarcinello Planning & GIS Services	Feb 2025 Monthly Fee	4,534.56
03/20/2025	2333	Scicutella, Michael	3/9 - 3/14/2025 Training Reimb	191.84
03/20/2025	2334	SFM Consulting LLC	Feb 2025 Zoning & Building Services	44,286.95
03/20/2025	2335	Silvi Cement / Slag / Salt	Salt, Bulk Rollup Untreated 90.41 tns	7,413.62
03/20/2025	2336	Sparkle Car Wash	Feb 2025 Police Car Washes	13.16
03/20/2025	2337	Staples	Copy Paper	212.45
03/20/2025	2338	Staples	Office Supplies	128.54
03/20/2025	2339	State Workers Insurance Fund	Install 3 of 10 2025	2,770.00
03/20/2025	2340	StopStick, LTD	2 9' Stop Stick Kits	1,045.00
03/20/2025	2341	T&M Associates	Engineering	10,862.81
03/20/2025	2342	The Teneo Group	KnowBe4 Training	2,432.00
03/20/2025	2343	Troy Mechanical, Inc.	Repair/Replacement NCC Bathrooms	6,840.00
03/20/2025	2344	TRP Allentown	Clutch Fan	985.26
03/20/2025	2345	Tulpehocken Mountain Spring Water Inc	MVP Drinking Water	14.00
03/20/2025	2346	ULINE	Office Desk/Hutch/Chair for NCC	1,787.41
03/20/2025	2347	UNIFIRST Corporation	TWP Mats	82.12
03/20/2025	2348	Wilson Products Compressed Gas Co.	Argon & Oxygen Cylinder Rentals	16.50
03/20/2025	2349	Witmer Public Safety Group	Ammo	7,289.12
03/21/2025	2350	J. P. Mascaro & Sons	TWP Waste Removal	430.10
TOTAL GENERAL FUND				<u>\$251,352.27</u>

Sewer Operating

Date	Check	Vendor	Memo	Amount
03/21/2025	1300	Aspen Pest Control	Pump Station 1 & 5 Mice Service	110.00
03/21/2025	1301	BRODHEAD CREEK REGIONAL AUTHORITY	March 2025 O&M	112,047.92
03/21/2025	1302	BRODHEAD CREEK REGIONAL AUTHORITY	Bioxide - Evoqua Inv 906891340	7,162.62
03/21/2025	1303	BRODHEAD CREEK REGIONAL AUTHORITY	Sewer Mapping Mar 2025	1,500.00
03/21/2025	1304	BROUGHAL & DEVITO, L.L.P.	Legal	544.50
03/21/2025	1305	EEMA O&M Services Group, Inc.	Op & Maint Services Mar 2025	9,917.75
03/21/2025	1306	Henry's Generator Service	Job 1060380025 Pump Station 5 Repairs	18,320.11
03/21/2025	1307	J P Mascaro & Sons	Pump Station 5 Waste Removal	293.85
03/21/2025	1308	Pocono Township	Feb 2025 Admin Serv & Overhead	14,753.25
03/21/2025	1309	SUBURBAN TESTING LABS	Pocono TWP Monthly NPDES	627.00
03/21/2025	1310	T&M ASSOCIATES	Engineering	17,965.45
				<u>\$183,242.45</u>

Sewer Construction
Fund

Date	Check	Vendor	Memo	Amount
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3/21/2025

03/21/2025	1013	T&M Associates	Bartonsville Ave Sewer line Extension	2,003.00
TOTAL Sewer Construction Fund				<u>\$2,003.00</u>

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
03/20/2025	1092	AXON ENTERPRISES	Black X26P CEW, Handle Taser 2ea	2,456.50
03/20/2025	1093	Build All Contracting Co.	Repair & Paint Bridge Rail on Scotrun Ave.	2,800.00
03/20/2025	1094	T&M Associates	Engineering	16,735.40
03/20/2025	1095	Telco, Inc.	Proj 2023 Monroe Co Green Light Go GRANT	75,207.70
TOTAL Capital Reserve Fund				<u>\$97,199.60</u>

Liquid Fuels

Date	Check	Payee	Memo	Amount
				<u>\$0.00</u>

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
03/20/2025	1056	Pocono Township Volunteer Fire Co.	Interim A Feb 2025 / PMT 1 2025	\$ 23,129.16
TOTAL Fire Tax				<u>\$23,129.16</u>

General Fund	\$	251,352.27	Authorized by: _____
Sewer Operating	\$	183,242.45	
Sewer Construction Fund	\$	2,003.00	
Capital Reserve	\$	\$97,199.60	Transferred by: _____
Fire Tax Disbursement	\$	23,129.16	
Liquid Fuels	\$	-	
TOTAL TRANSFERS	\$	<u>556,926.48</u>	

Pocono Township 2025 Spring/Fall Clean-Up - Bids Received					
Company Name	Price per Cubic Yard	Spring Total \$ (700 cubic yds)	Fall Total \$ (400 cubic yds)	Total Bid	Bid Packet Complete
That's Gotta Go LLC	\$28.00	\$19,600.00	\$11,200.00	\$30,800.00	Y
G&S Container Service Inc.	\$29.25	\$20,475.00	\$11,700.00	\$32,175.00	Y
Marki Rolloff Container, Inc.	\$27.70	\$19,390.00	\$11,080.00	\$30,470.00	Y
Waste Management	\$48.39	\$33,873.00	\$19,356.00	\$53,229.00	Y
J.P. Mascaro & Sons	\$42.00	\$29,400.00	\$16,800.00	\$46,200.00	Y



YOUR GOALS. OUR MISSION.

March 11, 2025

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

**SUBJECT: LANDS OF THE SPIRIT OF SWIFTWATER – PHASE II
CONSTRUCTION ESCROW RELEASE NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1287, T&M PROJECT NO. POCO-R0613**

Dear Commissioners:

Based upon our review of this request and construction inspections to date, we recommend that the Applicant be allowed to reduce their construction escrow by **TWO HUNDRED FORTY-FIVE THOUSAND FIFTY-ONE DOLLARS AND THIRTY-SEVEN CENTS (\$245,051.37)**. A line-item tabulation for this release is attached for your files. Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

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

Sincerely,

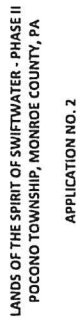
Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/meh

Enclosures

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

G:\Projects\POCO\R0613\Construction\Escrow Release\Escrow Release No. 2\Escrow Release #2 Cover Letter.docx



T&M ASSOCIATES JOB NO.: POCO-R0613

DONE BY: MEH	DATE: 03/10/25
CHECKED BY: JST	DATE: 03/10/25

[illegible]

No.	ITEM DESCRIPTION	UNIT	QUANTITY	ORIGINAL ESCROW AMOUNT		CURRENT RELEASE		RELEASED TO DATE		REMAINING ESCROW	
				UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
V	WATERLINE 8" D.I.P. Class 52 4" Valve 8" Bend 6" Bend 4" Bend 8" Bend 8"x8"x6" Tee Thrust Blocks/Anchor Blocks Hydrants 6" D.I.P. Class 52 4" D.I.P. Class 52 6" Valve 8"x6"x6" Tee SUBTOTAL ITEM V	LF	456	\$ 65.00	\$ 29,640.00	456	\$ 29,640.00	456	\$ 29,640.00	0	\$ -
		EA	1	\$ 1,550.00	\$ 1,550.00	1	\$ 1,550.00	1	\$ 1,550.00	0	\$ -
		EA	4	\$ 320.00	\$ 1,280.00	4	\$ 1,280.00	4	\$ 1,280.00	0	\$ -
		EA	1	\$ 280.00	\$ 280.00	1	\$ 280.00	1	\$ 280.00	0	\$ -
		EA	2	\$ 250.00	\$ 500.00	2	\$ 500.00	2	\$ 500.00	0	\$ -
		EA	1	\$ 500.00	\$ 500.00	1	\$ 500.00	1	\$ 500.00	0	\$ -
		EA	7	\$ 250.00	\$ 1,750.00	7	\$ 1,750.00	7	\$ 1,750.00	0	\$ -
		EA	2	\$ 3,580.00	\$ 7,160.00	2	\$ 7,160.00	2	\$ 7,160.00	0	\$ -
		LF	430	\$ 58.00	\$ 24,940.00	430	\$ 24,940.00	430	\$ 24,940.00	0	\$ -
		LF	147	\$ 54.00	\$ 7,938.00	147	\$ 7,938.00	147	\$ 7,938.00	0	\$ -
		EA	3	\$ 2,580.00	\$ 7,740.00	3	\$ 7,740.00	3	\$ 7,740.00	0	\$ -
		EA	1	\$ 500.00	\$ 500.00	1	\$ 500.00	1	\$ 500.00	0	\$ -
					\$ 83,778.00		\$ 83,778.00		\$ 83,778.00		\$ -
VI	SANITARY SEWER 6" PVC 4"x4" Anti-Sleep Collar Manhole PVC Cleanouts and Traps 6"x6"x6" WYE Testing Core through building foundation Sanitary Sewer Meter SCADA and Electric Works/Control Panel Dual Check Valve Pit Dual Check Valve/Cleanout Assembly SUBTOTAL ITEM VI	LF	627	\$ 75.00	\$ 47,025.00	0	\$ -	627	\$ 47,025.00	0	\$ -
		EA	1	\$ 1,200.00	\$ 1,200.00	0	\$ -	1	\$ 1,200.00	0	\$ -
		EA	3	\$ 7,500.00	\$ 22,500.00	0	\$ -	3	\$ 22,500.00	0	\$ -
		EA	7	\$ 1,200.00	\$ 8,400.00	2	\$ 2,400.00	7	\$ 8,400.00	0	\$ -
		EA	6	\$ 500.00	\$ 3,000.00	1	\$ 500.00	6	\$ 3,000.00	0	\$ -
		EA	1	\$ 7,500.00	\$ 7,500.00	0	\$ -	0	\$ -	1	\$ 7,500.00
		EA	6	\$ 500.00	\$ 3,000.00	1	\$ 500.00	1	\$ 500.00	5	\$ 2,500.00
		EA	1	\$ 4,778.00	\$ 4,778.00	0	\$ -	0	\$ -	1	\$ 4,778.00
		LS	1	\$ 5,000.00	\$ 5,000.00	0	\$ -	0	\$ -	1	\$ 5,000.00
		EA	1	\$ 7,500.00	\$ 7,500.00	0	\$ -	0	\$ -	1	\$ 7,500.00
		LS	1	\$ 2,500.00	\$ 2,500.00	0	\$ -	0	\$ -	1	\$ 2,500.00
					\$ 112,403.00		\$ 3,400.00		\$ 82,625.00		\$ 29,778.00
VII	SITE CONCRETE Curb Depressed Curb Sidewalk ADA ramps Dumpster Pad w/Fence SUBTOTAL ITEM VII	LF	3,221	\$ 21.00	\$ 67,641.00	950	\$ 19,950.00	950	\$ 19,950.00	2,271	\$ 47,691.00
		LF	114	\$ 21.00	\$ 2,394.00	0	\$ -	0	\$ -	114	\$ 2,394.00
		SV	251	\$ 139.00	\$ 34,889.00	0	\$ -	0	\$ -	251	\$ 34,889.00
		EA	3	\$ 1,200.00	\$ 3,600.00	0	\$ -	0	\$ -	3	\$ 3,600.00
		LS	1	\$ 12,000.00	\$ 12,000.00	0	\$ -	0	\$ -	1	\$ 12,000.00
					\$ 120,524.00		\$ 19,950.00		\$ 19,950.00		\$ 100,574.00
VIII	LANDSCAPING Shade Trees Evergreen Trees Permanent Seed and Mulch SUBTOTAL ITEM VIII	EA	22	\$ 650.00	\$ 14,300.00	0	\$ -	0	\$ -	22	\$ 14,300.00
		EA	22	\$ 350.00	\$ 7,700.00	0	\$ -	0	\$ -	22	\$ 7,700.00
		LS	1	\$ 5,000.00	\$ 5,000.00	0	\$ -	0	\$ -	1	\$ 5,000.00
					\$ 27,000.00		\$ -		\$ -		\$ 27,000.00
IX	LIGHTING Single Fixture w/Pole and Foundation SUBTOTAL ITEM IX	EA	16	\$ 3,218.75	\$ 51,500.00	0	\$ -	0	\$ -	16	\$ 51,500.00
					\$ 51,500.00		\$ -		\$ -		\$ 51,500.00



Hanover Engineering
Cost Estimate for Required Improvements
The Spirit of Swiftwater Apartments - Phase II
Pocono Township, Monroe County, PA
Prepared By: Salvatore Caiazza, PE
Release Request #1: 8/16/2024
Release Request #2: 10/22/2024
Release Request #3: 02/25/2025

Release Request #3: 02/25/2025											
No.	Item	Quantity	Unit	Unit Price	Item Total	Current Release	Previously released	Remaining in Escrow			
						Quantity	Cost	Quantity	Cost		
I	Mobilization/General requirements										
A	Mobilization/General requirements	1	EA	\$ 5,000.00	\$ 5,000.00	-	\$ 0.5 \$ 2,500.00	0.5	\$ 2,500.00		
B	Layout/Survey	1	EA	\$ 15,000.00	\$ 15,000.00	-	\$ 0.9 \$ 13,500.00	0.1	\$ 1,500.00		
C	Sanitary and dumpster	18	Per Month	\$ 750.00	\$ 13,500.00	-	\$ 6 \$ 4,500.00	12	\$ 9,000.00		
	Sub-Total Mobilization/General requirements				\$ 33,500.00	-	\$ 20,500.00		\$ 13,000.00		
II	Erosion and Sediment Pollution Control										
A	Rock Construction entrance 150 FT	1	EA	\$ 2,500.00	\$ 2,500.00	-	\$ 1 \$ 2,500.00	0	\$ -		
B	12" Silt Sock	42	LF	\$ 4.00	\$ 168.00	-	\$ 42 \$ 168.00	0	\$ -		
C	24" Silt Sock	974	LF	\$ 6.00	\$ 5,844.00	-	\$ 974 \$ 5,844.00	0	\$ -		
D	Stilling Basin	6	EA	\$ 500.00	\$ 3,000.00	-	\$ 3 \$ 1,500.00	3	\$ 1,500.00		
E	Riprap Apron R-5	1	EA	\$ 700.00	\$ 700.00	-	\$ 1 \$ 700.00	0	\$ -		
F	Temporary mulch and seed	3	AC	\$ 1,600.00	\$ 4,800.00	-	\$ 3 \$ 4,800.00	0	\$ -		
G	Rock Filter	1	EA	\$ 250.00	\$ 250.00	-	\$ 1 \$ 250.00	0	\$ -		
H	Inlet Protection	20	EA	\$ 100.00	\$ 2,000.00	-	\$ 2 \$ 200.00	18	\$ 1,800.00		
I	BMP removal	1	LS	\$ 600.00	\$ 600.00	-	\$ 0 \$ -	1	\$ 600.00		
J	Swale/Berm T1	255	LF	\$ 50.00	\$ 12,750.00	-	\$ 255 \$ 12,750.00	0	\$ -		
K	Sediment Traps	2	EA	\$ 10,000.00	\$ 20,000.00	-	\$ 2 \$ 20,000.00	0	\$ -		
L	Maintain E&S Controls	1	LS	\$ 2,000.00	\$ 2,000.00	-	\$ 0 \$ -	1	\$ 2,000.00		
	Sub Total Erosion and Sediment Pollution Control				\$ 54,612.00	-	\$ 48,712.00		\$ 5,900.00		
III	Earthwork										
A	Site cut	16456	CY	\$ 3.00	\$ 49,368.00	0	\$ 15000 \$ 45,000.00	1456	\$ 4,368.00		
B	Site fill	4635	CY	\$ 3.00	\$ 13,905.00	0	\$ 4400 \$ 13,200.00	235	\$ 705.00		
C	Grubbing	4	Ac	\$ 4,250.00	\$ 17,000.00	0	\$ 4 \$ 17,000.00	0	\$ -		
D	Retaining Wall	24	LF	\$ 45.00	\$ 1,080.00	0	\$ 0 \$ -	24	\$ 1,080.00		
E	Curb Excavate and backfill	3335	LF	\$ 1.50	\$ 5,002.50	1485	\$ 2,227.50	1850	\$ 2,775.00		
	Sub Total Earthwork				\$ 86,355.50	\$ 2,227.50	\$ 75,200.00		\$ 8,928.00		

Item	Quantity	Unit	Unit Price	Item Total	Quantity	Cost	Quantity	Cost	Quantity	Cost
Stormwater Facilities										
A 18" HDPE	1570 LF		\$ 55.00	\$ 86,350.00	302	\$ 16,610.00	1268	\$ 69,740.00	0	\$ -
B Inlets (Type C)	7		\$ 2,800.00	\$ 19,600.00	4	\$ 11,200.00	3	\$ 8,400.00	0	\$ -
C Inlets (Type M)	13 EA		\$ 2,800.00	\$ 36,400.00	6	\$ 16,800.00	7	\$ 19,600.00	0	\$ -
D Convert Trap to Infiltration Basin	1 EA		\$ 8,000.00	\$ 8,000.00	0	\$ -		\$ -	1	\$ 8,000.00
E Convert Trap to Detention Basin	1 EA		\$ 5,000.00	\$ 5,000.00	0	\$ -		\$ -	1	\$ 5,000.00
F Post and Rail Fence	463 LF		\$ 45.00	\$ 20,835.00	0	\$ -		\$ -	463	\$ 20,835.00
G Endwalls	9 EA		\$ 2,000.00	\$ 18,000.00	1	\$ 2,000.00	7	\$ 14,000.00	1	\$ 2,000.00
Sub Total Stormwater Facilities				\$ 194,185.00		\$ 46,610.00		\$ 111,740.00		\$ 35,835.00
Waterline										
A 8" D.I.P. Class 52	456 LF		\$ 65.00	\$ 29,640.00	456	\$ 29,640.00		\$ -	0	\$ -
B 4" Valve	1 EA		\$ 1,550.00	\$ 1,550.00	1	\$ 1,550.00		\$ -	0	\$ -
C 8" Bend	4 EA		\$ 320.00	\$ 1,280.00	4	\$ 1,280.00		\$ -	0	\$ -
D 6" Bend	1 EA		\$ 280.00	\$ 280.00	1	\$ 280.00		\$ -	0	\$ -
E 4" Bend	2 EA		\$ 250.00	\$ 500.00	2	\$ 500.00		\$ -	0	\$ -
F 8"x8"x6" Tee	1 EA		\$ 500.00	\$ 500.00	1	\$ 500.00		\$ -	0	\$ -
G Thrust Blocks/Achor Blocks	7 EA		\$ 250.00	\$ 1,750.00	7	\$ 1,750.00		\$ -	0	\$ -
H Hydrants	2 EA		\$ 3,580.00	\$ 7,160.00	2	\$ 7,160.00		\$ -	0	\$ -
I 6" D.I.P. Class 52	430 LF		\$ 58.00	\$ 24,940.00	430	\$ 24,940.00		\$ -	0	\$ -
J 4" D.I.P. Class 52	147 LF		\$ 54.00	\$ 7,938.00	147	\$ 7,938.00		\$ -	0	\$ -
K 6" Valve	3 EA		\$ 2,580.00	\$ 7,740.00	3	\$ 7,740.00		\$ -	0	\$ -
L 8"x8"x6" Tee	1 EA		\$ 500.00	\$ 500.00	1	\$ 500.00		\$ -	0	\$ -
Sub Total Waterline				\$ 83,778.00		\$ 83,778.00		\$ -		\$ -
Sanitary Sewer										
A 6"PVC	627 LF		\$ 75.00	\$ 47,025.00		\$ -	627	\$ 47,025.00	0	\$ -
B 4"x4' Anti-Seep Collar	1 EA		\$ 1,200.00	\$ 1,200.00		\$ -	1	\$ 1,200.00	0	\$ -
C Manhole	3 EA		\$ 7,500.00	\$ 22,500.00		\$ -	3	\$ 22,500.00	0	\$ -
D PVC Cleanouts and Traps	7 EA		\$ 1,200.00	\$ 8,400.00	2	\$ 2,400.00	5	\$ 6,000.00	0	\$ -
E 6"x6"x6" WYE	6 EA		\$ 500.00	\$ 3,000.00	1	\$ 500.00	5	\$ 2,500.00	0	\$ -
F Testing	1 EA		\$ 7,500.00	\$ 7,500.00		\$ -		\$ -	1	\$ 7,500.00
G Core through building foundation	6 EA		\$ 500.00	\$ 3,000.00	1	\$ 500.00		\$ -	5	\$ 2,500.00
H Sewer Flow Meter	1 EA		\$ 4,778.00	\$ 4,778.00		\$ -		\$ -	1	\$ 4,778.00
I Sewer Flow Meter Control Panel	1 EA		\$ 5,000.00	\$ 5,000.00		\$ -		\$ -	1	\$ 5,000.00
J Dual Check Valve Chamber	1 EA		\$ 7,500.00	\$ 7,500.00		\$ -		\$ -	1	\$ 7,500.00
K Dual Check Valve Assembly	1 EA		\$ 2,500.00	\$ 2,500.00		\$ -		\$ -	1	\$ 2,500.00
Sub Total Sanitary Sewer				\$ 112,403.00		\$ 3,400.00		\$ 79,225.00		\$ 29,778.00

	Item	Quantity	Unit	Unit Price	Item Total	Quantity	Cost	Quantity	Cost	Quantity	Cost
VII	Site Concrete										
A	Curb	3221 LF		\$ 21.00	\$ 67,641.00		950 \$ 19,950.00		\$ -	2271 \$ 47,691.00	
B	Depressed Curb	114 LF		\$ 21.00	\$ 2,394.00		\$ -		\$ -	114 \$ 2,394.00	
C	Sidewalks	251 SY		\$ 139.00	\$ 34,889.00		\$ -		\$ -	251 \$ 34,889.00	
D	ADA Ramps	3 EA		\$ 1,200.00	\$ 3,600.00		\$ -		\$ -	3 \$ 3,600.00	
E	Dumpster Pad with Fence	1 LS		\$ 12,000.00	\$ 12,000.00		\$ -		\$ -	1 \$ 12,000.00	
	Sub Total Site Concrete				\$ 120,524.00		\$ -		\$ -	\$ 100,574.00	
XIII	Site Landscaping										
A	Shade Trees	22 EA		\$ 650.00	\$ 14,300.00		\$ -		\$ -	22 \$ 14,300.00	
B	Evergreen Trees	22 EA		\$ 350.00	\$ 7,700.00		\$ -		\$ -	22 \$ 7,700.00	
C	Permanent Seed and Mulch	1 LS		\$ 5,000.00	\$ 5,000.00		\$ -		\$ -	1 \$ 5,000.00	
	Sub Total Pavement				\$ 27,000.00		\$ -		\$ -	45.00 \$ 27,000.00	
IX	Lighting										
A	Single Fixture w/ Pole and Foundation	16 EA		\$ 3,218.75	\$ 51,500.00		\$ -		\$ -	16 \$ 51,500.00	
	Sub Total Pavement				\$ 51,500.00		\$ -		\$ -	16.00 \$ 51,500.00	
X	Pavement, Striping, Signage										
A	Signage	15 EA		\$ 165.00	\$ 2,475.00		\$ -		\$ -	15 \$ 2,475.00	
B	Guardrail	628 LF		\$ 45.00	\$ 28,260.00		\$ -		\$ -	628 \$ 28,260.00	
C	Emergency Access Geogrid	3230 SF		\$ 4.75	\$ 15,342.50		\$ -		\$ -	3,230 \$ 15,342.50	
D	Pavement Markings	1 LS		\$ 3,000.00	\$ 3,000.00		\$ -		\$ -	1 \$ 3,000.00	
E	Wheel Stops	4 EA		\$ 75.00	\$ 300.00		\$ -		\$ -	4 \$ 300.00	
F	1.5" 9.5MM Wearing Course	5850 SY		\$ 12.70	\$ 74,295.00		1635 \$ 20,764.50		\$ -	4215 \$ 53,530.50	
G	2.5" 19 MM binder course	5850 SY		\$ 15.10	\$ 88,335.00		1635 \$ 24,688.50		\$ -	4215 \$ 63,646.50	
H	6" 2A Aggregate Base Course	5850 SY		\$ 7.50	\$ 43,875.00		1635 \$ 12,262.50		\$ -	4215 \$ 31,612.50	
	Sub Total Pavement				\$ 255,882.50		\$ 57,715.50		\$ -	\$ 198,167.00	
XI	Miscellaneous										
A	Inspections	1 LS		\$ 20,000.00	\$ 20,000.00		\$ -		\$ -	1 \$ 20,000.00	
B	Main Electric and Communications Trenching	1 LS		\$ 38,500.00	\$ 38,500.00		\$ -		\$ -	1 \$ 38,500.00	
	Sub Total Miscellaneous				\$ 58,500.00		\$ -		\$ -	\$ 20,000.00	
	Total Improvement Cost				\$ 1,078,240.00	Total	\$ 193,731.00		\$ 335,377.00	\$ 490,682.00	
	110% Improvement Cost				\$ 1,186,064.00						
	Inspection and Administration (5%)				\$ 53,912.00						
	Total Required Financial Security				\$ 1,239,976.00						
	Total Amount of Work Previously Released				\$ 335,377.00						
	Total Amount of Work Completed to Date				\$ 529,108.00						
	Amount requested for Release #3 (2/25/2025)				\$ 193,731.00						
	Amount Remaining Secured (Including Retainage)				\$ 710,868.00						



March 26, 2025

Mr. David McHale

NBT Bank, NA

Commercial Lending Division

455 Market Street,

Kingston, PA 18704

RE: Pinnacle – Sprints' of Swiftwater Phase 2 – Escrow Release

Dear Mr. McHale,

Please accept this letter as confirmation that the Pocono Township Board of Commissioners voted at their public meeting on March 25, 2025 to reduce the construction escrow for The Spirit of Swiftwater Phase 2 in the amount of \$245,051.37, as reviewed by the Township Engineer, conditioned on the receipt of a standby letter of credit from NBT Bank, in the amount of \$245,051.37.

Pocono Township has received the Letter of Credit from Pinnacle in a form acceptable to the Township, as reviewed by the Township solicitor.

Please accept this letter as Pocono Township's authorization to reduce the escrow for Pinnacle- The Spirit of Swiftwater Phase 2 in the amount of \$245,051.37.

Feel free to reach out to me directly at 570-629-1922 ext. 1212 or jbelvin@poconopa.gov should you have any further questions or concerns.

Sincerely,

Jerrold Belvin, Manager

Pocono Township

112 Township Drive – Tannersville, PA 18372
Tel. 570-629-1922 * Fax 570-629-7325



Pocono Township Monthly Zoning Report

TO: Pocono Township Board of Commissioners
FROM: Lindsay Scerbo, Zoning Administrator
CC: Shawn McGlynn, Zoning Officer
DATE: March 19, 2025

Following is a report for the Zoning and Building Code Office's activity from March 13th to March 20th:

Permits Issued: 28

Zoning Permits: 6

Commercial – 1
Residential – 5

New Construction: 1

Commercial – 0
Residential – 1

Building Permits: 8

Commercial – 1
Residential – 7

Certificate of Occupancy – 10

Driveway – 1

TDU – 0

Well – 1

Grading – 1

Enforcement Actions:

- March 17, 2025 – 2768 Pocono Circle – Letter – A letter was sent to the owner of the property for initiating construction activity within the Township Right of Way in violation of the Township Streets and Sidewalks Ordinance. A response has yet to be received by the property owner.
- March 17, 2025 – 148 Tanbark Lane – Enforcement Notice – A property maintenance enforcement notice was issued to the property owner for the failure to maintain the property and permitting the accumulation of municipal waste and bulk items.
- March 17, 2025 – 3292 Route 611 – Email – An email was sent to the owner of the subject property for displaying feather flags on the subject property. The flags have since been removed and the violation has been closed.
- March 18, 2025 – 5527 Birchwood Drive – Letter – A letter was sent to the owner of the subject property for permitting the accumulation of municipal waste on the property.
- March 20, 2025 – 353 Cherry Lane Road – Enforcement Notice – A zoning enforcement notice was issued for establishing a transient dwelling use on the subject property.

Previously Discussed Properties:

- 117 Tannenbaum Way – A Grading Notice of Violation was issued for placing fill on the subject property without first obtaining a grading permit. **The property owner has been in contact with our office as well as the Monroe County Conservation District and is working toward compliance.**

- 129 Tannenbaum Way – A Grading Notice of Violation was issued for placing fill on the subject property without first obtaining a grading permit. The property owner has been in contact with our office as well as the Monroe County Conservation District and is working toward compliance.
- 135 Tannenbaum Way – A Grading Notice of Violation was issued for placing fill on the subject property without first obtaining a grading permit. The property owner has been in contact with our office as well as the Monroe County Conservation District and is working toward compliance.
- 1305 Cerise Way – Zoning and UCC Notices of Violation were issued for constructing a single-family dwelling on the property without first obtaining permit approvals. The Zoning Office will be filing a civil complaint against the property owner.

Closed Violations:

- 128 Kevins Lane – A letter was sent to the owners of the property, as it was brought to our attention that they may potentially be operating a home occupation from the property. The property owners have since contacted our office regarding this matter and have affirmed that no home occupation is being run and that the materials on the property are for personal use.

District Magistrate Hearings:

- 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. This hearing has been scheduled for April 3, 2025, at 1:00 PM.
- 136 Beaver Trail – A civil complaint was filed for initiating construction activity on the subject property without first obtaining the necessary permits. A default date for this matter has been scheduled for Monday, March 24, 2025, at 10:00 AM.
- 1313 Scotrun Drive – A civil complaint was filed for initiating construction activity on the subject property without first obtaining the necessary permits. A date for this matter has yet to be determined.
- 2351 Route 715 – A civil complaint was filed for initiating construction activity and expanding the use of the subject property without first obtaining the necessary permits and land development approvals. A date for this matter has yet to be determined.
- 175 Laurel Lake Road – Ten (10) non-traffic citations were filed against the owners of the subject property for various property maintenance violations. A date for these matters has yet to be determined.

Upcoming Public Hearings:

- None currently scheduled.

Fwd: FW: Address Request - Parcel 12.12.1.22-5 (Andrew Gerheart)

From: Lindsay Scerbo <lindsay@sfnconsultingllc.org>
Date: Thu 3/13/2025 2:31 PM
To: Krisann MacDougall <kmacdougall@poconopa.gov>

----- Forwarded message -----

From: **Monroe Readdressing** <MonroeReaddressing@monroecountypa.gov>
Date: Wed, Feb 19, 2025 at 2:20 PM
Subject: FW: Address Request - Parcel 12.12.1.22-5 (Andrew Gerheart)
To: Lindsay Scerbo <lindsay@sfnconsultingllc.org>

Hello Lindsay,

Any opinions on adding a centerline from Moss Drive? I understand that adding a centerline and choosing a road name may take time and approval from the supervisors.

Let me know your thoughts.

Thanks,

Kim Borger

Addressing Coordinator

monroereaddressing@monroecountypa.gov

570.517.3811

From: Monroe Readdressing
Sent: Thursday, February 13, 2025 3:21 PM
To: 'zoning' <zoning@poconopa.gov>
Subject: RE: Address Request - Parcel 12.12.1.22-5 (Andrew Gerheart)

Hello Lindsay,

Per the map, there are paper roads and additional lots behind TAX ID# 12.12.1.22-5. With the assignment of 7176 Moss Drive there is one available address

number (7178) for future development. Address numbers 7174, 7176, and 7180 are designated.

Please discuss the possibility of adding a centerline from Moss Drive for additional address numbering. If this happens, the 7176 Moss Drive address will change to the new road name.

I will return to the office next Wednesday the 19th. I will not send out the address document 7176 Moss Drive until I receive your thoughts on this issue.

Sincerely,

Kim Borger

E 9-1-1 Addressing Coordinator/Planner

monroereaddressing@monroecountypa.gov

570.517.3811



From: zoning <zoning@poconopa.gov>

Sent: Thursday, February 13, 2025 2:43 PM

To: Monroe Readdressing <MonroeReaddressing@monroecountypa.gov>

Subject: Address Request - Parcel 12.12.1.22-5 (Andrew Gerheart)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know

the content is safe.

Hi Kim,

Can you please assign an address to the above-referenced parcel? They are looking to construct a new single family dwelling with an estimated construction cost of \$500,000.00.

Please let me know if you need any additional information.

Kind regards,

Lindsay Scerbo, CZO
Zoning Administrator
SFM Consulting LLC

Pocono Township
112 Township Drive
Tannersville, PA 18372
(T) 570-629-1922 ext. 1215
(F) 570-629-7325

www.poconopa.gov

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POCONO TOWNSHIP PLAN STATUS

03/25/2025

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 S-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		2230747R	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 5/5/2017	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
1375A	POCO-R0624		Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	2/4/2025	Recommended for approval 2/10/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		Phase C
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21	12/6/2022				
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				
1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	11/6/2025	5/6/2025	8/6/2025		Extension Received 10/7/24
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	Ertle Development Wawa (10/10/23)	Land Dev't	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/6/24	5/6/2025	11/6/2024	2/6/2025		
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Dev't	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		
1426	POCO-R0750	-	Simpson Minor Subdivision (519-520 Post Hill Road) (7/8/24)	Minor Sub	Final	1/14/2025	Recommended for approval 2/10/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		

POCONO TOWNSHIP PLAN STATUS

03/25/2025

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1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Devt	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1431	POCO-R0810	-	Iroquois Ridge/Back Minor Subdivision (Sullivan Trail) (7/8/24)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
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

03/25/2025

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RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2022	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Devt	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/26/2024	
1364		1930090R	Sanofi B-78 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (05/08/2020)	Industrial Land Devt	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	
1372	POCO-R0621	2030104R	Camp Lindemere	Land Devt	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/23	
1375	POCO-R0624	2030115R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Devt	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/16/23	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Devt	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/24	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/21)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Devt	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1400	POCO-R0611	2230186R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Devt	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23				2/12/25	
1401	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/23	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/23	
1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/18/23				10/31/23	

POCONO TOWNSHIP PLAN STATUS

03/25/2025

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
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
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
03/25/2025

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

POCONO TOWNSHIP PLAN STATUS

03/25/2025

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												
Preliminary Plans Under Consideration												
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt/Lot Consolidation	Prelim/Final	6/12/2025	5/12/2025	6/2/2025	2/6/2025	3/10/2025		60 day ext. rec'd 3/6
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	6/12/2025	5/12/2025	6/2/2025	2/7/2025	3/10/2025		Phase B - 60 day ext. rec'd 3/4
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	3/10/2025		90 day ext. rec'd 1/13

POCONO TOWNSHIP PLAN STATUS
03/25/2025

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. Approved/Deny	Comments
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Devt	Prelim/Final	5/8/2025	4/14/2025	5/5/2025	2/3/2025	3/10/2025		Extension to 5/8 rec'd 3/5
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt/Lot Consolidation	Prelim/Final	5/31/2025	5/12/2025	5/19/2025	10/22/2024	3/10/2025		Extension to 5/31 rec'd 3/4
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	3/10/2025		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	3/10/2025		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	3/10/2025		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	3/10/2025		Extension rec'd 12/6/24
Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS
03/25/2025

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												
1440	POCO-R1100	-	Defazio Lot Joinder - 5120 Laurel Loop (2/3/25)	Lot Comb.	Final	5/4/2025	N/A	4/21/2025	3/19/2025		N/A	
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	5/4/2025	N/A	4/21/2025	3/11/2025		N/A	
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laurel Lake Road (2/3/25)	Lot Comb.	Final	5/4/2025	N/A	4/21/2025	3/18/2025		N/A	
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	6/12/2025	5/12/2025	6/2/2025	2/19/2025		Approval Rec. 3/10/25	Phase A - 60 day ext. rec'd 3/4
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	6/12/2025	5/12/2025	6/2/2025	2/19/2025		Approval Rec. 3/10/25	Phase D - 60 day ext. rec'd 3/4
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	6/17/2025	6/9/2025	6/16/2025	3/6/2025		Approval Rec. 3/10/25	Extension rec'd 3/3
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Prelim	6/17/2025	6/9/2025	6/16/2025	3/6/2025		Approval Rec. 3/10/25	Extension rec'd 3/3
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												