

**Pocono Township Board of Commissioners
Regular Meeting Minutes
March 25, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on March 25, 2025 and was opened by Chair Richard Wielebinski at 6:20 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Leo DeVito-Township Solicitor; Jon Tressler- Engineer; James Wagner-Chief of Police; Patrick Briegel-Public Works Director; Jerrod Belvin-Township Manager, Lindsay Scerbo-SFM Consulting, Erica Tomas-Administrative Assistant, Shawn McGlynn-SFM Consulting, Robert Kidwell-Esquire.

Public Comment

Cheryl Parks (Resident) – Informed the Board that the kennel now has 12 dogs per their website. Reiterated concerns regarding licensing and vaccinations. Expressed that the kennel negatively impacts her property value. Also reported a group of masked teenagers walking toward the church-owned property with two houses and two trailers.

Announcements

An executive session was held prior to the March 25, 2025 meeting to discuss personnel and litigation.

Hearings

Hearing #1

- R. Wielebinski made a motion, seconded by M. Velardi 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. All in favor. Motion carried.
- Board Comments & Public Comments – E. Gndt asked to clarify. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by N. Leap, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, 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. All in favor. Motion carried.

Hearing #2

- R. Wielebinski made a motion, seconded by B. Winot, to open the hearing to appeal the township code enforcement officers notice of dangerous structure/order to demolish.
- Board Comments & Public Comments- E. Gndt asked for clarity on the hearing. L. DeVito explained the details of the dangerous structure description. Further discussion was had by the board and legal representation on this matter. S. McGlynn confirmed that the building has been secured from entry. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by B. Winot, to continue the hearing for 60 days until May 19, 2025, the second Board of Commissioners meeting in May at 6:00 p.m. 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. All in favor. Motion carried.

Hearing #3

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to amend Ordinance, Chapter 90, Airport Zoning adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments – to add the definitions, both public and private to the township ordinances. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by B. Winot, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve the amendment of Ordinance, Chapter 90, Airport Zoning adding additional provisions for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #4

- R. Wielebinski made a motion, seconded by M. Velardi, to open the hearing to amend Ordinance, Chapter 129, Burning, Open, adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. B. Winot made a motion, seconded by R. Wielebinski to go on record that for each of the hearings 1 through 16, are only to add the definition to each of the ordinances. All in favor. Motion carried. L. DeVito stated the hearing has been properly advertised. Elizabeth Casciano asked for clarity regarding bon fires left unattended. Cindy Greggor enquired about the days for burning, permits, and materials.
- R. Wielebinski made a motion, seconded by B. Winot, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve the amendment of Ordinance, Chapter 129, Burning, Open, adding additional provisions for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #5

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to amend Ordinance, Chapter 205 Floodplain Management adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments.- L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by N. Leap, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to approve the amendment of Ordinance, Chapter 205 Floodplain Management adding additional provisions for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #6

- R. Wielebinski made a motion, seconded by B. Winot, to open the hearing to amend Ordinance, Chapter 212 Furnaces, Outdoor; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. N. Leap asked for clarification on what is classified as an outdoor furnace. Dawn Eilber asked what would be considered a nuisance regarding an outdoor furnace. Shawn McGlynn stated it would be items that are not permitted by the manufacturer and cause foul odors. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by N. Leap, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve the amendment of Ordinance, Chapter 212 Furnaces, Outdoor adding additional provision for nuisance to the Ordinance and repealing all ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #7

- R. Wielebinski made a motion, seconded by M. Velardi, to open the hearing to amend Ordinance, Chapter 220 Grading, Erosion and Sedimentation Control; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by B. Winot, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, 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. All in favor. Motion carried. B. Winot asked if this could be used in situations like stormwater problems created by other neighbors. L. DeVito stated yes.

Hearing #8

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to amend Ordinance, Chapter 230 Insurance Proceeds; Emergency Responses and Alarms; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by N. Leap, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, 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. All in favor. Motion carried.

Hearing #9

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to amend Ordinance, Chapter 235 Junkyards and Junk Vehicles; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by M. Velardi, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, 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. All in favor. Motion carried.

Hearing #10

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to amend Ordinance, Chapter 250 Maintenance of Properties; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by M. Velardi, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, 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. All in favor. Motion carried.

Hearing #11

- R. Wielebinski made a motion, seconded by B. Winot, to open the hearing to amend Ordinance, Chapter 302 Transient Dwelling Use of Single-Family Dwellings; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. Elizabeth Casciano asked specifically what a nuisance in this case would be. R. Wielebinski listed a number of examples. L DeVito explained further regarding the definition of a nuisance. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by N. Leap, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, 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. All in favor. Motion carried.

Hearing #12

- R. Wielebinski made a motion, seconded by B. Winot, to open the hearing to amend Ordinance, Chapter 333 Sewers, and Sewage Disposal; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. Elizabeth Casciano asked what would constitute a nuisance in this ordinance. R. Wielebinski explained. B. Winot stated what a reasonable person would consider a hazard. L. DeVito read the definition of a private nuisance. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by N. Leap, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, 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. All in favor. Motion carried.

Hearing #13

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to amend Ordinance, Chapter 356 Solid Waste; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by B. Winot, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to approve the amendment of Ordinance, Chapter 356 Solid Waste adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #14

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to amend Ordinance, Chapter 365 Stormwater Management; adding additional provisions for nuisances. All in favor. Motion carried. L. DeVito stated the hearing has been properly advertised.
- Board Comments & Public Comments.
- R. Wielebinski made a motion, seconded by M. Velardi, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve the amendment of Ordinance, Chapter 365 Stormwater Management adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #15

- R. Wielebinski made a motion, seconded by M. Velardi, to open the hearing to amend Ordinance, Chapter 382 Structures, dangerous; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by B. Winot, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to approve the amendment of Ordinance, Chapter 382 Structures, dangerous adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #16

- R. Wielebinski made a motion, seconded by B. Winot, to open the hearing to amend Ordinance, Chapter 404 Tires; adding additional provisions for nuisances. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated the hearing has been properly advertised.
- R. Wielebinski made a motion, seconded by M. Velardi, to close the hearing. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by B. Winot, to approve the amendment of Ordinance, Chapter 404 Tires adding additional provisions for nuisance to the Ordinance and repealing all Ordinances inconsistent therewith. All in favor. Motion carried.

Hearing #17

- R. Wielebinski made a motion, seconded by E. Gndt, 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. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito has been informed that the party has redesigned the proposal and now the waiver is not necessary. S. McGlynn explained further. Discussion was had by the board.
- R. Wielebinski made a motion, seconded by N. Leap, to close the hearing. All in favor. Motion carried.
- As the matter has been withdrawn, no action was taken by the board.

Resolutions

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-06 Granting Conditional Approval for the Route 611 Dual Hotel Subdivision plan. All in favor. Motion carried.
- Motion to approve Resolution 2025-07 Granting Conditional Approval for Route 611 Dual Hotel Land Development Plan. **(Open Space Fee TBD) No Action Taken.**
R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver of section 365-10(I) Buffers, section 365.10 (I)8 streams (a,b,c); of the Route 611 Dual Hotel Subdivision Plan. Roll call: N. Leap, no; E. Gndt, no; R. Wielebinski, yes; B. Winot, yes; M. Velardi, yes Motion carried.
R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver of section 365-10(I) Buffers, Section 365.10(I)6 Wetlands (a,b,c). Roll Call: N. Leap, no; E. Gndt, no; R. Wielebinski, yes; B. Winot, yes; M. Velardi, yes. Motion carried.
R. Wielebinski made a motion, seconded by B. Winot, to approve the waiver of section 390-55.F.(1)(a) & Table 390-55-1. Roll call: E. Gndt, yes; N. Leap, yes; R. Wielebinski, yes; B. Winot, yes; M. Velardi, yes. Motion carried.

R. Wielebinski made a motion, seconded by N. Leap, to approve the waiver of section 390-55.F(1)(a) & table 390-55-1. Roll call: E. Gndt, yes; N. Leap, yes; R. Wielebinski, yes; B. Winot, yes; M. Velardi, yes. Motion carried.

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-08 Granting Conditional Approval Amending the Swiftwater Solar LDP Phase A. Roll call: N. Leap, no; E. Gndt, no; R. Wielebinski, yes, M. Velardi, yes, B. Winot, yes. Motion carried.
- 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. **No Action Taken**
- R. Wielebinski made a motion to approve Resolution 2025-10 Granting Conditional Approval Amending the Swiftwater Solar LDP Phase D. Roll call: E. Gndt, no; N. Leap, yes; R. Wielebinski, yes; B. Winot, yes; M. Velardi, yes. Motion carried.

Consent Agenda

- Old business consisting of the minutes of 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.

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

Commissioner Comments

Richard Wielebinski – President

- R. Wielebinski made Motion, seconded by M. Velardi, 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. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, 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. E. Gndt questioned the backup information provided and a letter prior to the vote that was in the packet. All in favor. Motion carried.

Natasha Leap – Vice President

Ellen Gndt – Commissioner

- SBA Cell Tower – No update
- Solar Field – Still inspecting biweekly.
- Kennel – No update
- E. Gndt made a motion, seconded by N. Leap, 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. B. Winot asked that a UPS system be installed. The board discussed options going forward. All in favor. Motion carried.

Brian Winot – Commissioner

Mike Velardi – Commissioner

Reports

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

- R. Wielebinski made a motion, seconded by M. Velardi, to authorize SFM Consulting to conduct inspections at 2914 Bartonsville Ave. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to authorize SFM Consulting to conduct inspections at 268 Laurel Lake Road for potentially dangerous structures within the township. All in favor. Motion carried. N. Leap Abstained from the vote.

Police Report –

Manager Report – Jerrod Belvin

- Update Green Light Go – Set to become adaptive in three weeks. Pat, Jim, Mitch and Jerrod attended trailing. Leeward finally paid for the power outage last week.
- NCC Update – Moving forward, countertops going in and on schedule. N. Leap asked about the air vents going to bid for cleaning. E. Gmandt asked about the signs for the 715 detours.
- Defensive Driving – classes have all been completed between the fire company, administration, public works, and police departments.
- Insurance Update – Low insurance claims have resulted in better rates within the trust

Public Works – Patrick Briegel

- Sewer Business Update – comprehensive force main flush has been completed.
- MCTI & Sullivan Trail Expansions –
- Current Public Works Projects- clean up from the winter, pothole patching.
- Parks Update – water on at park,
- Paving request from PennDOT for Paradise Townships paving of Sylvan Cascade.
- Surveyor was out today for water and sewer connection. N. Leap asked regarding the painting of the speed humps and if it is on the rotation. Pat is looking into other options for painting.

Events Report

Township Engineer Report

- Sewer Business Update – wetlands have been flagged on Bartonsville Ave. and Sullivan Trail.
- Learn Road safety enhancement project and roundabout survey work. – Bids due 4/7/25
- TASA Project
- TLC Walking Bridge moving forward.
- Address Request – Parcel 12.12.1.22-5 – Center line, moss Drive and a possible new road name. R. Wielebinski made a motion, seconded by N. Leap, to name the road **Gearhart** Road. All in favor. Motion carried.

Township Solicitor Report

- Sewer Business Update –
- General legal update – Pocono Places – Judge Zulick affirmed the ZHB's decision. L. DeVito commended Zoning for doing a great job. (Shawn, Amber & Lindsay)
- Update – Archer Lane -
- Learn Road Easement Process –
- TASA Sidewalk Update – Easements –
- LERTA Update – conflict with LERTA Workshop date. R. Wielebinski made a motion, seconded by M. Velardi, to cancel the workshop scheduled for March 31st and to set the new date to April 7th at 5 p.m. until 6 p.m. All in favor. Motion carried. (B. Winot abstained)
- Legal update – Early April L. DeVito will be going for oral argument in the Sunset Hill Shooting Range case.

- **Public Comment**

Charles Keppler (Resident) – Stated for the record that people have tried to dial in by phone to hear the meeting tonight and were unable to, manager had responded & tested the call during the meeting.

Adjournment – R. Wielebinski made a motion, seconded by N. Leap, to adjourn the meeting 9:20p.m. All in favor. Motion carried.