

**Pocono Township Board of Commissioners
Regular Meeting Minutes
May 19, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on May 19, 2025 and was opened by Chair Richard Wielebinski at 6:01 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Leo DeVito-Township Solicitor; Amy Montgomery- Engineer; Patrick Briegel-Public Works Director; Jerrod Belvin-Township Manager; Linday Scerbo-SFM Consulting; Erica Tomas-Administrative Assistant.

Public Comment

Charles Keppler (Resident) - Thanked board for the posting of the agenda in picture form on Facebook vs just posting the link on Facebook & hopes to see continued posting of agendas and more announcements rather than just events

Cheryl Parks (Resident) - Asked for minutes to be amended to change to "previous owners", not the current owners of the Kennel.

Announcements

- The Township offices will be closed to the public May 28th, and May 29th in order to move to the new building location.
- An information session was held today at 12:00 PM to discuss updates to Pocono Township's Knox Box ordinance. Attendees included the Township Manager, Fire Chief, and Zoning Officer

Presentations

Hearings

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing to continue the appeal of the township code enforcement officers notice of dangerous structure/order to demolish. All in favor. Motion carried.
- Board Comments & Public Comments.
- R. Wielebinski made a motion, seconded by M. Velardi, to extend any and all applicable deadlines as it relates to local agency hearings on this matter and continue this hearing at the July 7, 2025 BOC meeting. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap to close the hearing. All in favor. Motion carried.

Resolutions

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-18 for preparation & Submission of Declarations of Taking & Related Documentation on 2865 Route 611 12.8.1.31 and 2856 Route 611 12.8.2.40 for the Condemnation of Land for Temporary Construction Easement for Public Sidewalk Improvements. (TASA). Roll Call; E. Gmandt, nay; R. Wielebinski, aye; M. Velardi, aye; B. Winot, aye; N. Leap, aye. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to Table Resolution 2025-19 for preparation and submission of Declarations of Taking & Related Documentation on 329 Learn Rd. 12.8.1.29-1 for the Condemnation of Land for Right of Way for Public Traffic Improvements. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to Table Resolution 2025-20 Granting Conditional Approval of the 2054 Route 611 Minor Subdivision (LDP 1444). All in favor. Motion carried.

- R. Wielebinski made a motion, seconded by M. Velardi, to Table Resolution 2025-21 Granting Conditional Approval for the Trap Enterprises Event Center (LDP 1438). All in favor. Motion carried.

Consent Agenda

- R. Wielebinski made a motion, seconded by B. Winot, to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the May 13, 2025 regular meeting of the Board of Commissioners to reflect the update of Cheryl Parks Comments.
 - Financial transactions through May 19, 2025 as presented, including ratification of expenditures in the amount of \$877,781.26 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. All in favor. Motion carried.

Commissioner Comments

Richard Wielebinski – President

Natasha Leap – Vice President

Ellen Gndt – Commissioner

- Knox Box Ordinance - E. Gndt would like a more flexible approach that considers individual business needs and circumstances with regard to the Knox Box Ordinance. Proposed revisiting the policy, potentially allowing businesses to opt out. Discussion was had.
- Update – Solar Field
- Update – Kennel
- Motion to direct the Township Solicitor to prepare and deliver a written legal opinion, setting forth the legal standards, procedural steps, and notice requirements the Township must follow when rescinding or denying an extension that has already received conditional or preliminary approval, including any potential liabilities or appeal considerations. **(Possible Action Item)**
- Motion to direct the Township Solicitor to prepare and deliver a written legal opinion detailing (a) the statutory and case-law authority the Township may rely upon to deny a land development extension request and the proper method for delineating and documenting such denials in our official record. **(Possible Action Item)**

Brian Winot – Commissioner

Mike Velardi – Commissioner

Reports

Zoning Report-SFM Consulting

- Motion to Declare 268 Laurel Lake Rd. Tax ID# 12.9A.1.99 a dangerous structure. **(Possible Action Item)**
- Motion to Declare 2914 Bartonville Ave. Tax ID# 12.9.1.48 a dangerous structure. **(Possible Action Item)**

Manager Report – Jerrod Belvin

- Update Green Light Go
- NCC Update

Public Works – Patrick Briegel

- Sewer Business Update

- Motion to approve the updated Bioxide pricing and service contract from Xylem. **(Possible Action Item)**
- Motion to approve the purchase of a Willmar Zero Turn Mower in the amount of \$11,142.00 that was budgeted for this year. **(Possible Action Item)**
- Motion to approve the purchase of a Billy Goat Z3001 Blower in the amount of \$11,934.23 that was budgeted for this year. **(Possible Action Item)**
- MCTI & Sullivan Trail Expansions
- Current Public Works Projects

Township Events Report-Jennifer Gambino

- Motion to waive Pavilion Fee's for Cub Scout Pack 85 on 6/1/25. **(Possible Action Item)**

Township Engineer Report-Amy Montgomery

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

Township Solicitor Report-Leo V. DeVito

- Sewer Business Update
- General legal update
- Update – Archer Lane
- Motion to authorize advertisement of Solar & Wind Ordinance hearing. **(Possible Action Item)**
- Learn Road Easement Process
- TASA Sidewalk Update – Easements
- **Public Comment**

Adjournment – R. Wielebinski 2nd M. Velardi made a motion to adjourn the meeting 7:32 p.m. All in favor. Motion carried.