



POCONO TOWNSHIP COMMISSIONERS
AGENDA

June 16, 2025 | 6:00 p.m.

205 Old Mill Rd, Suite 2, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/88219812262?pwd=v8Kga2EwNlu7YvhSuonucvJSxXsrbY.1>

Must Register

Meeting ID: 882 1981 2262

Passcode: 259668

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

- An executive session was held prior to this meeting to discuss personnel & litigation
- Library Update-Richard Wielebinski/Jerrold

Presentations

Police floor plan presentation by Kimmel Borgette-***(Possible Action Item)***

Trap Event Center – Waiver Requests ***(Possible Action Item)***

- Waiver 390.29.J.(6) Current Title Search (Recommended by P.C.)
- Waiver 390.29.K(3) Environmental Site Assessment
- Waiver 390.55.C.2.e Parking Islands
- Waiver 390.55.D.1.a & e Street Trees
- Waiver 390.55.F.3.e Buffer along property line
- Waiver 365-11A.2.a SMO Min. Depth of 24" between basin bottom & limiting zone
- Waiver 390-22 Boundary Survey (2054 Route 611 Minor Subdivision Plan)

611 Land Development LLC – Dual Brand Hotel - Waiver Requests and Plan Approval ***(Possible Action Item)***

- Waiver 2 - Section 365-10(1) Buffers, Section 365.10(I) 8 Streams a,b,c.
- Waiver 3 - Section 365-10(I) Buffers, Section 365.10(I) 6 Wetlands a,b,c.
- Waiver 4 & 5 - Section 390-55.F(1)(a) Landscape Property Line, Table 390-55-1 10-foot-wide buffer, Section 390-55.F.(3)(g) existing healthy trees, etal., Section 390-55.B.(3) existing trees.

Presentation from LVHN/TPD on Golden Slipper Road HOP and Road Closure Detour.

Hearings - None

Resolutions

- Motion to approve Resolution 2025-07 Granting Conditional Approval of the Dual Brand Hotel Plan (LDP 1401) **(Possible Action Item)**
- Motion to approve Resolution 2025-22 Sewage Planning Module for Tannersville Point (LDP 1358) **(Possible Action Item)**
- Motion to approve Resolution 2025-23 Granting a one-year extension of time for Resolution 2024-08 Ertle Development LLC. **(Possible Action Item)**
- Motion to purchase Gym equipment & 3-year preventative maintenance from Life Fitness (PA Costar's Vendor) in the amount of \$142,602.75 (Possible Action Item)

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - o Old business consisting of the minutes of the June 2, 2025 regular meeting of the Board of Commissioners.
 - o Financial transactions through June 16, 2025 as presented, including ratification of expenditures in the amount of \$421,925.88 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

- Discussion on MCTI MOU Rate, currently: \$79.42
- Motion to contract Pocono Township Police Department for 320 hours to MCTI at a rate of \$88.07 **(Possible Action Item)**
- Motion to accept Lateral Transfer program for PTPD, as approved by Labor Council **(Possible Action Item)**
- Motion to accept Off-Duty Injury Policy for PTPD, as approved by Chief Wagner & Labor Council. **(Possible Action Item)**
- Motion to accept the withdraw from 611 Land Development LLC., of the Final Minor Subdivision plan approved by Resolution 2025-06 acknowledging that the subdivision is now null and void. **(Possible Action Item)**
- Motion to approve contract transfer with Jan-Pro cleaners to have cleaning services to NCC – Admin Wing in the amount of \$1,300.00 monthly as marked in 2025 budget. **(Possible Action Item)**
- Motion to approve the following PTPD Policies: Response to Bomb calls; Crisis Intervention Incidents; Involuntary Commitment; Citation and Summons Releases; Foreign Diplomatic and Consular Representatives; Rapid Response and Deployment; Immigration Violations; Utility Service Emergencies; Aircraft Accidents; Field Training, Air Support, In-Car Video, Homeless Persons, Contacts and Temporary Detentions, Mobile Data Terminal use, Medical Marijuana, Criminal Organizations, Public Recordings of Law Enforcement Activity, Medical Aid and Response, Shift Supervisors, automated License Plate Readers.
- Motion to waive the pavilion fees for the Monroe County Garden Club for August 13th. **(Possible Action Item)**
- Motion to approve the Terrery Dentistry 140 Rose Street LLC Construction Escrow Release #1 in the amount of \$37,990.25. **(Possible Action Item)**

Commissioner Comments

Natasha Leap – Vice President

Ellen Gnandt – Commissioner

- Update – Solar Field
- Update – Kennel
- Discussion on Knox Box Ordinance & alarm ordinance
- Motion to redraft Knox Box Ordinance to provide for voluntary compliance and fine elimination, to extend 6mo deadline. **(Possible Action Item)**
- Update from solicitor on the rules of proper procedure of changing a vote previously made to rescind prior vote and potential revote on incurring expense for truck paint. **(Potential Action Item)**
- Motion to set up a workshop to prepare a code of conduct for the board of commissioners. **(Potential Action Item)**

Brian Winot – Commissioner

- Discussion on Public Comment Process & Schedule date for Public Comment Workshop **(Possible Action Item)**
- Motion to purchase 2025 Chevrolet Tahoe Police Interceptor with Drone upfit from Enterprise Fleet Management in the amount of \$122,265.27 **(Possible Action Item)**
- Motion to direct the Township Solicitor to investigate the legal process and requirements for withdrawing from the Monroe County Library Tax and to explore the feasibility of establishing a locally funded Pocono-Jackson Township Library, including the potential implementation of a dedicated local library tax to support its operations. **(Possible Action Item)**

Mike Velardi – Commissioner

- Tent City Discussion
- Golden Slipper Road
- Motion to proceed with Quantifi Media, to build Pocono Township Website in the amount of \$17,500.00. **(Possible Action Item)**
- Report

Reports

Zoning – SFM Consulting

- Motion to approve Great Wolf Lodge Fireworks Display Permit for July 5th 2025. **(Possible Action Item)**

Quarterly Fire Report – Assistant Chief – Cory Sayer

Police – Chief James Wagner (First Meeting of Month)

Township Manager's Report – Jerrod Belvin

- Update Green Light Go
- Grants Update
- Haz-Mat Update

Public Works/Sewer Report – Patrick Briegel

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

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.
- Turkey Hill/Wendys Sidewalk update
- Stadden Rd signage & curve painting

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

Public Comment

Adjournment



YOUR GOALS. OUR MISSION.

May 12, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TRAPASSO HOTEL EVENT CENTER PRELIMINARY/FINAL MAJOR
SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1438, T&M PROJECT NO. POCO-R1040**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our second review of the Preliminary/Final Major Subdivision and Land Development Plan for the Trapasso Hotel Event Center. The submitted information consists of the following items.

- Letter of Transmittal to Pocono Township prepared by Pennoni, dated April 9, 2025.
- Modification of Required Standards letter prepared by Pennoni, dated April 8, 2025.
- Response Letter to T&M Associates comment letter, prepared by Pennoni, dated April 9, 2025.
- Letter of Transmittal to the Monroe County Conservation District prepared by Pennoni, dated March 13, 2025.
- Response Letter to Monroe County Planning Commission prepared by Pennoni, dated April 9, 2025.
- Response Letter to R.K.R. Hess comment letter, prepared by Pennoni, dated April 9, 2025.
- Community Impact Analysis for TRAP Enterprises Desaki Hotel Project dated May 24, 2013.
- PCSM Report prepared by Pennoni, dated December 13, 2024, last revised April 4, 2025.
- Infiltration Testing Report prepared by Pennoni dated December 10, 2024.
- Drainage Area Maps (4 sheets) prepared by Pennoni, dated December 13, 2024, last revised March 12, 2025.
- Preliminary/Final Major Subdivision and Land Development Plan (23 sheets) prepared by Pennoni, dated December 13, 2024, last revised April 2, 2025.
- Architectural Plans (5 sheets) prepared by Dansbury Design & Drafting dated February 10, 2025.



- Engineer's Opinion of Probable Cost dated March 10, 2025.

BACKGROUND INFORMATION

The Applicant, Trap Enterprises, LLC, is proposing a land development at property located on the western side of State Route 0611, adjacent to and including lands of the existing Desaki restaurant and Swiftwater Hotel. **Concurrent with this application, is a separate application for a Minor Subdivision to create the developable lot. The Minor Subdivision Plan shall be approved and recorded prior to this proposed Land Development Plan.**

The property will have a net lot area of 9.97 acres and will be located within both the C, Commercial and the R-D, Recreation Zoning Districts. The property includes the Desaki restaurant and Swiftwater Hotel with associated parking and access from State Route 0611. The property also consists of woods and a stockpile from the recent construction of the Swiftwater Hotel. There are no floodplains on the site per FEMA FIRM 42089C0254E dated May 2, 2013.

The proposed development consists of the construction of a 10,050 square foot event center. The event center will include outdoor hosting space and associated parking and will be accessed via the existing driveway. Subsurface stormwater management is proposed, and the event center will be served by public water and public sanitary sewer.

Based upon our review of the above information and our previous letter dated February 6, 2025, we offer the following comments and/or recommendations for consideration.

MAJOR SUBDIVISION AND LOT CONSOLIDATION PLAN

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

- 1.-3. The Major Subdivision and Lot Consolidation Plan comments have been removed from this letter since the Minor Subdivision plan is now being reviewed separately.

LAND DEVELOPMENT PLAN

ZONING ORDINANCE COMMENTS

4. In accordance with Sections 470-19.B.(1)(m) and 470-20.B.(1)(gg), customary accessory uses that are incidental to a permitted use is allowed within the RD, Recreation and C, Commercial Zoning Districts. In addition, and in accordance with Section 470-53, accessory uses which are customarily subordinate to the principal use of a lot or a building located on the same lot and which serve a purpose customarily incidental to the use of the principal dwelling or lot shall be permitted in each district. Such uses include "other uses appurtenant to other permitted, special exception or conditional uses.

The submitted Land Development Plan lists the proposed event center as accessory to the existing hotel and restaurant. Per Sections 470-19.B.(1) and 470-20.B.(1), and Attachment 1, Use Schedule, the hotel and restaurant are permitted uses within the RD, Recreation and C, Commercial Zoning Districts.



We believe the proposed event center is a permitted customary use to the existing hotel and restaurant. (Previous Comment 4) No action required.

5.-6. Previous Comments 5 and 6 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers are requested from the Subdivision and Land Development Ordinance as discussed in Comments 50, 51, and 52.c.

7. Previous Comment 7 satisfied.

8. In accordance with Section 390-19.F.(6)(c), "the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies". *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*

a. *Monroe County Planning Commission*

Per Section 390-19.I, "no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission". (Previous Comment 8.a) This shall still be addressed.

b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion Control Adequacy and NPDES Permit (Previous Comment 8.b) An Incompleteness Letter dated April 22, 2025 was issued by the Monroe County Conservation District.*

c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*

Per Section 390-19.J, "the Township shall concurrently make its decision on the sewage facilities planning module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval." (Previous Comment 8.c) This shall still be addressed.

d. *Pennsylvania Department of Transportation – Highway Occupancy Permit*

(Previous Comment 8.d) A copy of PennDOT Permit No. 05054497 is included in the submitted Trip Generation Letter. In addition, submitted PennDOT correspondence dated November 18, 2024 indicates that a new traffic impact study or permit review are not required.



- e. *Pocono Township Sewer – sanitary sewer service design and capacity (Previous Comment 8.e) The comments received under cover letter dated February 13, 2025 shall be addressed.*
- f. *Brodhead Creek Regional– water service will-serve and sewage treatment capacity (Previous Comment 8.f) This shall still be addressed.*
- g. *Pocono Township Volunteer Fire Company (Previous Comment 8.g) The Applicant has provided a response to the Fire Chief's comment dated April 28, 2025.*

9.-12. Previous Comments 9 through 12 satisfied.

13. In accordance with Sections 390-29.D.(3) and 390-29.H.(1) through (3), “a resource impact and conservation analysis shall be prepare for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis.” *A Resource Impact and Conservation Analysis chart shall be provided on the plan listing the existing area, disturbed area, and protected area of each existing natural resource. (Previous Comment 13) A Natural Resources Analysis has been added to plan sheet CS0201. The chart should be revised to also list slopes between 15% and 25% and exceeding 25%, per Section 390-29.G(2).*

14.-19. Previous Comments 14 through 19 satisfied.

20. In accordance with Section 390-29.J.(6), the submission shall include “proof of legal interest in the property, a copy of the latest deed of record and a current title search report”. *A title search report shall be completed and submitted. (Previous Comment 20) The response letter indicates the Applicant is requesting additional coordination with the Township to determine whether a title search will be required.*
21. In accordance with Section 390-29.J.(7)(c), the submission shall include “a letter from the water company or authority stating that said company or authority will supply the development including a verification of adequacy of service.” *A will-serve letter from the Brodhead Creek Regional Authority shall be provided upon receipt. (Previous Comment 21) This shall still be addressed.*

22.-23. Previous Comments 22 and 23 satisfied.

24. In accordance with Section 390-29.J.(10), the submission shall include “confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District”. *(From Previous Comment 24) An Incompleteness Letter dated April 22, 2025 was issued by the Monroe County Conservation District. All subsequent submissions to, correspondence with, and approvals from the County Conservation District/PADEP shall also be provided.*
25. In accordance with Section 390-29.K, the submission shall include “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in the aggregate; all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet



of floor space in the aggregate; or development of any kind impacting 30 acres of land or more in the aggregate". *A Community Impact Analysis has been included with this submission. We offer the following comments regarding the analysis:*

(2a) Previous Comment 25 (2a) satisfied.

(3) "Phase I environmental site assessment (PESA)." *A Phase I Environmental Site Assessment has not been provided. The applicant's response in the Community Impact Analysis states "Historically the Site presented no concerns to the environment prior to and after the construction to the restaurant and hotel. As the proposed improvements to the Site are an expansion of the existing use, and no new hazards are proposed, a Phase I Environmental Assessment is not required at this time." The area for development was not included in a previous environmental site assessment and the Applicant shall discuss the need for a Phase I study with the Township. (Previous Comment 25(3)) The response letter indicates the Applicant is requesting additional coordination with the Township to determine whether a Phase I will be required.*

26. Previous Comment 26 satisfied.

27. In accordance with Section 390-32.B.(2), no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, ^{III} have been accepted by the Board of Commissioners". *All agreements shall be executed, and financial security posted prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 27) An Engineer's Opinion of Probable Cost dated March 10, 2025 is provided with this submission and will be reviewed under separate cover.*

28.-31. Previous Comments 28 through 31 satisfied.

32. In accordance with Section 390-48.O, "easements shall also be provided for all stormwater drainage ditches, sewers, and watercourses. All easements shall be shown on the preliminary and final plans." *There is a proposed swale and earthen level spreader on the adjacent property having Parcel ID# 12.11.1.32-5. While we acknowledge that the subject property and the adjacent parcel have the same owner, an easement must be established in the event that the adjacent lands come under separate ownership. (Previous Comment 32) The response letter indicates that a temporary construction easement will be obtained. Show and label the proposed temporary construction easement on the plan.*

33. Previous Comment 33 satisfied.

34. In accordance with Section 390-48.S, "at all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grade of the intersection roads." *Covenant note #11 on the General Notes sheet (CS0002) references the required clear sight triangle. Revise the Record Plan (CS1001) and Landscape and Lighting Plan (CS2001) to show and label the clear sight triangle. (Previous Comment 34) This*



shall still be addressed.

35.-36. Previous Comments 35 and 36 satisfied.

37. In accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards." *(Previous Comment 37) The Applicant shall discuss with the Township the need for sidewalk along S.R. 0611 and for accessibility to nearby bus stops.*

38. In accordance with Section 390-49.A.(4), "monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *General Note #13 on the General Notes sheet (CS0002) states that "property monuments will be set in accordance with the Pocono Township SALDO at completion of construction activities." Revise the plan to show the location of the proposed monuments. (Previous Comment 38) The response letter indicates that monuments are shown on the Final Lot Line Adjustment Plans prepared by Hanover Engineering. The monuments and markers shall also be shown on the Land Development Plans.*

39. In accordance with Section 390-51, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control". *(From Previous Comment 39) All previous comments have been satisfied.*

An Incompleteness Letter dated April 22, 2025 was issued by the Monroe County Conservation District. All subsequent submissions to, correspondence with, and permits from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided to the Township.

40. In accordance with Section 390-52.A.(1), "all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy". *Approvals from the Brodhead Creek Water Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection in support of the water and sanitary sewer services shall be provided upon receipt. (Previous Comment 40) This shall still be addressed.*

41. Previous Comment 41 satisfied.

42. In accordance with Section 390-52.E.(4)(f)[1], "fire hydrants suitable for the coupling of equipment serving the Township shall be installed as specified by the Insurance Services Office of Pennsylvania and shall comply with applicable fire company standards. Location of hydrants shall be approved by the Township." *(Previous Comment 42) The Applicant has provided a*



response to the Fire Chief's comment dated April 28, 2025.

43.-44. Previous Comments 43 and 44 satisfied.

45. In accordance with Section 390-52.G.(1)(d)[5], the "maximum length of a lateral shall be 150 feet." *The proposed sanitary lateral is longer than 150 feet and shall be revised for compliance with this Section. (Previous Comment 45) The proposed sewer lateral diameter has been reduced to 4- inches. Per our conversation with the Township Sewer Engineer, a minimum diameter of 6-inches shall be provided for commercial uses. In addition, the sewer lateral shall have a maximum length of 150-feet between structures. Additional structures shall be provided.*

Alternatively, the diameter could be increased to 8-inches to meet the requirements of Section 390-52.G.(1)(b)[1] for a sewer main and the distance between structures may exceed 150-feet.

46.-49. Previous Comments 46 through 49 satisfied.

50. In accordance with Section 390-55.C.(2)(e), "planting islands shall be a minimum of nine feet by 18 feet in dimension, underlain by soil (not base course material); mounded at no more than a 3:1 slope, nor less than a 5:1 slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one shade tree plus shrubs and/or ground cover sufficient to cover the entire area." *(From Previous Comment 50) The Applicant is requesting a waiver to permit less than one shade tree per planting island due to the location of the underground infiltration system being underneath one of the planting islands. One (1) planting island does not include a shade tree.*

51. In accordance with Sections 390-55.D.(1)(a) and (e), "street trees shall be required along all existing streets abutting or within the proposed subdivision or land development" and "between nonresidential buildings." In accordance with Section 390-55.D.(3)(d), "trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced." *Thirteen (13) street trees are required along Route 611. A waiver to permit only five (5) street trees was granted by the Board of Commissioners during review of the hotel development. The existing trees shall be shown on the plan. Should the required 13 street trees not be provided with this land development then a waiver will be required. (From Previous Comment 51) The plan has been revised to show one (1) existing street tree and the remaining four (4) proposed street trees. The Applicant is requesting a waiver to permit only five (5) street trees.*

52. In accordance with Section 390-55.F.(3)(a)[1], "property line and road right-of-way buffers are required for... all nonresidential development." The following buffers are required by Table 390-55-1 and Section 390-55.F.(3)(e).

- a. *A 20-foot wide high intensity buffer is required along the rear property lines (total distance = 917.76-feet). The buffer shall include 46 evergreen trees, 19 ornamental trees, and 19 canopy trees. The plan proposes to utilize the existing woodlands as the required buffer.*

Per Section 390-55.F.(3)(g), "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The



minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” (Previous Comment 52.a) The Applicant shall discuss with the Township utilizing the existing woodlands to meet the buffer requirements.

b. Previous Comment 52.b satisfied.

c. *A 15-foot medium intensity buffer is required along the southern side property lines (total distance = 1445.06-feet). The buffer shall include 29 canopy trees, 29 ornamental trees, and 29 evergreen trees. The plan proposes to utilize the major change in grade as the required buffer along the side property line in common with Parcel No. 12.11.1.32-5.*

In accordance with Section 390-55.F(3)(h), “existing topographic conditions, such as embankments or berms, in conjunction with existing vegetation, may be substituted for par[t] or all of the required property line buffers with the approval of the Township. The minimum visual effect shall be equal to or exceed that of the required buffer.” The Applicant should discuss the use of existing topographic conditions as the required buffer with the Township.

The plan proposes plantings to meet the required buffer along the side property line in common with the rear lot line of Parcel No. 12.11.1.9. The plans shall be revised to indicate how the buffer will be satisfied along the side property line in common with Parcel No. 12.11.1.10 and the side property lines in common with the side lot lines of Parcel No. 12.11.1.9. (Previous Comment 52.c) The plan has been revised to show an existing high intensity buffer along the side property line in common with the eastern side lot line of Parcel No. 12.11.1.9. Due to the proposed utilities in the area, the applicant is requesting a waiver from providing the required buffer along the side property line in common with the side lot line of Parcel No. 12.11.1.10 and along the side property line in common with the western side lot line of Parcel No. 12.11.1.9.

d. Previous Comment 52.d satisfied.

53. Previous Comment 53 satisfied.

54. In accordance with Section 390-55.I.(2)(k), “a detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials”. *The construction cost estimate shall include landscaping. (Previous Comment 54) An Engineer’s Opinion of Probable Cost dated March 10, 2025 is provided with this submission and will be reviewed under separate cover.*

55. Previous Comment 55 satisfied.

56. In accordance with Section 390-56.A.(5)(a), “all lighting fixtures for off-street parking areas, off-street loading areas, driveways and for safety of persons and property must meet IESNA full cutoff.” *Confirm that all proposed light fixtures are IESNA full cutoff. (Previous Comment 56) A note shall be placed on the plan.*



57. In accordance with Section 390-58.C.(1), "the proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee". *(From Previous Comment 57) General Note #12 on the General Notes sheet (CS0002) states that a fee-in-lieu of open space shall be provided to the Township based on the disturbed area of 4.9 acres. The Applicant shall discuss the payment of a fee with the Township. Per Section 390-58.K, if the Township agrees to the payment of a fee, the fee shall be paid prior to the recording of the final plan.*

Sheet 16 references the event center limit of disturbance having an area of 3.89 acres. General Note #12 and the reference on Sheet 16 shall be revised for consistency.

58. Previous Comment 58 satisfied.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

One (1) waiver is requested from the Stormwater Management Ordinance as discussed in Comment 62.

59. Previous Comment 59 satisfied.

60. In accordance with Section 365-8.M, "all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater". *Water quality devices shall be utilized to treat stormwater runoff prior to it entering the proposed Underground Infiltration System. (Previous Comment 60) Snouts are now provided. A snout shall also be provided at INL-F1.*

61. Previous Comment 61 satisfied.

62. In accordance with Section 365-11.A.(2)(a), "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone". *A waiver is requested to permit over excavation of the proposed underground infiltration system due to encountered bedrock. Testing results shall be submitted for further review. (Previous Comment 62) The submitted soil test results shows existing bedrock will be encountered at the basin bottom and 2-feet above the basin bottom elevation of 1188.00. The waiver request indicates an over excavation of 4-feet below the basin bottom will occur and the area will be backfilled with suitable material.*

Unless the Applicant demonstrates the bedrock is fractured and will accept the minimum required infiltration rate, we believe the alternative is to install a MRC SCM.

- 63.-64. Previous Comments 63 and 64 satisfied.

65. In accordance with Section 365-13.D, times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning's Equation. *The time of concentration path shall be shown on the plan and an associated calculation shall be provided for review for all predevelopment and post development drainage areas to confirm the 5-minutes time of concentration utilized in the peak flow calculations. In addition, the minimum time of*



concentration per the TR-55 manual shall be 6 minutes. (Previous Comment 65) The following comments are related to our review of the time of concentration calculations:

- a. The lengths and slopes of Segments D-E, E-F, and F-G of the EX. DA-4 time of concentration calculation appear incorrect when compared to the path shown on Sheet DA-1 and should be revised.*
- b. The slopes of Segments A-B and B-C of the Post DA-1 BYP time of concentration calculation are incorrect when compared to the path shown on Sheet DA-2 and shall be revised.*
- c. The time of concentration paths for Ex DA-4 and Post DA-4 BYP shall be the same near the property line. The calculations shall be revised accordingly.*

66. Previous Comment 66 satisfied.

67. In accordance with Sections 365-15.A and 365-19.A.(4), for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual3), No. 363-2134-008, as amended and updated. All reviews and letters of adequacy obtained by the Conservation District shall be submitted upon receipt. *A PADEP NPDES Permit is required. (From Previous Comment 67) All previous comments have been satisfied.*

An Incompleteness Letter dated April 22, 2025 was issued by the Monroe County Conservation District. All subsequent submissions to, correspondence with, and permit from the County Conservation District shall be provided.

68. In accordance with Section 365-19.B.(7), the plan shall include "soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations". *The existing soils shall be delineated on the Pre Development Drainage Area Map, Post Construction Drainage Area Map, and Inlet and Swale Drainage Area Map. The existing soils include groups C and D. The Predevelopment and Post-Development Conditions Weighted Curve Number calculations and the Conveyance Runoff Calculations for Swales D-1, F-1, and A shall be revised accordingly. In addition, the NRCS Soil Map and report shall include soil LyE. (Previous Comment 68) The Soils Summary Chart lists soil WpC, however it does not appear to be shown in plan view. This shall be addressed.*

69. In accordance with Section 365-19.B.(8), the plan shall include the "limits of earth disturbance, including the type and amount of impervious area that would be added". *The limit of disturbance shall be shown on the Pre Development Drainage Area Map and Post Construction Drainage Area Map to confirm the land use areas and curve number calculations in the PCSM Report. (Previous Comment 69) We have the following comments:*



- a. *In the Predevelopment Conditions Curve Numbers calculation for POI 4 Disturbed, the area of woods in D soils appears high when compared to the plan. The calculations should be revised. In addition, the area of meadow in D soils shall also be included in this calculation.*
- b. *In the Predevelopment Conditions Curve Numbers calculation for POI 4 Undisturbed, the area of woods in D soils appears high when compared to the plan. The calculations should be revised.*
- c. *D soils are not located within the Post Development DA-1U Undisturbed area. The Curve Numbers calculation shall be revised accordingly.*

70.-72. Previous Comments 70 through 72 satisfied.

73. In accordance with Section 365-27.A, “for subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development”. *A construction cost estimate including all stormwater management and storm sewer facilities shall be submitted for review. (Previous Comment 73) An Engineer’s Opinion of Probable Cost dated March 10, 2025 is provided with this submission and will be reviewed under separate cover.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

74.-80. Previous Comments 74 through 80 satisfied.

81. The rim and top of grate elevations at INL F-2, INL F-1, DMH F-2, OS F-1, and INL-94 are inconsistent between the profiles on Sheet CS4001 and the Storm Sewer Tabulation. The elevations shall be revised. *(Previous Comment 81) The grate elevation utilized in the Storm Sewer Tabulation for P F-10 is inconsistent with that in the Storm Sewer Structure Table on Sheet 6 and the INL F-10 to DMH F-3 profile on Sheet 9. The Tabulation or profile and Table shall be revised for consistency.*
82. The invert elevations up and down utilized in the Storm Sewer Tabulation for P F-10 are inconsistent with those provided in the INL F-10 to DMH F-3 profile on Sheet 9. The Tabulation shall be revised. *(New Comment)*
83. The proposed contour around INL F-10 shall be labeled with elevation. *(New Comment)*

MISCELLANEOUS COMMENTS

82-84. Previous Comments 82 through 84 satisfied.

PLAN REVISION COMMENTS

85. The gross and net lot areas shall be provided on the plan and shall be consistent with the Minor Subdivision Plan. *(New Comment)*



86. The plan title still references the Major Subdivision and shall be revised accordingly. *(New Comment)*
87. On Sheet 2, General Note 17 shall be revised to correct the title of the Minor Subdivision Plan. *(New Comment)*
88. On Sheet 2, Covenant Note 13 discusses consolidation of existing lots and shall be removed from the plan. *(New Comment)*
89. A profile for storm sewer between FES-1 and FES-2 shall be provided on the plan. *(New Comment)*
90. The sanitary sewer pipe lengths should be consistent between the plan and profile views. *(New Comment)*

The above comments represent a thorough and comprehensive review of the information submitted, with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Pocono Township, prior to approval of the Preliminary/Final Land Development Plan.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions regarding the above comments, please call me.

Sincerely,

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

JST/meh/ram

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Vincent Trapasso, Trap Enterprises, LLC – Applicant
Thomas J. Serpico, P.E., Pennoni – Applicant's Engineer
Kristina Heaney, Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

June 12, 2025

Pocono Township Board of Commissioners
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: 2054 ROUTE 0611 FINAL MINOR SUBDIVISION
PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1444, T&M PROJECT NO. POCO-R1150**

Dear Commissioners:

Pursuant to the Township's request, we have performed our second review of the submitted Final Minor Subdivision Plan. The submitted information consists of the following items.

- Letter of Transmittal prepared by Hanover Engineering, dated May 1, 2025.
- Response Letter prepared by Hanover Engineering, dated May 1, 2025.
- Monroe County Planning Commission letter dated May 1, 2025.
- Waiver Request Letter prepared by Hanover Engineering, dated May 1, 2025.
- Property Deed, Deed Book 2344, Page 5551.
- Property Deed, Deed Book 2568, Page 8965.
- Lot closure reports for Lot-A, Proposed Lot, and Residual Tract, prepared by Hanover Engineering.
- Property Descriptions for Tax Parcel Nos. 12.11.1.8-3, 12-11-1.32-5, and Proposed Lot-A
- Final Plan (2 sheets) prepared by Hanover Engineering, dated March 25, 2025, revised June 5, 2025.

BACKGROUND INFORMATION

The Applicant, Trap Enterprises, LLC, is proposing a subdivision at 2054 Route 0611, located on the western side of State Route 0611.

Existing Parcel ID No. 12.11.1.32-5 is located in the RD, Recreation Zoning District, has an area of 84.03 acres, and consists of existing woodlands. Existing Parcel ID No. 12.11.1.8-3 is located in the C, Commercial Zoning District, has an area of 5.40 acres (net), and consists of the existing Desaki Restaurant, Swiftwater Hotel, and residential dwelling and garage. The submitted plan proposes to subdivide



Proposed Lot-A having an area of 4.57 acres from Parcel ID No. 12.11.1.32-5 and conveying it to Parcel ID No. 12.11.1.8-3. Proposed Parcel ID No. 12.11.1.32-5 will have an area of 79.46 acres. Proposed Parcel ID No. 12.11.1.8-3 will have an area of 9.97 acres (net) and will be located in both the RD, Recreation and C, Commercial Zoning Districts.

No development is proposed with this submitted plan.

Based upon our review of the above information and our previous review letter dated April 11, 2025, all previous engineering related comments have been addressed.

If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Vincent Trapasso, Trap Enterprises, LLC – Applicant
Salvatore J. Caiazzo, P.E., Hanover Engineer – Applicant's Engineer
Raynold W. Wilson III, P.L.S., Hanover Engineering – Applicant's Surveyor
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

Site Photographs of Existing Vegetation

**For
Dual Brand Hotel by Marriott
S.R. 0611 and Frantz Road
Hamilton and Pocono Township
Monroe County, PA**

**Prepared for:
611 Land Development, LLC
2227 Scranton Carbondale Highway
Scranton, PA 18509**

Project Number: 2023015

Prepared by:



**2227 Scranton Carbondale Highway
Scranton, PA 18508
570-291-4260**

Date: Photos taken on March 6, 2025

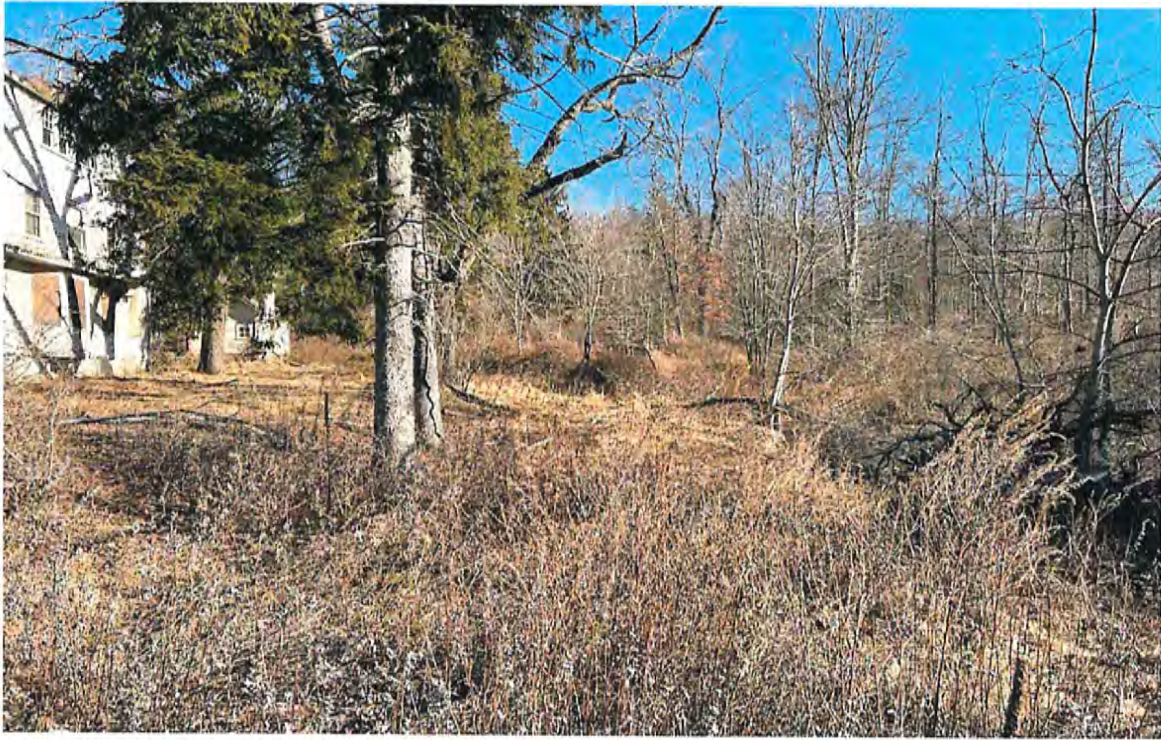


Photo #1 – West of Lot #2



Photo #2 – West of Lot #2



Photo #3 – West of Lot #2



Photo #4 - West of Lot #2



Photo #5 – West of Lot #2



Photo #6 – West of Lot #2



Photo #7 – West of Lot #2



Photo #8 – West of Lot #2



Photo #9 – West of Wetland Basin #1



Photo #10 - West of Wetland Basin #1



Photo #11 – West of Wetland Basin #1



Photo #12 – West of Wetland Basin #1



Photo #13 – West of Wetland Basin #1



Photo #14 – West of Wetland Basin #1



Photo #15 – West of Wetland Basin #1



Photo #16 – West of Wetland Basin #1



Photo #17 – North of Wetland Basin #1



Photo #18 – North of Wetland Basin #1



Photo #19 – North of Wetland Basin #1



Photo #20 –North of Wetland Basin #1



Photo #21 – North of Wetland Basin #1



Photo #22 – North of Wetland Basin #1



Photo #23 – North of Wetland Basin #1



Photo #24 – North of Wetland Basin #1



Photo #25 – North of Wetland Basin #1



Photo #26 – North of Wetland Basin #1



Photo #27 – North of Wetland Basin #1



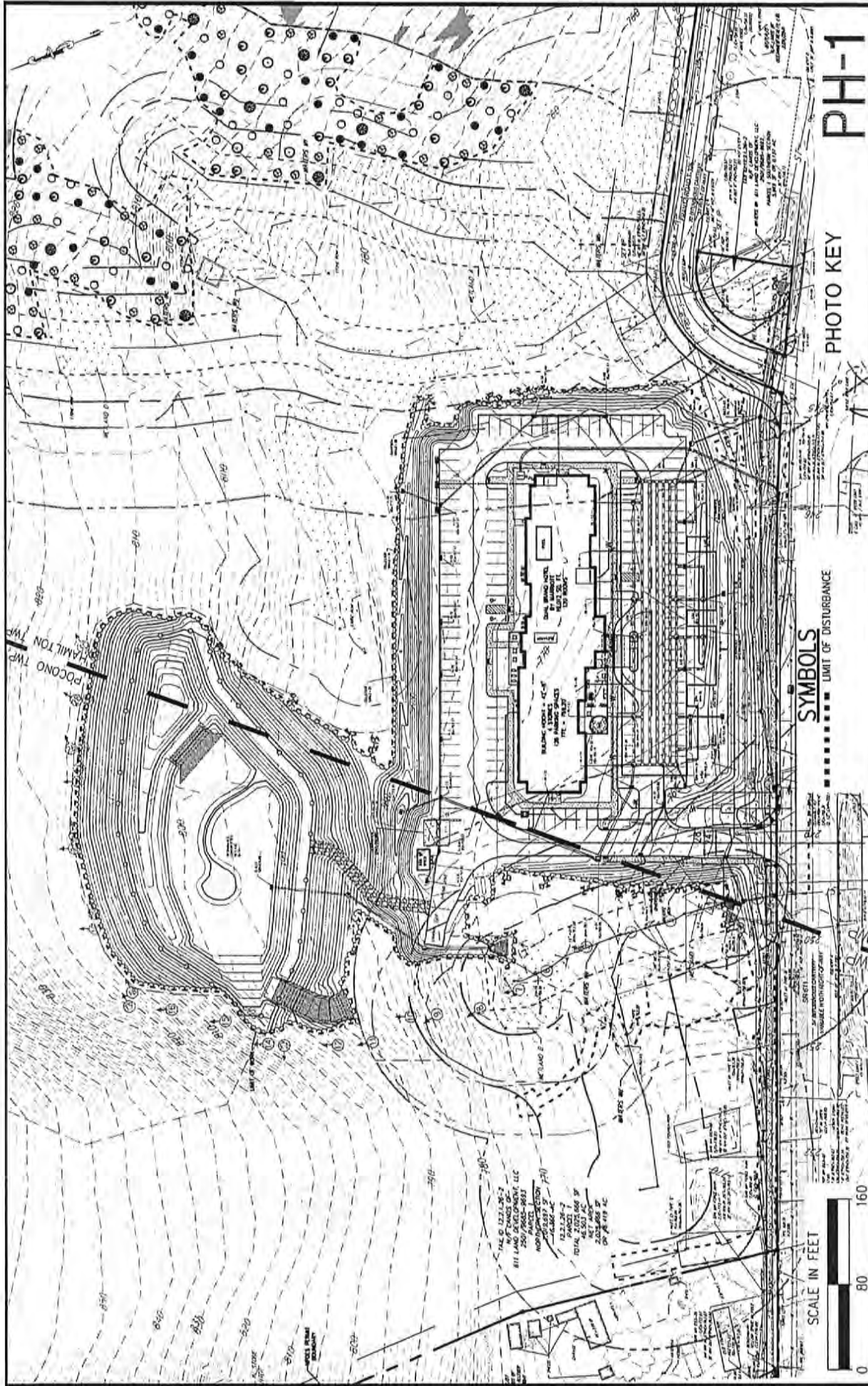
Photo #28 – North of Wetland Basin #1



Photo #29 – North of Wetland Basin #1



Photo #30 – North of Wetland Basin #1



REQUEST FOR MODIFICATION -Waiver #2

NAME OF APPLICANT: 611 Land Development, LLC

NAME OF SUBDIVISION/LAND DEVELOPMENT: Dual Brand Hotel by Marriott- Final Land Development Plan

SECTION OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INVOLVED:

Ordinance No. 2022-06 Stormwater Management Ordinance, Section 365-10 (I) Buffers, Section 365.10 (I) 8 Streams a, b, c

a.) Stream buffer delineation. A fifty-foot buffer, measured perpendicular to and horizontally from the top -of -bank on all sides of any stream, shall be maintained on all sides of any stream, with the exception of the Pocono Creek, where the buffer shall be 75 feet, measured perpendicular to and horizontally from the top -of - bank on all sides of the Pocono Creek. In addition, where the 100 feet of land adjacent to the edge of a stream has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet. See Figure 365- 10I, below.

b) Permitted activities/ development. Stormwater conveyance required by the municipality or other body or agency having jurisdiction, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, fish hatcheries, wildlife sanctuaries and boat launch sites constructed so as not to increase the floodplain elevation, and unpaved trails, shall be permitted, providing no buildings are involved. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.

c) The area of the buffer altered by activities permitted in accordance with 365- 10I(8)(b) shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative stream buffer on the subject parcel be altered by the activities permitted in accordance with § 365- 10I(8)(b). This twenty-percent disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner).

JUSTIFICATION FOR RELIEF:

As depicted on the attached Sketch Plan, SK-3, there is a total disturbance of the stream buffer of 6,956 SF within Pocono Township. The buffer as shown on the plans is 100 feet wide, due to the upstream slopes on the property.

Of the 6,956 SF of disturbed stream buffer, 1,306 SF is disturbance to construct the sidewalk along S.R. 0611 as requested by the Township. Within this area there will be 422 SF of concrete sidewalk with the remaining area being vegetative embankments. The remaining area of stream buffer disturbance, 5,569 SF, is to facilitate the construction of the access drive and load area for the development. A total of 1,387 SF of impervious coverage will be within the stream buffer with the remaining 4,182 SF being vegetative embankment.

The location of the proposed driveway is fixed to avoid the deceleration lane being installed by the Wawa developer. Per the approved traffic study by PennDOT, the proposed hotel also needs to install a deceleration. The location of the drive is positioned to avoid impacting the Frantz Road intersection with our deceleration lane as well.

Due to the existing topography, existing water courses, and wetlands that exist on the property, the proposed project has been designed to minimize the amount of disturbance on the site. Of the overall site being 46.503 acres, site a total of 6.351 acres of disturbance is proposed. Water courses E and D are located on the north side of the property and have an overall drainage area of 28,134 acres. More of the stream buffer disturbance occurs on the north side of the development to avoid disturbance of water course C. The majority of the stream buffer within this portion of the property has been disturbed by the prior use of the property as well. Watercourse C bisects the property. Watercourse C has an overall drainage of 65.368 acres and has more natural stream characteristics.

The stream disturbance of 1,306 SF, to construct the sidewalk along S.R. 0611 was previously disturbed during the construction of the gravity and force main sewer lines.

The total reduction of impervious and gravel coverage for the Parcel within the 100' stream buffer is 3,373 SF, which greater than the 1,809 SF proposed impervious. All of the proposed impervious for the access drive and loading area will be collected and controlled by Stormwater Infiltration Bed #2.

Is the hardship self-imposed? ____ Yes X No

Is the hardship related to financial issues? ____ Yes X No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ____ No X Explain:

Removing the existing impervious and gravel areas on the parcel, offsets the proposed impervious area for the development. The total stream buffer on the parcel in both Hamilton and Pocono Township is 307,720 SF or 7.064 acres. The total proposed disturbance of the stream buffers in both municipalities is 17,281 SF or 0.397 acres. This equates to be only 5.62% of the total stream buffers. Per the ordinance, a total of 20% of the stream buffers can be disturbed.

Per the NPDES Permit requirements, a total of 2.025 acres of Riparian Forested Buffer Planting will be installed along watercourses C and F, as well to offset the impact of any disturbance within 150' of the existing water course. The proposed Stormwater BMPs for the development also reduce the pollutant loading of TSS, Total Phosphorus, and Total Nitrogen for the 2.025 acres of the riparian buffer disturbed as well.

REQUEST FOR MODIFICATION -Waiver #3

NAME OF APPLICANT: 611 Land Development, LLC

NAME OF SUBDIVISION/LAND DEVELOPMENT: Dual Brand Hotel by Marriott- Final Land Development Plan

SECTION OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INVOLVED:

Ordinance No. 2022-06 Stormwater Management Ordinance, Section 365-10 (l) Buffers, Section 365.10 (l) 6 Wetlands a, b, c

a) Wetland identification. Wetlands shall be identified in accord with the 1987 United States Army Corps of Engineers Manual for Identifying and Delineating Wetlands, as amended, and properly flagged and surveyed on site to ensure they are protected.

1) Wetlands in an artificial watercourse. Wetlands contained within the banks of an artificial watercourse shall not be considered for buffer delineation purposes.

2) Wetlands in a natural watercourse. For wetlands contained within the banks of a natural watercourse, only the stream buffer shall apply.

b) Wetland buffer delineation. A fifty -foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet.

1) Permitted activities/development. Stormwater conveyance required by the municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.

2) The area of the wetland buffer altered by activities permitted in accordance with Subsection I(6)(b)[1] above shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative wetland buffer on the subject parcel be altered by the activities permitted in accordance with Subsection I(6)(b)[1]. This twenty -percent disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner).

JUSTIFICATION FOR RELIEF:

As depicted on the attached Sketch Plan SK-3, there is a total disturbance of the wetland buffer of 3,398 SF within Pocono Township. The buffer as shown on the plans is 100 feet wide, due to the upstream slopes on the property. The wetland buffer as shown is beyond the stream buffer.

The disturbed wetland buffer will consist of 2,175 SF pavement for access drive and loading zone, 5 SF of concrete sidewalk along S.R. 0611 and 1,218 SF of vegetative embankment areas, necessary to facilitate the construction of the proposed access drive and sidewalk.

Due to the existing topography, existing water courses, and wetlands that exist on the property, the proposed project has been designed to minimize the amount of disturbance on the site. Of the overall site being 46.503 acres, site a total of 6.351 acres of disturbance is proposed. Water courses E and D are located on the north side of the property and have an overall drainage area of 28.134 acres. More of the wetland buffer disturbance occurs on the north side of Lot #2 to avoid disturbance of water course C. Watercourse C bisects the property. Watercourse C has an overall drainage of 65.368 acres and has more natural stream characteristics.

Is the hardship self-imposed? ____ Yes X No

Is the hardship related to financial issues? ____ Yes X No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ____ No X Explain:

All of the proposed impervious for the access drive and loading area will be collected and controlled by Stormwater Infiltration Bed #2.

The total wetland buffer on the parcel in both Hamilton and Pocono Township is 166,400 SF or 3.820 acres. The total proposed disturbance of the wetland buffers in both municipalities is 19,879 SF or 0.456 acres, which equates to only 11.95% of the total wetland buffers. Per the ordinance, a total of 20% of the wetland buffers can be disturbed.

Per the NPDES Permit requirements, a total of 2.025 acres of Riparian Forested Buffer Planting will be installed along watercourses C and F, as well to offset the impact of any disturbance within 150' of the existing water course. The proposed Stormwater BMPs for the development also reduce the pollutant loading of TSS, Total Phosphorus, and Total Nitrogen for the 2.025 acres of the riparian buffer disturbed as well.

No wetlands are proposed to be disturbed. The volume of runoff to the wetlands will remain similar to existing conditional. The rate of runoff to the existing wetland adjacent to the water courses D & E was reduced to account for the limited capacity of existing culvert A.

As indicated on the plans, the total Preservation Areas, 50' wide stream easements, and slope easements within Hamilton, Pocono, and Stroud Township for the parcel are 876,267 SF or 20.116 acres. This represents 43.34% of the overall parcel, which excludes the disturbance of any wetland buffers.

REQUEST FOR MODIFICATION -Waiver #4

NAME OF APPLICANT: 611 Land Development, LLC

NAME OF SUBDIVISION/LAND DEVELOPMENT: Final Land Development Plan for Dual Brand Hotel by Marriott

SECTION OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INVOLVED:

In accordance with Section 390-55. F. (1) (a), "all subdivisions and land developments shall be landscaped with property line buffers that act to integrate new development with its surroundings and to separate incompatible land uses."

In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of 2 canopy trees and 1 ornamental tree per 100 LF are required along the western property line of Lot #2 and Wetland Basin #1. The buffer length is 570 linear feet. Therefore, 12 canopy trees and 6 ornamental trees are required.

In addition, and in accordance with Section 390-55.F.(3)(g), "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township."

In addition, and in accordance with Section 390-55.B.(3), "if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted. In addition, the Township, in its discretion, may permit existing trees which would otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accord with this section. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under the tree's dripline shall be maintained in natural ground cover and at the existing natural ground level. The applicant may provide a sample plot representative of the trees on the parcel to determine the credit. The following standards shall be used to determine the extent of credit:

DBH of Approved Preserved Trees	Number of Credited Trees
Greater than 30 inches	4
15 to 29 inches	3
7 to 14 inches	2
2 to 6 inches	1

JUSTIFICATION FOR RELIEF:

The applicant is proposing to plant 3 canopy trees along the access drive and 2 ornamental trees along the wetland basin. A partial waiver is being requested to utilize the existing trees to remain that are outside of the limit of work on the parcel and along wetland basin #1:

3- Evergreen trees - DBH (2 to 6 inches) equivalent no. = 3 trees

6- Deciduous trees - DBH (7 to 14 inches) equivalent no. = 12 trees.

34- Deciduous trees - DBH (2 to 6 inches) equivalent no. = 34 trees.

Therefore, the total number of trees provided are 54 trees, which is greater than the 18 required trees. Refer to attached photographs #9 through #16 along with the Photo Key Map for location and direction of the photos.

Is the hardship self-imposed? ____ Yes **X** No

Is the hardship related to financial issues? ____ Yes **X** No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ____ No **X** Explain:

REQUEST FOR MODIFICATION -Waiver #5

NAME OF APPLICANT: 611 Land Development, LLC

NAME OF SUBDIVISION/LAND DEVELOPMENT: Final Land Development Plan for Dual Brand Hotel by Marriott

SECTION OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INVOLVED:

In accordance with Section 390-55. F. (1) (a), "all subdivisions and land developments shall be landscaped with property line buffers that act to integrate new development with its surroundings and to separate incompatible land uses."

In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of 2 canopy trees and 1 ornamental tree per 100 LF are required along the northern side of Wetland Basin #1. The buffer length along the northerly side of the wetland basin is 340 linear feet. Therefore, 7 canopy trees and 4 ornamental trees are required to be planted.

In addition, and in accordance with Section 390-55.F.(3)(g), "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township."

In addition, and in accordance with Section 390-55.B.(3), "if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted. In addition, the Township, in its discretion, may permit existing trees which would otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accord with this section. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under the tree's dripline shall be maintained in natural ground cover and at the existing natural ground level. The applicant may provide a sample plot representative of the trees on the parcel to determine the credit. The following standards shall be used to determine the extent of credit:

DBH of Approved Preserved Trees	Number of Credited Trees
Greater than 30 inches	4
15 to 29 inches	3
7 to 14 inches	2
2 to 6 inches	1

JUSTIFICATION FOR RELIEF:

Four (4) canopy trees are proposed along the north side of the wetland basin. A partial waiver is being requested to utilize the existing trees to remain that are outside of the limit of work for wetland basin #1:

3- Evergreen trees - DBH (2 to 6 inches) equivalent no. = 3 trees

6- Deciduous trees - DBH (7 to 14 inches) equivalent no. = 12 trees.

34- Deciduous trees - DBH (2 to 6 inches) equivalent no. = 34 trees.

Therefore, the total trees provided are 54 trees, which is greater than the 11 required trees. Refer to attached photographs #17 through #30 along with the Photo Key Map for location and direction of the photos. Also, the entire north side of the wetland basin is in a preservation area, which extends to the northern boundary of Lot #1. The depth of the preservation area is 530 feet. All vegetation will remain within the preservation area.

Is the hardship self-imposed? _____ Yes **X** No

Is the hardship related to financial issues? _____ Yes **X** No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes _____ No **X** Explain:

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 Hotel 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, March 6, 2025 and June 12, 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, the northern property line, and wetland basin #1 as shown on the Plan.*

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)(a), (b) and (c)– Wetland Buffers. *Applicant shall be allowed to perform certain construction activities within the required wetland buffer as shown on the Plan.*

2. SMO Sections 365-10.I.(8)(a),(b) and (c) – Stream Buffers. *Applicant shall be allowed to perform certain construction activities within the required stream buffer as shown on the Plan.*

That the “Final Land Development Submission for Lot #2 – Dual Brand Hotel 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, March 6, 2025 and June 12, 2025.
2. The applicant shall enter into an Easement Agreement with the Township for the installation of a “Welcome to Pocono Township” sign at a mutually agreed upon location.
3. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security.
4. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security.
5. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township.
6. Prior to the recording of the Plan, 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.
7. The applicant shall obtain all required permits and approvals from other governmental and regulatory agencies prior to presenting the Plan for signatures.
8. The applicant shall provide the requisite number of plans which are signed and notarized by the owner and sealed by the engineer.
9. 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.
10. 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



YOUR GOALS. OUR MISSION.

June 12, 2025

Pocono Township Board of Commissioners
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: 611 LAND DEVELOPMENT LLC – DUAL BRAND HOTEL
FINAL MINOR SUBDIVISION PLAN & LOT 2 PRELIMINARY LAND
DEVELOPMENT PLAN REVIEW NO. 4
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1401, T&M PROJECT NO. POCO-R0630**

Dear Commissioners:

Pursuant to the Township's request, we have performed our fourth review of the Final Minor Subdivision Plan and Lot 2 Preliminary Land Development Plan Application for the 611 Land Development LLC – Dual Brand Hotel by Marriot. The submitted information consists of the following items.

- Response letter to Pocono Township prepared by Devco Infra, LLC, RE: Minor Subdivision and Land Development Plan Review No. 2, dated March 10, 2025.
- Requests for Modification – Waivers #2 and #3, received June 12, 2025.
- Requests for Modification – Waivers #4 and #5 with Site Photos of Existing Vegetation.
- BCRA Sewer Treatment Capacity letter dated February 6, 2025.
- Response letter to Pocono Township prepared by Devco Infra, LLC, RE: Sanitary Sewer Review No. 3, dated February 12, 2025.
- Response letter to PADEP prepared by Devco Infra, LLC, RE: Sewage Planning, dated February 28, 2025.
- Email correspondence from Blue Ridge Hook and Ladder, dated March 7, 2025.
- Quit-Claim Deed between 611 Land Development, LLC and Ertle Development, LLC.
- Post Construction Stormwater Management Report prepared by Devco Infra, LLC, dated March 7, 2024, revised April 28, 2025.
- Final Minor Subdivision Plan (17 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, last revised March 10, 2025.
- Post Construction Stormwater Management Plan prepared by Devco Infra, LLC, dated March 7, 2024,



revised April 28, 2025.

- Final Land Development Plan (83 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, revised April 28, 2025.

BACKGROUND INFORMATION

The Applicant, 611 Land Development LLC, is proposing to subdivide a 46.503 acre property located along the northern side of SR 0611 between Bartonville Avenue and Frantz Road. The site has frontage on all three (3) roadways and is located in Pocono, Hamilton, and Stroud Townships. A 0.137 acre portion of the existing property is located across Frantz Road (on the northeastern corner of the intersection of Frantz Road and S.R. 0611). The property is located in the C-Commercial District in Pocono Township. The natural resource areas present on the site include wetlands, streams, woodlands, and steep slopes. A vacant house and several out-buildings are also located on the site.

Proposed Lot No. 1 is shown to be 41.826 acres and Lot No. 2 as 4.677 acres. The plans propose development of Lot No. 1 with a stormwater infiltration basin while Lot No. 2 will be developed with a proposed hotel with a total of 120 rooms; 60 for Springhill Suites and 60 for Townplace Suites. A new access drive will be constructed from SR 0611 within Hamilton Township. The developed area is mostly within Hamilton Township; however, a loading area, and a portion of the proposed parking and dumpster areas are within Pocono Township. A stormwater infiltration basin on Lot No. 1 is also within Pocono Township. The site will be served by public water and sewer.

The plans were accepted by the Township Planning Commission at its meeting held on April 8, 2024.

The plan has been revised to remove six (6) parking spaces and to reduce other areas of impervious surfaces related to a proposed shed and the proposed loading zone, all located within Pocono Township.

Based upon our review of the submitted information and our previous review letter dated March 6, 2025, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1.-5. Previous Comments 1 thorough 5 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

MINOR SUBDIVISION PLAN COMMENTS

The Minor Subdivision Plan was conditionally approved by the Board of Commissioners at its meeting held on April 7, 2025.

LAND DEVELOPMENT PLAN COMMENTS

6. In accordance with Section 390-16.C.(3), "the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies". In addition, and in accordance with Section 390-29.J.(19), the Land Development Plan shall include "copies of all other required permits or the applications made thereof". *Submissions to, correspondences with, and*



approval from the following outside agencies shall be provided to Pocono Township:

a. Monroe County Planning Commission

Per Section 390-16.F, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission, or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”. (Previous Comment 23.a) A response to the April 17, 2024 Monroe County Planning Commission comments was provided. No further action required.

b. Monroe County Conservation District/Pennsylvania Department of Environmental Protection – *Erosion Control Adequacy and NPDES Permit – An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. (Previous Comment 23.b) A revised submission was made to the County Conservation District on January 17, 2025 and the application was deemed complete by the County Conservation District under cover letter dated February 19, 2025. A Technical Deficiency Letter from the County Conservation District dated May 13, 2025 was received.*

c. Pennsylvania Department of Environmental Protection – *Sewage Facilities Planning Module*

Per Section 390-16.G, “the Township shall concurrently make its decision on the sewage facilities planning module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval.” (Previous Comment 23.c) A review by the Township Sewer Engineer was distributed on February 4, 2025. A copy of a revised submission to Hamilton Township under cover letter dated February 12, 2025 was shared with this office. (Previous Comment 23.c) The Sewage Facilities Planning Module was approved by the Pennsylvania Department of Environmental Protection under cover letter dated May 8, 2025.

d. Pennsylvania Department of Transportation – *Highway Occupancy Permit*

Per Section 390-16.H, “if a highway occupancy permit shall be required for access to a Township or state road, approval of the preliminary plan shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be”. (Previous Comment 23.d) A revised submission was made to PennDOT under cover letter dated May 8, 2025.

e. Pocono Township Sewer – *sanitary sewer service design and capacity (Previous Comment 23.e) The comments provided in the Sanitary Sewer Engineer’s letter dated February 4, 2025 shall be addressed. (Previous Comment 23.e) The Township Sewer Engineer issued a letter dated April 3, 2025 requiring approval of the Sewage Facilities Planning Module which has since been received and a developer’s agreement.*

f. Brodhead Creek Regional Authority – *water service will-serve and sewage treatment capacity (Previous Comment 23.f) A Will Serve letter dated May 15, 2024 was submitted.*

g. Pocono Township Volunteer Fire Company *(Previous Comment 23.g) The Fire Company responded on February 26, 2025 with no comments.*



- 7.-9. Previous Comments 24 through 26 satisfied.
10. In accordance with Section 390-29.I.(11), “if land to be subdivided lies partly in or abuts another municipality, the applicant shall submit information concerning the location and proposed design of roads, layout and size of lots and provisions of public improvements on land subject to his control within the adjoining municipalities. The design of public improvements shall provide for a smooth, practical transition where specifications vary between municipalities. Evidence of approval of this information by appropriate officials of the adjoining municipalities also shall be submitted.” *(Previous Comment 27) Evidence of approval by Hamilton Township shall be provided upon receipt.*
- 11.-14. Previous Comments 28 through 31 satisfied.
15. In accordance with Sections 390-29.J.(10) and 390-51.A, all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control. *An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. (From Previous Comment 32) A revised submission was made to the County Conservation District on January 17, 2025 and the application was deemed complete by the County Conservation District under cover letter dated February 19, 2025. A Technical Deficiency Letter from the County Conservation District dated May 13, 2025 was received. All submissions to, correspondence with, and approvals from the Conservation District shall be provided.*
16. Previous Comment 33 satisfied.
17. In accordance with Sections 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a valid state highway occupancy permit shall be obtained prior to plan recording. Where PennDOT standards differ from those of the Township, the more restrictive regulations shall apply. *All submissions to, correspondences with, and permit from PennDOT shall be provided. (Previous Comment 34) A revised submission was made to PennDOT under cover letter dated May 8, 2025. All submissions to, correspondences with, and permit from PennDOT shall be provided.*
- 18.-19. Previous Comments 35 and 36 satisfied.
20. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
- 1) All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or
 - 2) Proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.



(Previous Comment 37) A construction cost estimate has been submitted for improvements related to the proposed Wetland Basin located within Pocono Township. The estimate will be reviewed under separate cover.

21.-25. Previous Comments 38 through 42 satisfied.

26. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *A Monroe County Transit Authority (MCTA) bus stop is currently located at the northeastern corner of SR 611 and Bartonsville Avenue. Sidewalks shall be provided along all project street frontages: SR 611, Bartonsville Avenue, and Frantz Road to facilitate safe pedestrian circulation. (From Previous Comment 43) The proposed sidewalk east of the new driveway ends at the beginning of the proposed right-turn lane. This area of sidewalk is located in Hamilton Township and should be provided as required by Hamilton Township.*

27.-34. Previous Comments 44 through 51 satisfied.

35. In accordance with Section 390-55.F.(1)(a), “all subdivisions and land developments shall be landscaped with property line buffers that act to integrate new development with its surroundings and to separate incompatible land uses.”

- a. In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of nine (9) canopy trees and five (5) ornamental trees are required along the western property line (418.96-foot). In addition, and in accordance with Section 390-55.F.(3)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” *No trees are proposed along the western property line, however existing trees are proposed to remain. The required trees shall be provided, or the Applicant shall demonstrate the existing trees meet the intent of the required buffer. (Previous Comment 52.a) Three (3) canopy trees are now proposed along the new driveway and parking area and 3 ornamental trees are now proposed on the western side of Wetland Basin-1. The Applicant is proposing to utilize the new trees with the existing woodlands to remain to meet this requirement.*

A partial waiver is required for use of the existing woodlands. Photographs of the existing woodlands in support of the waiver request shall be presented to the Township. (Previous Comment 52.a) Two (2) canopy trees and two (2) ornamental trees are proposed. A partial waiver request with supporting photographs has been submitted. The Applicant intends to utilize the existing woodlands to aid in meeting the required buffer. The Planning Commission recommended approval of the requested waiver at its meeting held on March 10, 2025.

- b. In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of five (5) canopy trees and three (3) ornamental trees are required along the northern property line (216.32-foot ±). *No trees are proposed, and the plan shall be revised. (Previous Comment 52.b) No trees*



are proposed. Woodlands exist between proposed Wetland Basin-1 and the northern property line. The Applicant is proposing to utilize the existing woodlands to remain to meet this requirement.

A partial waiver is required for use of the existing woodlands. Photographs of the existing woodlands in support of the waiver request shall be presented to the Township. (Previous Comment 52.b) Four (4) canopy trees are proposed. A partial waiver request with supporting photographs have been submitted. The Applicant intends to utilize the existing woodlands to aid in meeting the required buffer. The Planning Commission recommended approval of the requested waiver at its meeting held on March 10, 2025.

36.-37. Previous Comments 53 and 54 satisfied.

38. In accordance with Section 390-58.E, “any subdivision or land development regulated under this § 390-58 shall be required to dedicate the specified amount of common open space, unless the Board of Commissioners and the applicant mutually agree to the payment of recreation fees-in-lieu of land, the construction of recreational facilities, the reservation/donation of common open space through an allowed alternative ownership method, or a combination of any of the foregoing”. *Prior to final plan approval the developer shall determine whether common open space will be proposed or if a fee-in-lieu of will be provided. (Previous Comment 55) The response letter suggests the 19.08 acres of Common Open Space is proposed. Per Section 390-58.G, the Applicant shall discuss with the Township whether common open space or a fee in-lieu-of will be required. The proposed area of disturbance within Pocono Township shall be clearly noted on the plan to determine the amount of the required fee in-lieu.*

39. In accordance with Section 390-60.A, “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate; or all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; development-of any kind impacting 30 acres of land or more in the aggregate.” *The required traffic impact study shall be submitted for review. (Previous Comment 56) The proposed development will include -a full access driveway onto S.R. 0611 and a 150 linear foot right-turn lane into the project site from S.R. 0611 north. The project will generate 750 additional vehicles during the typical weekday. The Traffic Impact Assessment (TIA) notes that the Cranberry Creek Apartments, the Wawas at Cherry Lane/Warner Road and Bartonsville Avenue, the Golden Slipper hospital development, and the Turtle Walk motor vehicle dealership were all considered in the analysis. The TIA further indicates the proposed development is not anticipated to impact traffic operations within the area of the development.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

Waivers are requested from the Stormwater Management Ordinance as discussed in Comments 40, 41, 42, and 43.

The project site is located within the C, Provisional Direct Discharge District of the Brodhead-McMichael Watershed. The receiving water is Pocono Creek which has a Chapter 93 classification of High Quality, Cold



Water Fishery (HQ/CWF).

40. In accordance with Section 365-10.I.(6)(b)[1], wetland buffer permitted activities/development includes “stormwater conveyance required by the municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.” *The proposed grading, driveway, and parking area are not permitted activities in the wetland buffer, and the plan shall be revised for compliance with this Section. (From Previous Comment 56) The wetland buffer impacts have been added to Sheets CLS-1 and CLS-2. Disturbance of the wetland buffer is still proposed and shall be addressed. (Previous Comment 57) A waiver was requested to allow unpermitted activities within the required wetland buffer. The Planning Commission recommended approval of this waiver request at its meeting held on February 10, 2025.*

Since the recommendation given by the Planning Commission, the proposed area of paved parking and the loading area have been reduced, therefore the disturbance of the wetland buffer has changed, and the waiver request has been revised. It is also understood that the subdivision plan will be withdrawn.

The total disturbance of the wetland buffer has been revised as follows:

Previous Waiver Request		Revised Waiver Request	
Total Disturbance	4,423 sf	Total Disturbance	3,398 sf
SWM Disturbance *	1,075 sf		
Demo Chicken Coop	185 sf		
Remaining Disturbance (Total)	3,163 sf		
		Pr. Sidewalk along S.R. 0611	5 sf
Paved Area	2,398 sf	Paved Area	2,175
Vegetated Area	765 sf	Vegetated Area	1,218 sf

** The SWM Disturbance is a permitted activity and includes those areas required for stormwater management improvements including the basin discharge pipe, associated swale, and associated grading.*

The previous waiver request included the disturbance related to the demolition of the existing chicken coop. The area of the demolition will be stabilized. In addition, the permitted disturbance related to the stormwater management improvements including the basin discharge pipe, associated swale, and associated grading was also not included in the revised waiver request.

41. In accordance with Section 365-10.I.(6)(b)[2], the area of the wetland buffer altered by activities permitted in accordance with Subsection I(6)(b)[1] above shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative wetland buffer on the subject parcel be altered by the activities permitted in accordance with Subsection I(6)(b)[1]. This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner).” *The plan shall include a calculation showing the area of existing wetland buffer and the area of disturbed buffer (in acres and percent) to confirm compliance with this Section for*



activities permitted in Section 365-10.1.(6)(b)[1]. (Previous Comment 57) Calculations have been added to Sheets CLS-1 and CLS-2. The calculations shall be revised to include the percent of the disturbed buffer area. In addition, the area of disturbance of the wetland buffer listed on Sheet CLS-1 is 164 square feet for the removal of the existing chicken coop. However, the existing house and shed that are proposed to be removed are also located within the wetland buffer and shall be included in the calculation on Sheet CLS-1. Areas to access the existing chicken coop and shed shall also be shown on the plan as disturbed area and included in the calculation on Sheet CLS-1. In addition, the calculation on Sheet CLS-1 does not account for the areas disturbed for proposed grading, driveway, and parking area, and shall be revised accordingly. (Previous Comment 58) A waiver was requested to allow unpermitted activities within the required wetland buffer. The Planning Commission recommended approval of this waiver request at its meeting held on February 10, 2025.

Since the recommendation given by the Planning Commission, the proposed area of paved parking and the loading area have been reduced, therefore the disturbance of the wetland buffer has changed, and the waiver request has been revised. It is also understood that the subdivision plan will be withdrawn.

Previously, the total percent disturbance in both Pocono and Hamilton Townships was 12.56%. The revised request proposes a percent disturbance in both Pocono and Hamilton Townships of 11.95%.

This request shall be revised to include the percent disturbance proposed by those improvements that are permitted within the wetland buffer (i.e., demolition of the existing chicken coop and stormwater management improvements).

42. In accordance with Section 365-10.1.(8)(b), stream buffer permitted activities/development, includes “stormwater conveyance required by the municipality or other body or agency having jurisdiction, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, fish hatcheries, wildlife sanctuaries and boat launch sites constructed so as not to increase the floodplain elevation, and unpaved trails, shall be permitted, providing no buildings are involved. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.” *The demolition of the existing house, chicken coop, and shed, and proposed grading, driveway, and parking area are located within the required stream buffer. (From Previous Comment 58) The stream buffer impacts have been added to Sheets CLS-1 and CLS-2. Disturbance of the stream buffer is still proposed and shall be addressed. (Previous Comment 59) A waiver was requested to allow unpermitted activities within the required stream buffer. The Planning Commission recommended approval of this waiver request at its meeting held on February 10, 2025.*

Since the recommendation given by the Planning Commission, the proposed area of paved parking and the loading area have been reduced, therefore the disturbance of the stream buffer has changed, and the waiver request has been revised. It is also understood that the subdivision plan will be withdrawn.



The total disturbance of the stream buffer has been revised as follows:

Previous Waiver Request		Revised Waiver Request	
Total Disturbance	18,844 sf	Total Disturbance	6,956 sf
SWM Disturbance *	3,149 sf		
Demo & Restore Impervious Areas	7,154 sf		
Remaining Disturbance (Total)	8,541 sf		
Sidewalk along S.R. 0611	623 sf	Sidewalk along S.R. 0611	422 sf
Paved Area	3,212 sf	Paved Area	1,387 sf
Vegetated Area	4,706 sf	Vegetated Area	5,147 sf

* The SWM Disturbance is a permitted activity and includes those areas required for stormwater management improvements including the basin discharge pipe, associated swale, storm sewer replacement, and associated grading.

The previous waiver request included the disturbance related to the demolition of the existing buildings. The area of the demolition will be stabilized. In addition, the permitted disturbance related to the stormwater management improvements including the basin discharge pipe, associated swale, storm sewer replacement, and associated grading was also not included in the revised waiver request.

43. In accordance with Section 365-10.I.(8)(c), "the area of the [stream] buffer altered by activities permitted in accordance with § 365-10I(8)(b) shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative stream buffer on the subject parcel be altered by the activities permitted in accordance with § 365-10I(8)(b). This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner)." *The plan shall include a calculation showing the area of the existing stream buffer and the area of the disturbed buffer (in acres and percent) to confirm compliance with this Section for activities permitted in Section 365-10.I.(8)(b). (Previous Comment 59) Disturbance calculations have been added to Sheets CLS-1 and CLS-2 and are noted to be 2,450 square feet for the proposed house, chicken coop, and shed. It appears the disturbance should be 5,000 square feet ±. In addition, the area does not account for the proposed grading, driveway, or parking area. The calculation shall be revised accordingly. The calculations shall also be revised to include the percent of the disturbed buffer area. Areas to access the existing chicken coop and shed shall also be shown on the plan as disturbed area and included in the calculation on Sheet CLS-1. (Previous Comment 60) A waiver was requested to allow unpermitted activities within the required stream buffer. The Planning Commission recommended approval of this waiver request at its meeting held on February 10, 2025.*

Since the recommendation given by the Planning Commission, the proposed area of paved parking and the loading area have been reduced, therefore the disturbance of the stream buffer has changed, and the waiver request has been revised. It is also understood that the subdivision plan will be withdrawn.

The previous total percent disturbance in both Pocono and Hamilton Townships was 9.48% and the revised request proposes a total percent disturbance of 5.62%.



This request shall be revised to include the percent disturbance proposed by those improvements that are permitted within the stream buffer (i.e., demolition of existing structures and stormwater management improvements).

44.-49. Previous Comments 61 to 66 satisfied.

50. In accordance with Sections 365-15.A, 365-19.A.(4), 365-20.C.(2), and 365-21.C, any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control. An erosion and sediment control plan, including all reviews and letters of adequacy obtained by the Conservation District shall be provided. *An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. (From Previous Comment 67) A revised submission was made to the County Conservation District on January 17, 2025 and the application was deemed complete by the County Conservation District under cover letter dated February 19, 2025. A Technical Deficiency Letter from the County Conservation District dated May 13, 2025 was received. All submissions to, correspondences with, and permit from the County Conservation District shall be provided.*

51.-54. Previous Comments 68 through 71 satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

55.-62. Previous Comments 72 through 79 satisfied.

MISCELLANEOUS COMMENTS

63. Plans have previously been submitted to PennDOT for intersection improvements at S.R. 0611 and Bartonsville Avenue/Rimrock Road. Part of those improvements include a right-turn lane starting at the municipal boundary with Hamilton Township. The proposed right-turn lane is now shown on the plan and labeled as “Pocono Twp. Future Road Improvement Project”.

While Pocono Township is the initiator of the project, the Township is partnering with developers to complete the improvements. The developer of the Wawa project site located across Bartonsville Avenue is proposing improvements along S.R. 0611 in close proximity to the Springhill Suites project site. 611 Land Development, LLC shall coordinate with the Wawa developer on the extent of those improvements. *(Previous Comment 80) The response letter indicates the proposed S.R. 0611 improvements for this Springhill Suites development are being coordinated with the Wawa development located across Bartonsville Avenue.*

64. The Subdivision Plan proposes use of only a small portion of the parcel. The Applicant shall provide additional information on the intended use for the remainder of the property. *(Previous Comment 81) The response letter indicates the owner/developer currently has no plans for the remainder of the property.*

65.-74. Previous Comments 82 through 91 satisfied.

PLAN REVISION COMMENTS

75.-80. Previous Comments 92 through 97 satisfied.



81. Please provide closure reports for Stream Easement #5, Preservation Areas #6 and #7, and Stormwater Easement #2. *(New Comment)*

The above comments represent a thorough and comprehensive review of the information submitted, with the intent of giving the Township the best direction possible. However, due to the nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to approval of the Final Minor Subdivision Plan and the Preliminary Land Development Plan.

If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin – Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
611 Land Development, LLC – Applicant
Joseph Stachokus, P.E. – Devco Infra, LLC
Nate Oiler, P.E., RKR Hess – Hamilton Township Engineer
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Pocono
(TOWNSHIP) (BOROUGH) (CITY), Monroe COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Tannersville Point, LLC has proposed the development of a parcel of land identified as
land developer

Tannersville Point, and described in the attached Sewage Facilities Planning Module, and
name of subdivision
proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify).

WHEREAS, Pocono Township finds that the subdivision described in the attached
municipality
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Pocono hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary,
(Signature)

Township Board of Commissioners ~~Supervisors (Borough Council) (City Councilmen)~~, hereby certify that the foregoing is a true copy of

the Township (Borough) (City) Resolution # 2025-22, adopted, _____, 20____.

Municipal Address:

Pocono Township Muncpal Building
112 Township Drive
Tannersville, PA 18372
Telephone 570-629-1922

Seal of
Governing Body



YOUR GOALS. OUR MISSION.

June 10, 2025

Patrick Briegel, Director of Public Works
Pocono Township
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: TANNERSVILLE POINT APARTMENTS LAND DEVELOPMENT
SANITARY SEWER SYSTEM REVIEW NO. 4
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1358, T&M PROJECT NO. POCS-R0007**

Dear Mr. Briegel:

Pursuant to the Township's request, we have completed a review of the proposed sanitary sewer system for the above-referenced project. The following information was submitted for our review:

- Sanitary Sewer Comment Response letter from Keystone Consulting Engineers dated May 23, 2025;
- Sewage Planning Module Package Resubmission;
- Preliminary/Final Major Subdivision and Land Development Plan, (68 sheets) prepared by Keystone Consulting Engineers, dated May 24, 2024 last revised May 23, 2025.

BACKGROUND INFORMATION

The Applicant, Tannersville Point, LLC is proposing a proposed 280-unit apartment complex including associated required improvements. The site is located along Warner Road, immediately Northeast of Interstate 80. The site is located in the central sewage service area. However, Township sewage facilities have not been extended to the parcel.

The development proposes to connect to central water supplied by BCRA and central sanitary sewer served by Pocono Township. The site is located in the Pump Station 5 service area. The proposed development will connect to the sewer system through the construction of new proposed Pump Station Number 6, which will be dedicated to Pocono Township. Based on our review of the documents provided, the development will require 281 EDUs, or 69,407 gpd, one for each apartment plus one for the club house. The tapping fee for this capacity will be \$1,053,750. The system does have capacity to serve this development.

Based on our review of the submitted information and our previous review letter dated April 16, 2025, we offer the following.

SEWAGE PLANNING COMMENTS

- 1.-3. Previous Comments satisfied.
4. A letter from BCRA for WWTP Sewage Capacity must be provided. *(Previous Comment 4) The applicant's engineer responded by stating "The module is currently at BCRA for signatures and capacity letters".*



5. A letter from Pocono Township must be provided certifying available capacity. This letter can only be provided after capacity is reserved for the required sewage flows. *(Previous Comment 5)*
6. The sewage planning letter checklist must be completed by the Applicant. Once the checklist is complete and the Board of Commissioners pass a Resolution approving the sewage planning, the checklist must be signed by the Township. *(Previous Comment 6) Sewage planning letter checklist has been completed, but still requires the signature of the Municipal Secretary.*
7. The completion checklist must be completed and signed by the Township once the package is in order. *(Previous Comment 7)*
8. The Transmittal Letter must be signed by the Township once the package is in order. *(Previous Comment 8)*
9. The Resolution for Plan Revision must be passed and signed by the Board of Commissioners. *(Previous Comment 9)*
- 10.-13. Previous Comments satisfied.
14. Component 3, Section G2.b., BCRA shall sign the section for WWTP capacity. *(Previous Comment 14) The applicant's engineer responded by stating "The module is currently at BCRA for signatures of this section".*
- 15.-17. Previous Comments satisfied.
18. Component 3, Sections J.3.b. & c. shall be signed by Pocono Township. *(Previous Comment 18)*
19. Component 3, Section J.4. shall be completed by BCRA. *(Previous Comment 19) The applicant's engineer responded by stating "The module is currently at BCRA for signatures of this section".*
20. Previous Comment 20 satisfied.
21. Previous Comment 21 satisfied.
22. Component 4A must be signed by the Township Planning Commission. *(Previous Comment) Note that the applicant must coordinate with the Planning Commission to be placed on the agenda as a SPM review to have the form signed. (Previous Comment 22) The sewage planning module was reviewed at the Planning Commission meeting of June 9, 2025.*
23. Previous Comment 23 satisfied.

NOTE: Based on the remaining items above, it appears the sewage planning module is ready for approval by the Township and to be sent to the PADEP. The applicant shall provide three (3) copies of the sewage planning package to the Township for processing.



SEWER SYSTEM PROCEDURES MANUAL & RULES AND REGULATIONS COMMENTS

24.-26. Previous Comments satisfied.

27. The required PennDOT HOP shall be provided prior to plan approval for the sewer main. *(Previous Comment 27) Applicant's engineer responded by stating "Acknowledged, a M-945A form has been provided as part of this package", however the form was not submitted.*

28. The required Part II Water Quality Permit for the pump station shall be provided prior to plan approval. *(Previous Comment 28) Applicant's engineer responded by stating "Acknowledged, permit package and correspondence will be provided under a separate cover."*

TECHNICAL COMMENTS

29. Previous Comment 29 satisfied.

30. Warner Road Sanitary Sewer Pump Station Plans:

- a. The pump station control, architectural, and electrical system designs shall be added to the plans. *(Previous Comment 30.c.) The response letter states that the above information will be provided under separate submission. The plans have not been provided with this submission.*
- b. Grading spot elevations and existing topography shall be added to the plans for review. *(Previous Comment 30.f.) The applicant's engineer responded by stating "Spot elevation has been revised to 887.00". However, the pump station plans have not been provided with this submission.*
- c. The proposed fence shall be revised to be an 8' high security fence. *(Previous Comment 30.i.) The Applicant's engineer responded by stating "Detail height has not been updated, however, to clarify per the detail the fence height is an 8' fence from top of grade with a post minimum burial depth of 2' 6" which is where the 10' 6" comes from as indicated on the detail. Furthermore, the City of Bethlehem has been removed from the detail. Furthermore, these plans will be provided under a separate cover when the architectural and electrical designs are received."*
- d. The pump station shall be provided with a 4" bypass connections by the means of a normally closed plug valve, check valve, and male cam lock connection with cap. *(Previous Comment 30.n.) The Applicant's engineer responded by stating "Per correspondence with T&M a bypass has been similar to other stations within Pocono Township. Details for this connection will be provided on the Pump Station plans under a separate cover, however, the bypass layout is provided on the plans".*

31. Previous Comment 31 satisfied.

32. Engineer's Design Report

- a. For clarity purposes for the required water quality permit submission to the PADEP, notation



shall be added to the calculation sheets and plans where the future pump is shown to state that the future pump is not included in this permit and shall be permitted only under a separate water quality permit. *(Previous Comment 32.a.) The applicant's engineer responded by stating "The engineers report will be updated and provided under a separate cover along with the revised pump station plans once architectural and electrical designs are obtained".*

- b. The pump operational points shall be plotted on a pump curve. *(Previous Comment 32.b.) The applicant's engineer responded by stating "Pump operational points will be updated and provided under a separate cover along with the revised pump station plans once architectural and electrical designs are obtained".*

33. *Component 3, Section B: Municipality contact email shall be updated to jbelvin@poconopa.gov. (New Comment)*
34. *PNDI Review Receipt is older than 2 years and must be renewed. (New Comment)*
35. *Component 3, Section P: The appropriate boxes must be checked after #11, and public comments shall be attached. If there were no comments received, that box must be checked. (New Comment.*
36. *The required General Permit 5 shall be provided prior to plan approval. (New Comment)*

We recommend the above comments be addressed to the satisfaction of Pocono Township, prior to approval of the Plans.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions regarding the above comments, feel free to contact our office.

Sincerely,

Michael E. Gable, P.E.
Sanitary Sewer Engineer

MEG/arm

- cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Tannersville Point, LLC – Applicant
Alan Fornwalt, P.E. – Keystone Consulting Engineers, Inc.
David Horton, P.E. – BCRA
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

**TOWNSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2025 -23

**A RESOLUTION GRANTING AN EXTENSION OF TIME TO SATISFY
CONDITIONS OF THE PLAN APPROVAL OF THE ERTLE DEVELOPMENT,
LLC – 3453 ROUTE 611 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

WHEREAS, the applicant, Ertle Development, LLC, submitted a plan application titled “Ertle Development, LLC Preliminary/Final Land Development Plan” (the “Plan”). The Applicant proposes to construct a 6,049 square foot Wawa convenience store with twelve (12) fueling stations, a 57-space parking lot, and driveways at State Route 611 and Bartonsville Avenue; and

WHEREAS, on May 6, 2024, the Pocono Township Board of Commissioners enacted Resolution No. 2024-08 which granted conditional preliminary/final plan approval of the Plan; and

WHEREAS, Resolution No. 2024-08 required that the applicant meet all conditions of the preliminary/final plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and if such conditions were not met, the Conditional Preliminary/Final Plan approval would be considered void; and

WHEREAS, the applicant was unable to satisfy the conditions of preliminary/final plan approval and record the Plan within twelve (12) months of the Conditional Preliminary/Final Plan approval, and is requesting that the Board of Commissioners grant an extension of time to comply with the requirements of Resolution No. 2024-08.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania the applicant, Ertle Development, LLC, shall have until May 5, 2026 to satisfy the conditions of preliminary/final plan approval and record the Plan as set forth in Resolution No. 2024-08. In the event the conditions are not met by May 5, 2026, the Conditional Preliminary/Final Plan approval shall be null and void.

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



CHRISTOPHER S. BROWN LAW OFFICES

607 Monroe Street
Stroudsburg, PA 18360

Phone (570) 421-5653
Fax (570) 421-0816

chris@csbrownlawoffices.com

June 13, 2025

Pocono Township
112 Township Drive
Tannersville, PA 18372
Via email to kmacdougall@poconopa.gov

Re: LDP of Ertle Development LLC

Dear Commissioners:

I am legal counsel to Ertle Development LLC in connection with the land development plan application for 3453 Route 611. Please accept this letter as a request from Ertle Development, LLC for additional time to meet all of the requirements of the Township's Resolution approving the land development plan for the said address.

Very Truly Yours,


Christopher S. Brown

cc: Jim Reilly
Matthew Landro

POCONO TOWNSHIP
205 Old Mill Rd. Tannersville, PA

David Galczyk
302-670-0558
David.Galczyk@lifefitness.com

Date: 05/01/25
Version: 1.01
Scale: 9/64"=1'-0"
Ceiling Ht.: XX'-X"
SQ.FT.: X,XXX
Refresh: ☐ New Build: ☐

DISCLAIMER:
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY. CONTRACTORS AND/OR THEIR AGENTS, THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY DISMOUNT, COMPLIANCE WITH INDUSTRY STANDARDS. APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

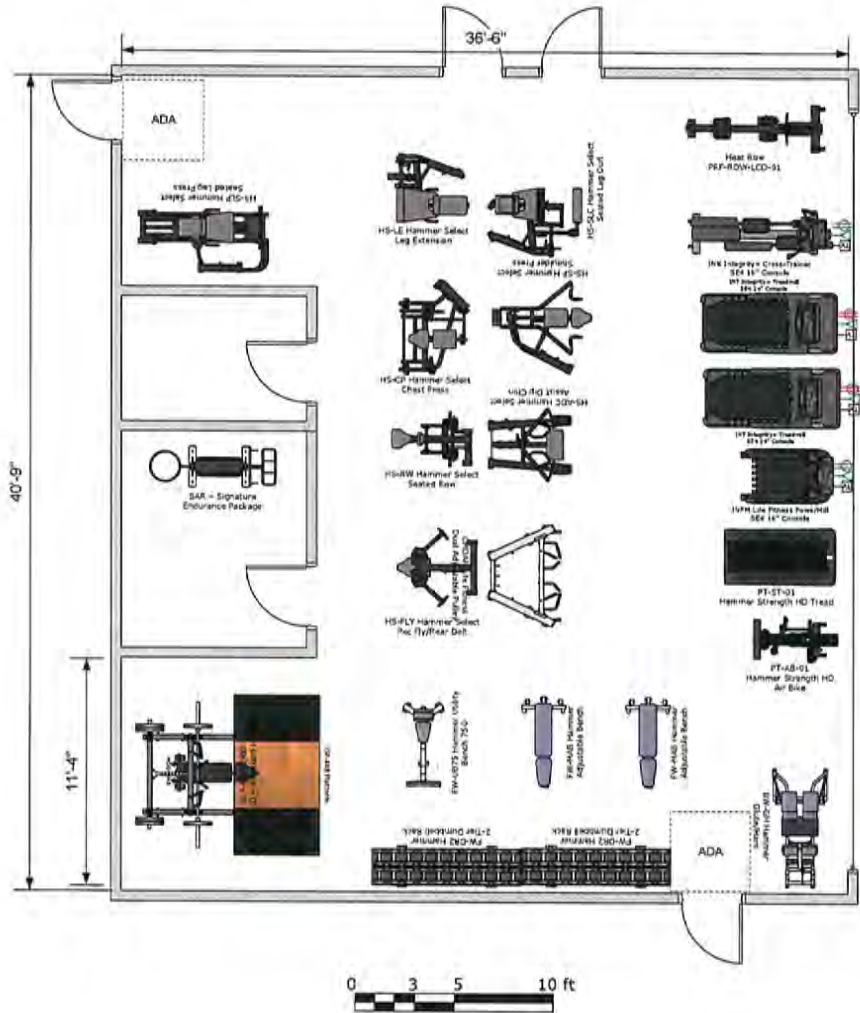
ADDITIONAL NOTES:
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.

Electrical Legend:

- DEDICATED RECEPTACLE
- STANDARD RECEPTACLE
- OPTIONAL RECEPTACLE
- WIRED INTERKEY
- TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.
POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.

LIFE FITNESS **HAMMER STRENGTH**



**Pocono Township Board of Commissioners
Regular Meeting Minutes
June 02, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on June 02, 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, ABSENT; Mike Velardi, present; Brian Winot, ABSENT. Rich Wielebinski, present.

In Attendance: Leo DeVito-Township Solicitor; Jon Tresslar- Engineer; Patrick Briegel-Public Works Director; Jerrod Belvin-Township Manager; Shawn McGlynn-SFM Consulting; Erica Tomas-Administrative Assistant, Jennifer Gambino, Public Works Asst. Mgr.

Public Comment

Mark Love (Resident) – Offered free mediation services to keep the Eastern Monroe Library Branch open highlighting safety concerns and negotiating a 60-day extension of the closing date while working to secure a new location within the township.

Cheryl Parks (Resident) – Informed the board that one of the Kennel residents received a citation for dumping dog food near trees by a fox den. She expressed concern about children running onto her property from the neighboring property. She urged the board to pass the nuisance ordinance being considered.

Tom VanZant (Resident) – Asked for clarification on the Library issues, and possible places for library to stay or relocate.

Robin Kunz (Resident) – Asked for a timeline on the Glenwood Hall renovations for the Library, emphasized importance of having library.

Monica Garrity (Resident) – Asked regarding a public comment workshop date to be set.

Mary Chekovich (Resident) – Asked about the Pigeon Way bridge plans in the future.

Dan Leddy (Resident) – Questioned the potential of Glenwood Hall, feels it should be torn down.

Donna McMann (Resident) – Asked for a second consideration to add the library to the NCC facility.

Announcements

- An executive session was held prior to this meeting to discuss personnel and litigation.
- A Moment of Silence was held in honor of Marie Guidry, a long-time member of the Pocono Township Planning Commission with a long family history in Tannersville.

Presentations

Isabella Pavuk – Girl Scout Gold Award project presentation of a park Welcome board at the entrance to the TLC park. She outlined her plan.

R. Wielebinski made a motion, seconded by M. Velardi, to allow Isabella Pavuk to work with the township manager for the message board at TLC park for her Girl Scout project. All in favor. Motion carried.

Presentation from Quantifi Media, for new Township Website – Courtney Corosimo, Founder & CEO; The website would cost \$17,500 for development and \$600 annually for hosting & maintenance. Key features include, live streaming, calendar integrations, document management, mobile responsiveness, and search functionality.

Q&A and discussion from the board. The board will revisit this at the next meeting.

Hearings

- R. Wielebinski made a motion, seconded by M. Velardi, to open the hearing on an Ordinance Amending the Code of Ordinances of Pocono Township Chapter 470, Zoning, to amend §470-67(F) to include both private and public nuisance provisions related to kennels; to amend §470-8 to amend the definition of essential services and to add definitions for solar array, solar farm and wind turbine; to amend §470-20 C Commercial District to add solar array atop existing commercial buildings as a conditional use in said district; and to amend §470-21 I Industrial District to add solar array atop existing industrial buildings, solar farm and wind turbine as conditional uses in said district; and repealing all ordinances or parts of ordinances inconsistent therewith. All in favor. Motion carried.
- Board Comments & Public Comments. L. DeVito stated that the hearing was publicly advertised on May 18th and 25th, 2025. L. DeVito and S. McGlynn explained in detail the reasoning behind this Ordinance with regard to E. Gndt's questions and request for an executive session prior to voting on the Ordinance. This hearing is being recorded via court stenographer.
- Dean Wehr (Resident) thanked the board for trying to get ahead of this matter.
- Mark Love (Resident) asked the board to discuss the applicability if any.
- Jim Pellegrini (Resident) asked for clarification on the ordinance being considered (Swiftwater Solar vs New Solar submission)
- 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 Ordinance 2025-19 Amending the Code of Ordinances of Pocono Township Chapter 470, Zoning, to amend §470-67(F) to include both private and public nuisance provisions related to kennels; to amend §470-8 to amend the definition of essential services and to add definitions for solar array, solar farm and wind turbine; to amend §470-20 C Commercial District to add solar array atop existing commercial buildings as a conditional use in said district; and to amend §470-21 I Industrial District to add solar array atop existing industrial buildings, solar farm and wind turbine as conditional uses in said district; and repealing all ordinances or parts of ordinances inconsistent therewith. All in favor. Motion carried.

Resolutions

- R. Wielebinski made a motion, seconded by M. Velardi, to approve 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 approve 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 M. Velardi, to approve a consent agenda of the following items:
- Old business consisting of the minutes of the May 19, 2025 regular meeting of the Board of Commissioners and updated minutes of May 13, 2025.
Financial transactions through June 2, 2025 as presented, including ratification of expenditures in the amount of \$503,569.56 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

R. Wielebinski made a motion, seconded by M. Velardi, to approve the new 2025 Peterbilt Dump Truck to be painted green to not cost more than \$10,000. E. Gndt voiced her opinion regarding the way the vote is taking place. R. Wielebinski, aye; M. Velardi, aye; E. Gndt, nay. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to replace the sink and faucet in the bathroom, re-carpet tile and replace threshold in library contingent on them staying for the life of the existing building. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the following PTPD Policies: Community Relations, Bias-Based Policing, Ride-Along, Generative Artificial Intel, Roll Call, Hazardous Material Response, Mobile Fingerprint Identification, Crime & Disaster Scene Integrity, Hostage and Barricade Incidents, Patrol, Special Weapons and Tactics Team, Major Incident Notification, Death Investigation, Private Persons Arrest, Limited English Proficiency, Chaplains, Public Safety Video Surveillance, Child & Dependent Adult Safety, Service Animals, Volunteers, Native American Graves Protection and Reparation, Off Duty Law Enforcement Actions. E. Gmandt has asked J. Wagner if he approves, All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to purchase "Administration" sign from Bartush Signs (Costars Vendor) for the Administrative Wing of the New Township Complex in the amount of \$7,559.90. All in favor. Motion carried.

Natasha Leap – Vice President

Ellen Gmandt – Commissioner

- Update – Solar Field – Still under cease and desist. The only thing they are permitted to do is reinstall the necessary ENS controls. Inspections are ongoing.
- Update – Kennel – Zoning can now utilize the Ordinance should something be reported.
- Discussion regarding the Knox Box utilization. E. Gmandt questioned the mandator necessity of the Knox Box for those who do not have an alarm system. She mentioned penalties for false alarms that is not being utilized, financial burden, security reasons, opt out options. She feels the commissioners missed some items on this ordinance.
- E. Gmandt made a motion to extend the due date until 4/15/2026 to hold a work session and work out the specifics with a full board and see if a majority would like to revise the Knox Box Ordinance. No Second, Motion failed.

Brian Winot – Commissioner

Mike Velardi – Commissioner

M. Velardi commended the Township Manager, Jerrod Belvin; Public Works Director, Pat Briegel; and Public works staff for the invaluable work they did to create the new township facilities, keeping all GC & PM in house. Their efforts saved the township almost \$2 million dollars. Noting that Township Manager installed CCTV, Access Control, Phone, Wi-Fi/Network on his own time.

M. Velardi clarified some false accusations made on public media regarding the library. He also listed the ways the township has tried to convince them to stay.

M. Velardi explained that the zoom meetings were discontinued for a short time due to technical problems with an antiquated system in the old facility. We are back online with the newly updated system as of this evening's meeting.

M. Velardi relayed his long experience with the township and his carrier to show how he worked his way up to earn his elected seat on the Board after being accused of being too old at 66.

M. Velardi pointed out property maintenance issues that need to be addressed along route 715 that are becoming a safety issue. L. DeVito suggested the contractor be made to clean up and maintain the area during construction.

M. Velardi announced that Golden Slipper Road will be closed as of June 16th in both directions for a minimum of two months to facilitate moving pipes, drainage, and sewer lines.

Reports

Zoning Report-SFM Consulting

Police – James Wagner, Chief

Manager Report – Jerrod Belvin

- Update Green Light Go - Lower Swiftwater Road is now adaptive and communicating with the system.
- Grants Update – We were awarded the LSA \$200,000 Laurel Lake road drainage project last week. The timeline is to be determined. Hoping to do most of the work in house.
- Police Building Update – Cost study is in. On track for a December 2026 move.
- We officially moved in on Friday and are working out bugs. Everything was built in house by our DPW Staff.
- PennDOT projects – closure of 715 detour has been pushed back until September. PennDOT will be paving 715 from Mountain Road up to Sullivan Trail. Jackson Twsp work will take place during the day and Pocono Twsp work will take place at night. They are still working on the drainage on the route 611 near Pocono Farm Stand and are communicating with us regarding our sewer lateral in that area. E. Gnanadt commented regarding the construction debris on along Routes 715 and 611. J. Belvin commented on the Golden Slipper Road pending closure short notice by PennDOT.

Public Works – Patrick Briegel

- Pat expressed his admiration for the DPW crew and appreciation for the work they continue to do for the township.
- Sewer Business Update – the HMI system was moved without incident. Sewer and water service for the new building should be wrapped up shortly.
- The park guys are doing a great job. The splash pad opened over the weekend without issue. They will be working on the infields within the next couple of days.

Township Events Report-Jennifer Gambino

- Touch a truck event will take place Saturday, June 8th rain or shine.
- June 12th will be the first concert in the park for the season.
- We have new banners along Route 611 due to the harsh winter conditions of last year.
- R. Wielebinski made a motion, seconded by M. Velardi, to waive Pavilion Fee's for Pocono Mountain East Odyssey of the Mind. All in favor. Motion carried.

Township Engineer Report- Jon Tresslar

- Sewer Business Update covered earlier.
- Learn Road safety enhancement project and roundabout survey work. – no new updates
- TASA Project – on going.
- TLC walking bridge – looking at alternatives.
- Lower Scotrun Ave, Cranberry Bog and Stadden Road bridges were all listed on the bridge report received in and are being inspected further.
- Sylvan Cascade Report – The township has been sharing costs with Paradise Township for years and it appeared that the road would crisscross the township municipal line, based on liquid fuels mapping at the time. P. Briegel found some monumentation for the township line that appeared to suggest that Pocono did not have as much roadway as previously thought. The map line in the liquid fuels map looks to be incorrect and the Monroe County GIS map correct.

Township Solicitor Report-Leo V. DeVito

- Sewer Business Update - Looking to have a joint meeting with P. Briegel and M. Gable for a more comprehensive report on the Kalahari situation.
- General legal update – Zoning hearing last week upheld the ruling regarding the trailers at Brooklyn Firework. L. DeVito thanked S. McGlynn and his zoning team for their input defending the case.
- Archer Lane – No update
- Learn Road Easement Process – ongoing conversations with property owners to move forward with the round-about.
- TASA Sidewalk Update – Easements – ongoing conversations with PennDOT to move forward.

- L. DeVito complemented the entire team on the new township facility. R. Wielebinski thanked Mr. DeVito on his support over the last 10 years.

- **Public Comment**

Charles Keppler (Resident) - invited everyone to visit his Facebook page. He commented on the approval of the Trap Enterprises Event Center Stormwater waiver being approved without discussion.

Mitch Bartholomew (Resident) – commented on the Paint for the truck that was discussed earlier and thanked the board for their approval.

Karen Doleiden (Resident) – asked P. Briegel for a sign (SLOW CORNER) paint prior to the curve on Stadden before the hidden driveways prior to the closure on Golden Slipper. She thanked the board for passing this evening's Ordinance. P. Briegel had asked Jon Tresslar to look into PennDOT regulations of the painting of the curve.

Kyle Hazelton (Resident) – asked the status of an Ordinance for chickens. J. Belvin explained the workshops that the Planning Commission has been having and the joint meeting with the Board of Commissioners on June 23rd at 5 p.m. The public is welcome to attend and see the pending changes within the rewrite.

- **Adjournment – R. Wielebinski 2nd M. Velardi made a motion to adjourn the meeting 8:07 p.m. All in favor. Motion carried.**

POCONO TOWNSHIP

Monday June 16, 2025

SUMMARY

Ratify

General Fund	\$	2,985.18
Payroll	\$	146,758.75
Sewer Operating	\$	29,287.01
Sewer Construction	\$	-
Capital Reserve	\$	-

Bill List

TOTAL General Fund	\$	90,500.23
TOTAL Sewer <u>OPERATING</u> Fund	\$	129,318.48
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	-
TOTAL Capital Reserve Fund	\$	23,076.23
Liquid Fuels		
TOTAL EXPENDITURES	\$	421,925.88

Fire Tax Disbursement	\$	182,069.75
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POCONO TOWNSHIP CHECK LISTING

Monday June 16, 2025

General Fund

Date	TYPE	Vendor	Memo	Amount
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Payroll

05/30/2025	ACH		PAYROLL ENDING 6/8/25	\$ 146,758.75
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TOTAL PAYROLL

\$ 146,758.75

General Expenditures

Date	Check	Vendor	Memo	Amount
06/06/2025	2614	Brodhead Creek Regional Authority	Water	220.25
06/06/2025	2615	PENTELEDATA	Internet	824.13
06/06/2025	2616	PENTELEDATA	Internet	335.85
06/09/2025	2618	Blue Ridge Communications	TLC Internet	54.95
06/09/2025	2619	Villanti Rental Company	Slide: Bounce House: Combo House Rentals	600.00
06/10/2025	2620	Fun & Fancy Faces	6/12/2025 Concert In The Park Appearance	200.00
06/10/2025	2621	McClelland, Erin	6/12/25 Live Entertainment	750.00
TOTAL General Fund Bills				\$ 2,985.18

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
06/06/2025	1363	BRODHEAD CREEK REGIONAL AUTHORITY	Pump Station 2,3,5 Water	110.90
06/06/2025	1364	PENTELEDATA	Pump Stations 1-5 Internet	389.75
06/09/2025	1365	First Keystone Community Bank	Interest on Loan	28,806.36
TOTAL Sewer Operating Fund				\$ 29,287.01

TOTAL General Fund

TOTAL Sewer Operating

TOTAL Sewer Construction

Total Capital Reserve

\$ 2,985.18

\$ 29,287.01

\$ -

\$ -

\$ 32,272.19

Transferred by:

\$ 32,272.19

POCONO TOWNSHIP CHECK LISTING

Monday June 16, 2025

General Fund

Date	Check	Vendor	Memo	Amount
06/06/2025	2617	AMERICAN UNITED LIFE INSURANCE CO.	Life Ins	3,753.27
06/11/2025	2622	A & E Glass, Inc.	Ballistic Glass Removal & Install	225.00
06/11/2025	2623	AFLAC	Supplemental Insurance	349.56
06/11/2025	2624	Anglemeyer, Austin	5/5/25 Uniform Reimb	340.24
06/11/2025	2625	ARGS Technology, LLC	Remote IT Services	8,302.25
06/11/2025	2626	Aspen Pest Control, LLC	New Bldg Pest Control	1,056.00
06/11/2025	2628	Auto Parts of Tannersville, Inc.	Auto Parts	981.69
06/11/2025	2629	Bartonsville Printing	Stroudsburg Eye Banner	3,690.00
06/11/2025	2630	Best Auto Service & Tire Center	Unit 88 Service	987.66
06/11/2025	2631	Blue Ridge Communications	Police and Township phones	416.65
06/11/2025	2632	Brodhead Creek Regional Authority	Sewer	247.50
06/11/2025	2633	Broughal & DeVito, L.L.P.	Legal Matters	9,642.50
06/11/2025	2634	ClearGov, Inc.	Active ClearGov Digital Budget Book Suite 6/1/25 - 12/31/25	4,708.33
06/11/2025	2635	Cleveland Brothers Equip. Co.	Brushes & Spacers	325.61
06/11/2025	2636	Donna Kenderline Reporting	5/5/25 Appeal	346.75
06/11/2025	2637	E.M. Kutz, Inc.	Cirrus Valve, O Rings & Labor	1,918.82
06/11/2025	2638	Eureka Stone Quarry, Inc.	Seasonal 9.5MM WARM R 48.4825 In for NCC Walkway	3,505.30
06/11/2025	2639	F. W. Webb Company	HVAC	484.28
06/11/2025	2640	Fry's Plastic, LLC	10' x 20' ADS N-R Solid for NCC	97.50
06/11/2025	2641	GAMBINO, JENNIFER	May 2025 Traveling Expense Reimb	184.94
06/11/2025	2642	Gleco Paints, Inc.	Glass Beads for Speed Hump	415.48
06/11/2025	2643	Gottia Go Polties, Inc.	Rentals	890.00
06/11/2025	2644	Grant Success Lab	June 2025 Grant Services Retainer	3,300.00
06/11/2025	2645	H. M. Beers, Inc.	May 2025 SEO Services	2,150.00
06/11/2025	2646	Jan-Pro of NEPA	Cleaning Services	1,770.12
06/11/2025	2647	Kimball Midwest	Black Cable Tie	224.00
06/11/2025	2648	Kuehner, Raymond	5/27/25 Uniform Reimb	101.13
06/11/2025	2649	Marki Rolloff Container, Inc.	NCC Waste Removal	542.65
06/11/2025	2650	MAULA, MAURA	Yoga in the park	85.00
06/11/2025	2651	MRM Workers' Compensation Pooled Trust	Install 10 of 12 2025	16,534.28
06/11/2025	2652	NEPA Business Technologies LLC	Phone support	98.00
06/11/2025	2653	Pocono 4 Wheel Drive Center	Huskey	64.00
06/11/2025	2654	Pocono Record	Ads and notices	529.80
06/11/2025	2655	Portland Contractors, Inc.	May 2025 Monthly Fee provide certified operations & process directions	350.00
06/11/2025	2656	PPL Electric Utilities	Alger Ave Area Light	14.49
06/11/2025	2657	PPL Electric Utilities	Sullivan Tr & Rt 715 Traffic Light	47.63
06/11/2025	2658	PPL Electric Utilities	2672 Brookdale Rd Traffic Signal	60.59
06/11/2025	2659	PPL Electric Utilities	Winding Creek Rd Area Light	14.87
06/11/2025	2660	Reliable Sign & Striping, LLC	Poc Creek Wild Trout Habitat Restoration Project Sign	358.00
06/11/2025	2661	Schnatter, Harry	Paint & Prep Fender	950.00
06/11/2025	2662	Sherwin Williams Co.	Pro-go Bucket; Bucket Liners	47.15
06/11/2025	2663	Shick, Tom	5/27/25 Uniform	189.99
06/11/2025	2664	Shiffer Bituminous Service Co.	150 Gallons of Tack	600.00
06/11/2025	2665	Slate Workers' Insurance Fund	Install 6 of 10 2025	2,770.00

06/11/2025 2666	Stephenson Equipment, Inc.	Bomag Rental 5/27/25	2,150.00
06/11/2025 2667	Strand Pool Supply LLP	Titrating Reagent	33.00
06/11/2025 2668	STTC Service Tire Truck Centers, INC.	Truck 10 Service	1,123.40
06/11/2025 2669	Suburban Propane	Propane 362.9 gal	586.54
06/11/2025 2670	Suburban Testing Labs	MVP Bath House	361.00
06/11/2025 2671	Teamster Local 773 - Non-Uniform	Union Dues	1,920.00
06/11/2025 2672	Teamster Local 773 - Police	Police Union Dues	3,652.00
06/11/2025 2673	TRAISR, LLC	April SaaS	733.33
06/11/2025 2674	Tulpehocken Mountain Spring Water Inc	Park Drinking Water	29.99
06/11/2025 2675	UNIFIRST Corporation	TWP Mats	87.70
06/11/2025 2676	Valley Business Systems	Copiers (2) move to NCC	275.00
06/11/2025 2677	World Fuel Services, Inc.	CONV Unleaded W/10% Ethanol 1,878 gal	5,817.24
06/11/2025 2678	Schnatter, John	Wastewater Certificate Recertification Reimbursement	60.00
TOTAL GENERAL FUND			\$90,500.23

Sewer Operating

Date	Check	Vendor	Memo	Amount
06/11/2025 1366		BLUE RIDGE COMMUNICATIONS	Pump Station 1 & 2 Phone	132.46
06/11/2025 1367		BRODHEAD CREEK REGIONAL AUTHORITY	June 2025 O&M	112,047.92
06/11/2025 1368		BRODHEAD CREEK REGIONAL AUTHORITY	PA One Call Serv & Evoqua	9,181.74
06/11/2025 1369		Evoqua Water Technologies LLC	Pump Station 5 Bioxide Treatment	6,952.69
06/11/2025 1370		SUBURBAN TESTING LABS	Monthly NPDES	627.00
06/11/2025 1371		TRAISR, LLC	April 2025 SaaS	366.67
TOTAL Sewer Operating Fund				\$129,318.48

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
06/11/2025 1110		Marshall Machinery	Billy Goat Blower & Mower	23,076.23
TOTAL Capital Reserve Fund				\$23,076.23

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
06/13/2025 1062		Pocono Township Volunteer Fire Co	Int A, pmts 7,8,10 2025	\$ 182,069.75
TOTAL Fire Tax				\$182,069.75

General Fund	\$	90,500.23
Sewer Operating	\$	129,318.48
Sewer Construction Fund	\$	-
Capital Reserve	\$	\$23,076.23
Fire Tax Disbursement	\$	182,069.75
Liquid Fuels	\$	-
TOTAL TRANSFERS	\$	424,964.69

Authorized by: _____

Transferred by: _____



Pocono Township Police Department

110 Township Drive Tannersville, PA 18372

Pocono Township Police Department **In-State Lateral Transfer Program Proposal**

The Pocono Township Police Department (PTPD) has faced significant challenges in recruitment. In 2024 alone, hiring setbacks resulted in a financial loss of \$7,957 due to unqualified candidates. Additionally, like many law enforcement agencies nationwide, our applicant pool has declined, impacting the availability of qualified candidates.

PTPD is committed to providing professional, ethical, and dedicated service to residents and visitors. However, traditional hiring practices are no longer yielding the necessary results. To address this issue, we propose the implementation of key recruitment strategies, including:

- **Act 49 of 2024 (Police Pension Prior Service Time Buyback)**
- **A \$5,000 Sign-On Bonus** (funded through the PCCD Grant)
- **Lateral Transfer Pay Adjustments**

Lateral Transfer Pay Adjustments

To attract experienced officers, we propose a step-based lateral transfer pay structure that accounts for an officer's prior service:

Yrs of Service	Rate	Annual Salary	Holiday Payout	Taxes	Uniform Allowance	Healthcare	GTL/STD	Total Compensation	Compensation Difference
0	\$31.47	\$65,457	\$3,272	\$5,007	\$800	\$12,443	\$1,035	\$88,017	\$0
1	\$35.97	\$74,817	\$3,740	\$5,723	\$800	\$12,443	\$1,035	\$98,562	\$10,544
2	\$40.46	\$84,156	\$4,207	\$6,438	\$800	\$12,443	\$1,035	\$109,082	\$21,065
3	\$44.96	\$93,516	\$4,675	\$7,154	\$800	\$12,443	\$1,035	\$119,626	\$31,609



Pocono Township Police Department

110 Township Drive Tannersville, PA 18372

Act 49 of 2024 – Police Pension Prior Service Time Buyback

Effective September 6, 2024, Act 49 introduces a pension benefit that allows police officers to purchase pension service credit for previous police service (full-time or part-time).

Key Benefits:

- Officers can buy back up to 5 years of prior police service once they complete 12 years of service (vesting period).
- Uses the same cost calculation formula as Act 600 for military service buyback (interest rate 4.75%, normal cost rate cap 10%).
- Departments that adopt Act 49 will have a major recruitment advantage by offering a retirement incentive to experienced officers at no cost to the Township.

Implementation Requirements:

- Act 205 actuarial cost study to assess financial impact.
- Collective bargaining agreement update or MOU to include Act 49 provisions.
- Pension plan modifications to integrate buyback options.

Current PTPD Grants

Pennsylvania Commission on Crime and Delinquency (PCCD) Grant

- \$15,000 in PCCD Grant funding has been allocated for recruitment and hiring efforts.
- A \$5,000 sign-on bonus per newly hired officer to incentivize recruitment.

Community Oriented Policing Services (COPS) Grant

- Pocono Township has \$125,000 available in COPS grant funding.
 - Allowable costs include salaries and approved fringe benefits for new sworn entry-level or lateral transfer officers.
-



Pocono Township Police Department

110 Township Drive Tannersville, PA 18372

Pre-requisites for Applicants

- Minimum **one year** experience as a full-time police officer (pay scale increase up to four years of service). Compensation is at the discretion of the Chief of Police.
- Must currently be a police officer.
- Must be **21 years of age or older**.
- Must be able to perform essential job functions and complete a **competitive selection process**, including but not limited to:
 - Oral interviews
 - Physical and psychological examination
 - Polygraph examination
 - Comprehensive background investigation
- **Clean disciplinary record** (at the discretion of the Chief of Police).
- **High school diploma or GED equivalent** required.
- **Valid PA driver's license** (or ability to obtain one upon appointment).
- **U.S. citizen in good standing**.
- Must have current MPOETC Certification under **MPOETC Act 120**, the PTPD Police Officer Job Description, and the PTPD Selection and Hiring policy.
- **Expedited field training**.

Selection Process

- Submission of **application, resume, and cover letter**.
- **Oral Interview 1** with the independent examination board.



Pocono Township Police Department

110 Township Drive Tannersville, PA 18372

- **Oral Interview 2** with Police Command Staff.
- **Background Investigation.**
- **Polygraph Examination** (at the discretion of the Chief of Police).
- **Medical Evaluation.**
- **Drug Screening.**
- **Psychological Evaluation.**

Conclusion

The Pocono Township Police Department is committed to recruiting, training, and retaining the best law enforcement professionals in Monroe County. While hiring challenges persist nationwide, PTPD has the opportunity to lead the way with **innovative recruitment strategies**.

By implementing the **Lateral Transfer Pay Structure, Act 49 Pension Buyback Options, and the Sign-On Bonus through the PCCD Grant**, we can:

- ✓ **Expand our candidate pool**
- ✓ **Attract seasoned officers**
- ✓ **Reduce salary costs through PCCD and COPS grants**
- ✓ **Offer competitive pay and pension incentives**

We appreciate your time and support as we work toward these initiatives. **Chief Wagner and I are available to discuss any questions, feedback, or additional strategies to strengthen our department's hiring process.**

Respectfully,

Sergeant Eric Rath



Pocono Township Police Department

110 Township Drive Tannersville, PA 18372

MEMORANDUM OF UNDERSTANDING

BETWEEN

POCONO TOWNSHIP

AND

TEAMSTERS LOCAL UNION NO. 773

(In-State Lateral Transfer Program – June 2025)

1. Purpose

The parties recognize the ongoing recruitment challenges within the law enforcement profession and seek to enhance the Township's ability to attract experienced officers. This MOU establishes an In-State Lateral Transfer Program to provide: (a) Sign-on incentives; (b) Step-based wage placement based on verified prior service; and (c) Participation in a pension prior-service buy-back authorized by Act 49 of 2024.

2. Eligibility

- a. Applicants must possess a minimum of one (1) year of full-time sworn police experience with
 - a) Pennsylvania law enforcement agency.
 - b) Applicants must meet all standards contained in the Township's Police Officer Job Description, Selection and Hiring Policy, and MPOETC Act 120 certification requirements, including oral interviews, medical, psychological, drug, and background examinations.
 - c) Applicants must have no disqualifying disciplinary history, as determined at the sole discretion of the Chief of Police.

3. Compensation & Step Placement

- a. Effective upon hire under this Program, lateral officers shall be placed on the wage schedule based on verified full-time prior police service, as outlined in Appendix A attached hereto.
- b. Years of Service shall be calculated in full one-year increments, up to a maximum of four (4) years for placement purposes.
- c. Officers hired under this Program shall be eligible for all contractual wage increases that occur after their date of hire.

4. Sign-On Bonus

- a.** A one-time, taxable sign-on bonus of Five Thousand Dollars (\$5,000) shall be paid to each officer hired pursuant to this Program within thirty (30) calendar days of successfully completing the Township's abbreviated field training program.
- b.** The parties acknowledge that this bonus is funded through the Pennsylvania Commission on Crime and Delinquency (PCCD) Recruitment & Hiring Grant. This bonus is not considered pensionable compensation.

5. Pension Prior-Service Buy-Back (Act 49 of 2024)

- a.** Subject to the completion of an Act 205 actuarial cost study and the ratification of any required pension plan amendments, the Township shall permit officers to purchase up to five (5) years of prior full- or part-time Pennsylvania police service in accordance with Act 49 of 2024.
- b.** Buy-back costs shall be calculated using the same interest rate and normal cost limits applicable to military-service buy-backs under Act 600.
- c.** This benefit shall be available to an officer only after the completion of twelve (12) years of credited service with the Township (vesting requirement).

6. Grant-Funded Salary Offset

The parties acknowledge that the Township may utilize federal COPS grants or other funding sources to offset a portion of salaries and approved fringe benefits for officers hired under this Program. Such grant utilization shall not affect officers' contractual wages, benefits, or pension calculations.

7. Length of Agreement & Review

This MOU shall become effective upon the date of final signature and shall remain in force until the next Collective Bargaining Agreement (CBA) negotiation.

8. No Precedent / Supremacy of CBA

Except as expressly modified herein, all terms and conditions of the current Collective Bargaining Agreement (CBA) between the parties shall remain in full force and effect. This MOU is non-precedential and shall not be cited by either party in future negotiations or grievances, except to enforce its specific provisions.

9. Severability

If any provision of this MOU is held to be invalid by a court or agency of competent jurisdiction, the remainder of the MOU shall remain in full force and effect. The parties agree to promptly meet to negotiate a replacement provision.

10. Entire Understanding

This document embodies the entire understanding between the parties with respect to the subject matter herein and may only be modified by a written instrument executed by both parties.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed by their duly authorized representatives.

FOR THE TOWNSHIP:

Richard Wielebinski, President

Date: _____

Jerrold Belvin, Township Manager

Pocono Township

Date: _____

FOR THE UNION:

Brian Taylor, Business Representative

Teamsters Local Union No. 773

Date: _____

Appendix A – 2025 Lateral Transfer Wage Placement

Verified Prior Full-Time Service	Hourly Rate	Annual Base Salary*
0 years (Entry)	\$31.47	\$65,457
1 year	\$35.97	\$74,817
2 years	\$40.46	\$84,156
3–4 years	\$44.96	\$93,516

*Base salary does not include contractual holiday payout, uniform allowance, healthcare contributions, or employer-paid benefits.

**MEMORANDUM OF UNDERSTANDING BETWEEN TEAMSTER LOCAL 773 AND POCONO
TOWNSHIP.**

TITLE: LIGHT DUTY POLICY (OFF DUTY INJURY)

DATE ISSUED: April 2025

PURPOSE: The purpose of this Memorandum of Understanding (MOU) is to establish guidelines and procedures for providing modified duty assignments to Pocono Township Police Department (PTPD) Officers who have been injured while off duty and cleared by a medical physician for light duty.

This MOU applies to all PTPD Police Officers meeting the criteria outlined herein. The modified duty assignment aims to facilitate the Officer's transition back to full-duty status at the conclusion of the temporary assignment. It helps us fill a gap in the CBA by allowing short-term light duty instead of forcing officers off work entirely.

POLICY: The Township will consider assigning modified duty work to Officers injured off duty. Each modified duty assignment will last for an initial period of two (2) weeks (14 days) and may be extended at the discretion of the Chief of Police. The 14-day light duty window is concise, prevents long-term partial staffing, and aligns with our goals of maintaining coverage. The decision to provide and/or to extend a modified duty assignment is solely at the discretion of the Chief of Police and will be subject to the following conditions:

1. The Chief of Police determines that there is an available and necessary job assignment.
2. An appropriate medical professional determines that the Officer is capable of performing the essential functions of the modified duty assignment.
3. The medical professional determines that the Officer is expected to return to full-duty status on a full-time basis after the modified duty period or shortly thereafter.
4. The Officer is in good standing.

The modified duty position, if created, may be maintained for up to two (2) weeks. The Chief of Police may extend this period at their discretion. The Chief of Police reserves the right to discontinue a modified duty assignment at any time and for any reason.

This MOU does not create an obligation for the Township to provide modified duty work if such work is deemed unnecessary or unavailable or if the Officer does not meet the criteria outlined herein. The Chief of Police retains sole discretion to determine the necessity and availability of modified duty assignments based on departmental needs.

PROCEDURE:

1. Modified duty work will be provided on a full-time basis, and the Officer will receive their regular rate of pay for hours worked.
2. If the modified duty assignment does not cover the Officer's full normal working hours, the remaining hours will be deducted from the Officer's sick leave or paid time off (PTO).

3. The approval of modified duty assignments will be at the sole discretion of the Chief of Police, considering the case file, employee's work history, and departmental needs.
4. Officers assigned to temporary modified duty must comply with all PTPD rules, regulations, and policies.
5. The Township reserves the right to determine modified duty assignments and prioritize assignments when multiple Officers qualify for such assignments.
6. The Officer's schedule while on modified duty assignments is at the sole discretion of the Chief of Police.

A. MODIFIED DUTY ASSIGNMENTS: The duties, responsibilities, and attire of an Officer assigned to modified duty will depend on their physical capabilities and the nature of the work involved.

Modified duty assignments may include but are not limited to:

- Answering phones in headquarters.
- Administrative and police-related clerical tasks.
- Desk assignments, walk-in complaints, report writing, records filing and maintenance, technical functions, and computer operations.
- Performing the duties of a court liaison officer.
- Other duties as determined by the Chief of Police.

Officers on modified duty remain sworn law enforcement Officers and are expected to adhere to all PTPD policies and performance standards. The Township reserves the right to assign work consistent with the Officer's medical capabilities, require civilian attire, or impose other restrictions to prevent aggravation of the Officer's injury. The decision regarding whether an Officer on modified duty may carry a firearm is at the sole discretion of the Chief of Police.

B. COURT APPEARANCES: Officers who are off duty due to an injury, whether work-related or non-work-related, must continue to attend scheduled court appearances as long as they are physically able to do so. If an Officer is unable to appear in court, they must request an accommodation from the court and notify the Township. The Officer must obtain approval from both the court and the Chief of Police before being excused from a scheduled court appearance.

This MOU is established to outline the responsibilities and conditions associated with modified duty assignments for PTPD Officers injured off duty. The provisions set forth herein shall be subject to review and modification at the discretion of the Township and the Chief of Police.

Teamster Local 773

Pocono Township

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

611 LAND DEVELOPMENT LLC

2227 Scranton Carbondale Highway

Scranton, Pennsylvania 18508-1151

Phone: 570-291-4260

Fax: 570-291-4261

June 13, 2025

Mr. Jerrod Belvin, Township Manager
Pocono Township Board of Commissioners
Pocono Township Municipal Building
112 Township Drive
Tannersville, PA 18372

Re: Final Minor Subdivision Plan Submission for
611 Land Development, LLC
State Route 611 and Frantz Road
Hamilton and Pocono Township
Monroe County, PA
Job No. 2023105

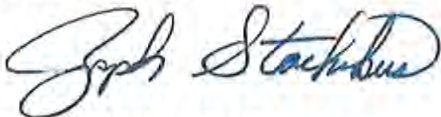
Dear Board of Commissioners,

On behalf of 611 Land Development, LLC, they hereby are withdrawing the Final Minor Subdivision plan that was approved by Resolution #2025-06, acknowledges that the subdivision is now null and void. The land development plans for the Dual Brand Hotel by Marriott will be developed on the existing 46.503-acre parcel.

Please feel free to contact our office if you have any questions or concerns regarding this letter.

Very truly yours,

Devco Infra, LLC



Joseph Stachokus, PE
Vice-President, Director of Engineering

PRICING PAGE: Addition Pricing on New Building

CLIENT NAME: Pocono Township
CLIENT LOCATION: 205 Old Mill Road
Tannersville, PA 18372
DESCRIPTION OF CLEANABLE AREA: Current Weekly cleaning schedule
FREQUENCY/CLEANING TIMES: Once per week after hours.
START DATE: TBD

REGULAR SERVICES:	PRICE PER MONTH*
New Township Building Once per week cleaning:	\$1,300.00 per month
SPECIAL SERVICES	PRICE PER REQUEST*

NOTES:

- Pricing is valid for 30 days from the proposal date unless specifically extended by JAN-PRO at its sole discretion.
- Above pricing does not include tax.
- If the information provided by Client on square footage, scope or frequency of service differs from Service Provider's expectations or is inaccurate in any way, Service Provider, either itself or by and through the Company shall have the sole and exclusive right to align expectations and correct any such inaccuracies, even after this Agreement is signed, and without claim of breach by Client.

By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth in the accompanying Janitorial Services Agreement.

CLIENT

JAN-PRO FRANCHISE DEVELOPMENT OF NEPA

SIGNATURE:

SIGNATURE:

PRINT:

PRINT:

DATE:

DATE:

JANITORIAL CLEANING & SERVICE AGREEMENT

This Agreement is made with **Pocono Township ("Client")**, by and among _____, a Jan-Pro Cleaning and Disinfecting franchisee, for the purposes of outlining the general terms and conditions under which a Jan-Pro Cleaning and Disinfecting Certified Business ("**Jan-Pro Cleaning**") will provide services to Client at the location(s) identified in the attached Exhibit A and with **KKJ, Inc. dba Jan-Pro Franchise Development of NEPA ("Service Administrator")**, for purposes of administering and coordinating services between Jan-Pro Cleaning and Client.

A. CLEANING SERVICES

1. **Services.** Jan-Pro Cleaning will provide to Client the recurring janitorial services ("**Recurring Services**") in accordance with the Scope of Work, and at the frequency, set forth on Exhibit A. Jan-Pro Cleaning may provide additional services on a per occurrence basis ("**Additional Services**," together with Recurring Services, the "**Services**") upon Client request at rates and/or for charges otherwise agreed to between Jan-Pro Cleaning and Client.
2. **Supplies.** Jan-Pro Cleaning will provide all cleaning supplies, equipment, & labor needed to perform the Services within office/restroom/break room areas. Jan-Pro Cleaning will supervise its own personnel and follow the reasonable and lawful cleaning requirements of Client for any specific matters that need to be addressed at the Cleaning Site(s). Client will provide all kitchen and/or restroom paper products, hand soap, trash liners, and other consumables.
3. **Term.** This Agreement begins on the date of first service specified on Exhibit A and continues from that date for a period of one year. Each year thereafter, this Agreement will automatically renew for a period of one year, unless a party gives written notice of non-renewal to the other two parties at least 30 days before the expiration date. Rates for Recurring Services will be fixed for the first twelve (12) months of this Agreement. Thereafter, on each anniversary date, rates for the Recurring Services will increase by 3%.
4. **Payment Terms.** Client shall pay the fees set forth below and in Exhibit A.
5. **Solicitation.** Client agrees that during the term of this Agreement and for 90 days after the termination or expiration of this Agreement, Client will not solicit for the provision of Services or employment (whether directly or indirectly) any owner or employee of Jan-Pro Cleaning who provided Services to Client hereunder or any employee of Service Administrator, other than for Services to be provided under the Jan-Pro Cleaning & Disinfecting brand.
6. **Holidays.** Client agrees that it will not require services of Jan-Pro Cleaning on certain federally recognized holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas; provided however, that if Client requests Jan-Pro Cleaning to provide services on such holidays, Jan-Pro Cleaning has the sole discretion as to whether Jan-Pro Cleaning and/or its employees will provide services on such holidays or an alternate day, without any claim of breach hereunder if Jan-Pro Cleaning declines. Jan-Pro Cleaning may require an additional fee to provide services on such holidays.
7. **Insurance.** Client insurance requirements shall be satisfied by way of Jan-Pro Cleaning maintaining commercial general liability insurance of \$1,000,000 per occurrence, \$2,000,000 in the aggregate, workers' compensation insurance of \$1,000,000, and janitorial bonding of \$50,000.

B. SERVICE ADMINISTRATION

1. **Service Administrator.** Service Administrator is a regional sub-franchisor under the JAN-PRO® Franchise Development brand, that provides business development services and sells cleaning franchises under the "JAN-PRO Cleaning & Disinfecting®" brand, to independently owned and operated sub-franchisees for the operation of franchises that provide cleaning and disinfecting services nationwide (the Certified Business). Service Administrator does not perform any cleaning services. Services to be provided by Service Administrator shall include, but are not limited to the following:
 - a. Billing and collection functions, including issuance of invoices, receipt of monies due, and transmittal of notices of delinquency,
 - b. Ensure protection and adherence to the brand standards that may be established from time-to-time by Jan-Pro Franchising International, Inc. ("JPI"), the owner of the JAN-PRO brand, and
 - c. Assistance in finding a replacement Jan-Pro Cleaning & Disinfecting franchised business in the event of a termination or transfer under the terms of this Agreement.
2. **Invoicing.** Service Administrator will invoice Client at the beginning of each month for the Recurring Services, with payment due net 10 days from the date of such invoice. All Additional Services are invoiced as incurred, with payment due net 15 days from the date of such invoice. A finance charge of 1.5% per month (minimum \$15.00) will be assessed on all delinquent accounts over 60 days, calculated daily and compounded monthly. Jan-Pro Cleaning expressly authorizes Client to pay invoices for all Services directly to Service Administrator.
3. **Termination and Transfer of Service.** This Agreement may be terminated by **Client** for non-performance of services only. **Client** must provide written notice specifying in detail the nature of any non-performance. **Jan-Pro Cleaning** will have 5 working days to cure a specific issue or 30 working days to cure a claim of general non-performance. If **Jan-Pro Cleaning** is unable to cure, **Client** may request in writing to Service Administrator (with a copy to Jan-Pro Cleaning) that the Service Administrator find a replacement **Jan-Pro Cleaning**. Service Administrator will work with Jan-Pro Cleaning and Client to transfer the account to a new Jan-Pro Cleaning. If despite these efforts, **Client** elects to terminate for non-performance, **Client** will notify the **Jan-Pro Cleaning** and the Service Administrator in writing and this Agreement will terminate 30 days after the date of the notice. If Jan-Pro Cleaning ceases performing services under the account for 7 days, or otherwise abandons the account, such action will be deemed a request by Jan-Pro Cleaning to transfer the account to a new Jan-Pro Cleaning without compensation.

This Agreement may also be transferred and/or assigned to a new **Jan-Pro Cleaning** upon request of the current **Jan-Pro Cleaning**. Upon that request, Service Administrator will provide notice to the **Client** and facilitate the assignment of the Agreement to a new **Jan-Pro Cleaning**.

C. MISCELLANEOUS

1. **Confidentiality.** All non-public, confidential or proprietary information of any Party, including but not limited to, specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts or rebates, disclosed by any Party, whether disclosed orally or disclosed or accessed in written, electronic or other form or media, and whether or not marked, designated or otherwise identified as "confidential" in connection with this Agreement is confidential, solely for the purpose of performing this

Agreement and may not be disclosed or copied unless authorized in advance by a Party in writing. Upon a Party's request, each Party shall promptly return all documents and other materials received from a Party. Each Party shall be entitled to injunctive relief for any violation of this Section.

2. **Limitation of Damages.** In no event shall any Party, or its directors, employees, partners, agents, suppliers, or affiliates, or JPI be liable for any indirect, incidental, special, consequential or punitive damages, including without limitation, loss of profits, data, use, goodwill, or other intangible losses, resulting from the Services provided by Jan-Pro Cleaning or the conduct of Jan-Pro Cleaning. IN NO EVENT SHALL THE AGGREGATE LIABILITY OF Jan-Pro Cleaning, Service Administrator, and JPI ARISING OUT OF OR RELATING TO CLIENT RECEIPT OF THE SERVICES TO BE PROVIDED HEREIN EXCEED ANY COMPENSATION CLIENT PAID TO JAN-PRO CLEANING FOR PROVIDING THE SERVICES DESCRIBED HEREIN DURING THE 12 MONTHS PRECEDING THE EVENT GIVING RISE TO A CLAIM.
3. **Choice of Law.** The Parties agree that this Agreement shall be interpreted under the laws of the Commonwealth of Pennsylvania, and that any civil action regarding this Agreement (be it filed by **Client** or **Jan-Pro Cleaning**) shall only be filed in the Courts located in Pennsylvania.
4. **Entire Agreement.** The Parties agree that this Agreement, including and together with any related Statements of Work, exhibits, and attachments, constitutes the full, complete, and entire understanding and agreement among all three parties concerning their obligations and related matters discussed herein, and supersedes any and all prior negotiations, understandings or agreements. The Parties acknowledge and agree that if there is any conflict between the terms and conditions of this Agreement and the terms and conditions of any Statement of Work, the terms and conditions of this Agreement shall supersede and control.
5. **Notices.** All notices, requests, consents, claims, demands, waivers and other communications under this Agreement (each, a "**Notice**", and with the correlative meaning "**Notify**") must be in writing and addressed to the Parties at their address set forth below (or to such other address that the receiving Party may designate from time to time in accordance with this Section). Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section.
6. **Counterparts.** This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

The Parties agree to the terms of this Janitorial Cleaning and Service Agreement.

SIGNED AND AGREED TO BY:

Pocono Township: _____ Sig: _____ Name: _____ Title: _____ Date: _____	Jan-Pro Cleaning & Disinfecting: _____ Sig: _____ Name: _____ Title: _____ Date: _____
Address for Notices: _____ _____ _____ _____ _____	Address for Notices: _____ _____ _____ _____ _____
Service Administrator: Jan-Pro Franchise Development of NEPA Sig: _____ Name: _____ Title: _____ Date: _____	
Address for Notices: <u>94 Boston Hill Road</u> <u>Larksville, PA 18651</u>	

POCONO TOWNSHIP PARKS & RECREATION

Pavilion Rental Request

Mailing Address: 112 Township Dr., Tannersville, PA 18372 • 104 Mountain View Park Lane, Tannersville
Pocono Township: (570)-629-1922 • Park: (570) 629-7324 • poconopa.gov • parksandrec@poconopa.gov

REQUEST TO UTILIZE:

- ☐ Pavilion #1 (max. 150 ppl)
- ☒ Pavilion #2 (max. 75 ppl)
- ☐ Pavilion #3 (max. 200 ppl, includes stage)
- ☐ Pavilion #4 (max. 100 ppl)

For Office Use Only

Facility Assigned: _____

Payment Received: Amount: _____

☐ Cash \$ _____ ☐ Check # _____

SOPHIA MCGAUCHIE 9-10-46 Monroe Ct, Garden Club
Name (person responsible) Date of Birth Event Name on Sign

Person Responsible is required to be on-site during the entire event, please bring Pavilion Approval (Permit) and I.D.

Monroe County Garden Club, Twp ID#
Name and Description of group/organization (league, private party, bus/corp., non-profit, etc.)

610 703 Jordan Court, 2 Stroudsburg Pa Pocono
Physical Address (Street, City, State, Zip) Municipality/Township

Mailing Address (if different from above) (PO Box, City, State, Zip)

Wed Aug 13 - 11am - 4pm (Park Hours 10am-8pm) 35
Event Date Event start & end time Expected guests (#)

Sophia McGauchie 570 892 9135 purple462ptd.net
Contact Name Contact Phone Contact Email

I AGREE TO ADHERE TO THE RULES AND REGULATIONS AS POSTED ON POCONOPA.GOV AND ON THE BACK OF THIS FORM.
I TAKE FULL RESPONSIBILITY FOR THE ACTIONS OF THE ABOVE GROUP/ ORGANIZATION - INITIAL: SMC

Sophia McGauchie Board Advisor 5/22/25
Signature Position with org/group Today's Date

Applications will be accepted after January 1st of the rental year

Pocono Township Resident Fees:

Private Party or Non-Profit (In Twsp)

- ☐ Mon, Tues, Wed, Thurs -\$50/day (any pavilion)
- ☐ Fri, Sat, Sun - \$100/day (any pavilion)

Non-Resident Fees:

Private Party, Corporations, Business, Non-Profit

Monday - Sunday

- ☐ Pavilion 2/4 - \$200/day
- ☐ Pavilion 1/3 - \$300/day

Pocono Township Representative, Official Signature and Title

Date



YOUR GOALS. OUR MISSION.

May 29, 2025

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

**SUBJECT: TERRERY DENTISTRY, 140 ROSE STREET, LLC
CONSTRUCTION ESCROW RELEASE NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1433, T&M PROJECT NO. POCO-R0920**

Dear Commissioners:

The Applicant has requested a *final release of escrow* on May 7, 2025. 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 the amount remaining based upon Township records.

In accordance Resolution No. 2024-34 dated October 10, 2024, the Applicant shall enter into a maintenance agreement with the Township and post security. Per Section 390-37 of the Subdivision and Land Development Ordinance the amount of security shall not be "less than 15% of the cost of all required improvements as estimated by the applicant's engineer and approved by the Township Engineer", or \$4,955.25 (15% * \$33,035).

A line-item tabulation for this release is attached for your files.

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
Michael Terrery Dentistry PC
140 Rose Street, LLC – Owner/Applicant
Deanna L. Schmoyer, P.E. – D&D Engineering & General Construction, LLC, Applicant's Engineer
Amy R. Montgomery, P.E., T&M Associates
Melissa E. Hutchison, P.E., T&M Associates

G:\Projects\POCO\R0920\Construction\Escrow\Release No. 1\Escrow Release #1 Cover Letter.docx



TERRERY DENTISTRY
 POCONO TOWNSHIP, MONROE COUNTY, PA
 APPLICATION NO. 1

Done By: MEH Date: 05/27/25
Checked By: JST Date: 05/27/25

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
I	GENERAL CONDITIONS										
A	Mobilization/Demobilization	LS	1	5,000.00	5,000.00	1	5,000.00	1	5,000.00	0	\$ -
B	Demolition	LS	1	2,500.00	2,500.00	1	2,500.00	1	2,500.00	0	\$ -
	SUBTOTAL ITEM I			\$	7,500.00		\$	7,500.00		\$	-
II	EROSION & SEDIMENT CONTROLS										
A	12" Silt Sock	LF	85	6.00	510.00	85	510.00	85	510.00	0	\$ -
B	Inlet Protection	EA	3	100.00	300.00	3	300.00	3	300.00	0	\$ -
D	Maintain Erosion & Sediment Controls	LS	1	1,500.00	1,500.00	1	1,500.00	1	1,500.00	0	\$ -
	SUBTOTAL ITEM II			\$	2,310.00		\$	2,310.00		\$	-
III	EARTHWORK										
A	Earthwork - Grading	LS	1	5,000.00	5,000.00	1	5,000.00	1	5,000.00	0	\$ -
B	Construction Layout	LS	1	1,200.00	1,200.00	1	1,200.00	1	1,200.00	0	\$ -
C	Topsoil	SY	250	4.00	1,000.00	250	1,000.00	250	1,000.00	0	\$ -
D	Seeding and Stabilization	SY	250	0.50	125.00	250	125.00	250	125.00	0	\$ -
	SUBTOTAL ITEM III			\$	7,325.00		\$	7,325.00		\$	-
IV	ASPHALT PAVING, STRIPING, AND SIGNAGE										
A	Pavement - 3" Base Course	SY	90	20.00	1,800.00	90	1,800.00	90	1,800.00	0	\$ -
B	Pavement - 1.5" Wearing Course	SY	90	15.00	1,350.00	90	1,350.00	90	1,350.00	0	\$ -
C	Pavement - 6" 2A Subbase	SY	90	10.00	900.00	90	900.00	90	900.00	0	\$ -
D	Pavement Markings	LS	1	1,200.00	1,200.00	1	1,200.00	1	1,200.00	0	\$ -
E	Handicap Parking Signs	EA	6	200.00	1,200.00	6	1,200.00	6	1,200.00	0	\$ -
	SUBTOTAL ITEM IV			\$	6,450.00		\$	6,450.00		\$	-
V	CONCRETE										
A	Concrete Curb	LF	60	25.00	1,500.00	60	1,500.00	60	1,500.00	0	\$ -
B	Concrete Sidewalk	SF	150	20.00	3,000.00	150	3,000.00	150	3,000.00	0	\$ -
C	ADA Warning Surface	EA	1	150.00	150.00	1	150.00	1	150.00	0	\$ -
	SUBTOTAL ITEM V			\$	4,650.00		\$	4,650.00		\$	-
VI	LANDSCAPING & LIGHTING										
A	Relocate Light Pole	EA	1	500.00	500.00	1	500.00	1	500.00	0	\$ -
B	Landscaping Shrubs	EA	12	150.00	1,800.00	12	1,800.00	12	1,800.00	0	\$ -
C	Landscaping Trees	EA	10	250.00	2,500.00	10	2,500.00	10	2,500.00	0	\$ -
	SUBTOTAL ITEM VI			\$	4,800.00		\$	4,800.00		\$	-
	SUBTOTAL SITE ITEMS I-VI			\$	33,035.00		\$	33,035.00		\$	-



Date: 05/27/25
Date: 05/27/25

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 37,990.25
TOTAL VALUE OF WORK CONSTRUCTED TO DATE	\$ 37,990.25
TOTAL VALUE OF WORK REMAINING	-
RETAINAGE (10%) ¹	-
LESS AMOUNT PREVIOUSLY RELEASED	\$ -
AMOUNT RECOMMENDED FOR RELEASE	\$ 37,990.25
REMAINING FINANCIAL SECURITY (INCLUDING RETAINAGE) ¹	\$ -

¹ Per the Municipalities Planning Code, retainage held is 10% of the remaining improvements



Engineering & General Construction, LLC

May 7, 2025

Pocono Township Board of Commissioners
Attention: Jerrod Belvin, Township Manager
112 Township Drive
Tannersville, PA 18372

**Project: Terrery Dentistry
Land Development**

Dear Mr. Belvin,

On behalf of our applicant, 140 Rose Street, LLC., we are requesting a full release of the Escrow Funds associated with the Terrery Dentistry project.

Attached is a copy of the Cost Estimate that was approved/provided by the Township and included within the Developer's Agreement. All items have been constructed as noted on the attached Cost Estimate. A total release of **\$37,990.25** is being requested upon verification/inspection by the Township Engineer. This cost is based on the cost estimate of **\$33,035.00**, with the additional 10% per the Developer's Agreement.

If you have any questions, you can contact me at (570) 236-7058 or via email at deannaschmoyer@yahoo.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deanna' followed by a stylized flourish.

Deanna L. Schmoyer, P.E.
Project Manager



CONSTRUCTION QUANTITY AND COST ESTIMATE
Terry Dentistry
POCONO TOWNSHIP, MONROE COUNTY, PA
October 29, 2024

APPLICATION NO.:
DATE:

T&M ASSOCIATES PROJECT NO.: POCO-R0920

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
I	GENERAL CONDITIONS										
A	Mobilization/Demobilization	LS	1	5,000.00	5,000.00	1	5,000.00				
B	Demolition	LS	1	2,500.00	2,500.00	1	2,500.00				
	SUBTOTAL ITEM I				7,500.00						
II	EROSION & SEDIMENT CONTROLS										
A	12" Silt Sock	LF	85	6.00	510.00	85	510.00				
B	Inlet Protection	EA	3	100.00	300.00	3	300.00				
D	Maintain Erosion & Sediment Controls	LS	1	1,500.00	1,500.00	1	1,500.00				
	SUBTOTAL ITEM II				2,310.00						
III	EARTHWORK										
A	Earthwork - Grading	LS	1	5,000.00	5,000.00	1	5,000.00				
B	Construction Layout	LS	1	1,200.00	1,200.00	1	1,200.00				
C	Topsoil	SY	250	4.00	1,000.00	250	1,000.00				
D	Seeding and Stabilization	SY	250	0.50	125.00	250	125.00				
	SUBTOTAL ITEM III				7,325.00						
IV	ASPHALT PAVING, STRIPING, AND SIGNAGE										
A	Pavement - 3" Base Course	SY	90	20.00	1,800.00	90	1,800.00				
B	Pavement - 1.5" Wearing Course	SY	90	15.00	1,350.00	90	1,350.00				
C	Pavement - 6" 2A Subbase	SY	90	10.00	900.00	90	900.00				
D	Pavement Markings	LS	1	1,200.00	1,200.00	1	1,200.00				
E	Handicap Parking Signs	EA	6	200.00	1,200.00	6	1,200.00				
	SUBTOTAL ITEM IV				6,450.00						
V	CONCRETE										
A	Concrete Curb	LF	60	25.00	1,500.00	60	1,500.00				
B	Concrete Sidewalk	SF	150	20.00	3,000.00	150	3,000.00				
C	ADA Warning Surface	EA	1	150.00	150.00	1	150.00				
	SUBTOTAL ITEM V				4,650.00						
VI	LANDSCAPING & LIGHTING										
A	Relocate Light Pole	EA	1	500.00	500.00	1	500.00				
B	Landscaping Shrubs	EA	12	150.00	1,800.00	12	1,800.00				
C	Landscaping Trees	EA	10	250.00	2,500.00	10	2,500.00				
	SUBTOTAL ITEM VI				4,800.00						
	SUBTOTAL SITE ITEMS I-VI				33,035.00		33,035.00				



CONSTRUCTION QUANTITY AND COST ESTIMATE
Terry Denistry
POCONO TOWNSHIP, MONROE COUNTY, PA
October 29, 2024

APPLICATION NO.:
DATE:

T&M ASSOCIATES PROJECT NO.: POCO-R0920

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
			CONTINGENCY (10%)		\$ 3,303.50		\$ -		\$ -		\$ -
			INSPECTION AND ADMINISTRATION (5%)		\$ 1,651.75		\$ -		\$ -		\$ -
			TOTAL REQUIRED FINANCIAL SECURITY		\$ 37,990.25		\$ -		\$ -		\$ -
*	Line Item Added										
**	Unit Cost Adjusted										
***	Quantity Adjusted										
****	Unit Cost and Quantity Adjusted										

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 37,990.25
TOTAL VALUE OF WORK CONSTRUCTED TO DATE	\$ -
LESS AMOUNT PREVIOUSLY RELEASED	\$ -
AMOUNT RECOMMENDED FOR RELEASE	\$ -
REMAINING FINANCIAL SECURITY (INCLUDING RETAINAGE) ¹	\$ 37,990.25
¹ Per the Municipality's Planning Code, retainage held is 10% of the remaining improvements.	



Prepared For: Pocono Township

Date 06/11/2025

AE/AM A1L/MJF

Unit

Year 2025 Make Chevrolet Model Tahoe

Series Police Vehicle 4dr 4x4

Vehicle Order Type In-Stock Term 48 State PA Customer# 604401

\$ 122,159.27	Capitalized Price of Vehicle ¹
\$0.00 *	Sales Tax <u>0.0000%</u> State <u>PA</u>
\$ 106.00 *	Initial License Fee
\$ 0.00	Registration Fee
\$ 0.00	Other: Courtesy Delivery Fee
\$ 32,915.38 *	Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Security Deposit
\$2,962.39 *	Taxes

\$ 89,243.89 Total Capitalized Amount (Delivered Price)\$ 1,829.50 Depreciation Reserve @ 2.0500%\$ 438.94 Monthly Lease Charge (Based on Interest Rate - Subject to a Floor)²

\$ 2,268.44 Total Monthly Rental Excluding Additional Services

Additional Fleet Management

Master Policy Enrollment Fees

\$ 0.00 Commercial Automobile Liability Enrollment

Liability Limit \$0.00

\$ 0.00 Physical Damage Management

\$ 0.00 Full Maintenance Program³ Contract Miles 0Incl: # Brake Sets (1 set = 1 Axle) 0

\$ 0.00 Additional Services SubTotal

\$ 204.15 Tax 9.0000%State PA

\$ 2,472.59 Total Monthly Rental Including Additional Services

\$ 1,427.89 Reduced Book Value at 48 Months

\$ 400.00 Service Charge Due at Lease Termination

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name

Exterior Color (0 P) Summit White

Interior Color (0 I) Jet Black w/Cloth Seat Trim

Lic. Plate Type Unknown

GVWR 0

Comp/Coll Deductible 0 / 0

OverMileage Charge \$ 0.00 Per Mile

Tires 0

Loaner Vehicle Not Included

Quote based on estimated annual mileage of 25,000

(Current market and vehicle conditions may also affect value of vehicle)

(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE Pocono Township

BY

TITLE

DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Custom Equipment - Police upfit - P&D	C	\$ 30,513.95
Custom Equipment 3 - Stop sticks	C	\$ 505.00
Custom Equipment 2 - Motorola	C	\$ 33,812.80
Custom Equipment 4 - AT&T nextivity shield	C	\$ 999.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 65,830.75
Aftermarket Equipment Total		\$ 65,830.75

VEHICLE INFORMATION:

2025 Chevrolet Tahoe Police Vehicle 4dr 4x4 - US

Series ID: CK10706

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$52,976	\$56,000.00
Total Options	\$1,157.52	\$1,272.00
Destination Charge	\$2,195.00	\$2,195.00
Total Price	\$56,328.52	\$59,467.00

SELECTED COLOR:

Exterior: GAZ-(0 P) Summit White

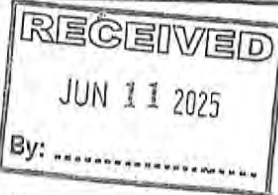
Interior: H1T-(0 I) Jet Black w/Cloth Seat Trim

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
1FL	Preferred Equipment Group 1FL	NC	NC
5J3	Surveillance Mode Calibration Interior Lighting	Included	Included
6C7	SEO: Red & White Front Auxiliary Dome Lighting	\$154.70	\$170.00
6J3	SEO: Grille Lamps & Siren Speakers Wiring	\$83.72	\$92.00
6J4	SEO: Horn & Siren Circuit Wiring	\$50.05	\$55.00
7X3	SEO: Left-Hand Spotlamp	\$728.00	\$800.00
9C1	Identifier for Police Package Vehicle	NC	NC
A2X	8-Way Power Driver Seat Adjuster	Included	Included
A7J	6-Way Power Front Passenger Seat Adjuster	Included	Included
AL9	2-Way Power Driver Lumbar Seat Adjuster	Included	Included
AT9	2-Way Power Front Passenger Lumbar Seat Adjuster	Included	Included
ATD	3rd Row Passenger Seat Delete	Included	Included
AZ3	Front 40/20/40 Split-Bench Seat	STD	STD
C6G	GVWR: 7,600 lbs (3,447 kgs)	STD	STD
GAZ_01	(0 P) Summit White	NC	NC
GU5	3.23 Rear Axle Ratio	STD	STD
H1T_02	(0 I) Jet Black w/Cloth Seat Trim	NC	NC
K47	Heavy-Duty Air Filter	Included	Included
K6K	760 Cold-Cranking Amps Auxiliary Battery	Included	Included
KX4	250 Amps Alternator	Included	Included
L84	Engine: 5.3L EcoTec3 V8	STD	STD
MHU	Transmission: Electronic 10-Speed Automatic w/OD	STD	STD
NP0	Single-Speed Elec Autotrac Active Transfer Case	Included	Included
PNTTBL01	Paint Table : Solid Paint	\$0.00	\$0.00
PXT	Wheels: 20" x 9" Steel	Included	Included
R6J	Ship-Thru Verification Code	NC	NC
RAV	Spare P275/55R20 AS BW Tire	Included	Included
RC1	Front Skid Plate	Included	Included
STDTM	Cloth Seat Trim	STD	STD
UN9	SEO: Radio Suppression Package	\$86.45	\$95.00
UQF	6-Speaker Audio System Feature	Included	Included
URW	Radio: 17.7" Diagonal Advanced Color LCD Display	STD	STD
V53	Luggage Rack Side Rails Delete	Included	Included



CODE	DESCRIPTION	INVOICE	MSRP
VPV	Ship-Thru: Kerr Industries	Included	Included
WX7	SEO: Auxiliary Speaker Wiring	\$54.60	\$60.00
XCS	Tires: 275/55R20SL AS BW	Included	Included
Z56	Heavy-Duty Police-Rated Suspension Package	Included	Included
ZY1	Solid Paint	STD	STD



POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
APPLICATION FOR FIREWORKS DISPLAY PERMIT

(Application must be made at least 30 days in advance of the date of the display)

Applicant Name: Great Wolf Lodge Permit # _____
Applicant Address: 1 Great Wolf Dr. Tax Parcel # _____
Scranton PA 18355 PIN # _____
Applicant Telephone: 570 688 9899
Property Owner Name & Telephone: Bill Colorado 570-872-8010
Location of Display: Great Wolf Lodge
Type of Display: _____
Date of Display: July 5, 2025 Time Display Begins: 9pm Ends: 9:20p
Operator Name and Address: Zachary Yeager 1014 Slocum Rd
Operator Telephone: 570 325 1361 Walpawa 10pen PA
186000

Applicant Signature: [Signature] Date: 6.8.25
Property Owner Signature: [Signature] Date: 6/11/25

Applicant must provide the following with this application:

- ☒ Application Fee (non-refundable) 100.00
- ☒ Bond in the amount of \$100,000 for 1.3 g / \$1,000,000.00 for 1.4 g ^g
- ☒ Liability insurance in the amount of not less than \$1,000,000.00, naming Pocono Township as an additional insured.
- ☒ Map showing fireworks site diagram
- ☒ Valid certificate of registration with the Pennsylvania Attorney General's Office ZACH
- ☒ Valid Bureau of Alcohol, Tobacco and Firearms License ZACH

OFFICIAL USE ONLY

Fee \$ _____ Date Paid: _____ Expiration Date: _____
Date of Approval: _____ Approved by: _____
Date of Denial: _____ Denied by: _____

112 TOWNSHIP DRIVE TANNERSVILLE, PA 18372
PHONE (570) 629-1922 FAX (570) 629-7325

POCONO TOWNSHIP PLAN STATUS
06/16/2025

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												
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt/Lot Consolidation	Prelim/Final	8/31/2025	N/A	8/18/2025	6/9/2025		Approval Rec. 6/9/25	Extension to 8/31 rec'd 5/22
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Final	8/16/2025	N/A	8/4/2025	3/6/2025	6/2/2025	Approval Rec. 3/10/25	Extension to 8/16 rec'd 6/11
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Devt	Prelim/Final	7/21/2025	N/A	7/21/2025	6/5/2025		Approval Rec. 6/9/25	Extension to 7/21 rec'd 5/23
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	9/5/2025	N/A	9/2/2025	6/5/2025		Approval Rec. 6/9/25	90 day ext. rec'd 5/1
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	8/31/2025	N/A	8/18/2025	3/11/2025		N/A	Extension to 8/31 rec'd 6/11
1443	POCO-R1160	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	9/4/2025	N/A	9/2/2025	5/12/2025		N/A	60 day ext. rec'd 6/11
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

POCONO TOWNSHIP PLAN STATUS
06/16/2025

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 Approval/Deny	Approval Expiration (T or F)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Devt	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 Devt	Prelim	9/20/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
1361		2230174R	Westhill Villas (1/24/22)	Land Devt	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													
1368		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rev 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 Devt	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017	4/3/2017				
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Devt	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017	6/5/2017				
1341		1730043R	SAPA Poconos Hospitality	Land Devt	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 4/17/23				
1313		1730051R	Running Lane Hotel Land Devt (8/14/17)	Commercial Land Devt	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 Devt	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2020				
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Devt	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Pending Withdrawal
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/8/2025	Recommended for approval 4/14/25	Approved 4/21/25	4/21/2026	10/21/2025	1/21/2026		Phase B
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	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
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		Phase D
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Devt	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	Gross 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
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025	Recommended for approval 3/10/25	Conditional Approval 4/7/25	4/7/2026	10/7/2025	1/7/2026		

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1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Devt	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	Entle Development Wawa (10/10/23)	Land Devt	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 Devt	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		
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 12/18/24	12/18/2025	6/18/2025	9/18/2025		
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt	Prelim/Final	5/12/2025	Conditional Approval 5/12/25	Approved 6/2/25	6/2/2026	12/2/2025	3/2/2026		
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laurel Lake Road (2/3/25)	Lot Comb.	Final	3/18/2025	N/A	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		
1444	POCO-R1150	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	4/11/2025	Conditional Approval 5/12/25	Approved 6/2/25	6/2/2026	12/2/2025	3/2/2026		
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 BS3 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 12/18/24					

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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				9/2/22	
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 (06/08/2020)	Industrial Land Devt	Prelim/Final	8/19/2020	Recommended for Approval 5/22/2020	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 I 1-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				9/29/23	
1375	PCCO-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 5/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	2130152	Barlonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/20/21	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/24	
1380		2130168R	Sanofi Pasteur B83 Cold Storage (11/23/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1381		2030114R	Great Wolf Lodge Expansion (8/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2/22	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/22)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/8/23	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				8/20/22	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/20/22	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/20/22	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embsue) (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	Fanda 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	

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1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devl & 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	
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				3/31/2025	
1427	POCO-R0780	"	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	"	Terreby - 140 Rose St. (10/15/24)	Land Devl	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/24	
1435	POCO-R0960	"	Persazio Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	
1440	POCO-R1100	"	Defazio Lot Joinder - 5120 Laurel Loop (2/9/25)	Lot Comb.	Final	3/19/2025	N/A	Approved 4/7/25				4/9/2025	

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DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 06/21/21					Appealed
	N/A	2030121R	Ziro & Rori Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Rejected 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Rejected 10/17/22					
WITHDRAWN													
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Devt	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn
1424	POCO-RD660		1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	8/15/2024							Application Withdrawn 4/30/25

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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-R0618	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			
Final Plans Under Consideration												
Preliminary Plans Under Consideration												
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	9/7/2025	8/11/2025	9/2/2025		6/9/2025		
1372A	POCO-R0621	-	Camp Lindenmere Dining Hall LD (6/9/25)	Land Devt	Prelim/Final	9/7/2025	8/11/2025	9/2/2025		6/9/2025		
1445	POCO-R1180	-	Mtn. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Devt	Prelim/Final	10/31/2025	10/13/2025	10/20/2025	5/1/2025	6/9/2025		Extension to 10/31 rec'd 5/27
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	6/9/2025		6 month extension rec'd 1/20/25

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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	6/9/2025		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	6/9/2025		Extension rec'd 12/6/24
Land Development Waiver Applications Under Consideration												