

**Pocono Township Board of Commissioners
Regular Meeting Minutes
June 16, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on June 16, 2025 and was opened by Chair Richard Wielebinski at 6:00 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Leo DeVito-Township Solicitor; Jon Tresslar- Engineer; Patrick Briegel-Public Works Director; Jerrod Belvin-Township Manager; Erica Tomas-Administrative Assistant.

Public Comment

Charles Keppler (Resident) – Expressed his concern regarding the Library situation. He feels that the township should be able to accommodate the library in the new building. B. Winot informed the public that the County Library Board voted unanimously to close the Pocono Township branch.

Mark Love (Resident) – Tomorrow morning the library board will vote on whether to keep the library open. Thanked the township commissioners for their efforts to keep the library open. He encouraged the township along with Jackson township to look for alternatives.

Mike Polevofsky (Resident) – Expressed his concern regarding the closure of Golden Slipper Road and the impact that it will have regarding emergency situations.

Representative Madden – After speaking with the transportation department, the private developer was to come to the township and inform the general public about the pending closure. A protest was held on Saturday for the library. She asked that we find a space for the library. She spoke regarding the PA Care Kit and its access within the library.

Linda Salmon (Resident) – Expressed her support for a joint Jackson and Pocono Township Library.

Cheryl Parks (Resident) – Spoke regarding the dog kennel and ongoing issues. E. Gndt asked to have the police reports sent over to zoning. The board discussed the situation.

Anne Gurbisz (Resident) – Would the board consider a Senior community complex within the township.

Charlie Trapasso (Resident) – Suggested utilizing the Heritage Center for a Senior Community Complex.

Monica Gerrity (Resident) – Thanked everyone for the work they are doing. She asked the board to consider public comment during the meetings instead of before and after.

Laurie Pryor (Resident) – There are roughly 500 to 550 visitors to the library a month. Will the library tax still be charged even without the library? She asked how long the Glenn Wood Hall repairs would take. She asked if the gym would be available to the fire company and EMT's also. R. Wielebinski stated yes. J. Belvin stated that the millage for the library tax is set by the county, the township has no control.

Daniel Snyder (Resident) - \$10/per car fee at the park affects the games at the park on the fields. He has been told that the refs will not come for games if they have to pay to park. 611 backup's cause Scotrun Ave. traffic increase. Asking for a stop sign at the end of Babbling Brook and Scotrun or a speedbump to slow people down. He's upset to hear about the library closing. J. Belvin stated that PMYSA will receive the same courtesy as Mighty kicks is getting.

Blaine Fardella (Resident) – Thanked the board for all of their efforts regarding the dam and asked them to consider efforts to slow down the traffic speeding along Babbling Brook and Scotrun Ave. He

offered his services to assist with the library. Blaine is the President of Pocono Lake Community. The Association voted, and they are dead set against bringing water and sewer to the community. He asked anyone interested in running for an elected seat, first learn about what is involved in the community prior to running for office and making changes without knowledge.

Carmen Churiou (Nonresident) Pack 80 & 85 are disappointed that the library has chosen to close. The library has been an amazing resource for the Girl Scouts organization in earning their badges.

Announcements

- An executive session was held prior to this meeting to discuss personnel and litigation.
- Library update – was covered within the public comments. The township is hoping they stay!
A clean team company inspection was done and all was negative. No Mold issues found.

Presentations

R. Wielebinski made a motion, seconded by M. Velardi, to approve the acceptance of the Police floor plan by Kimmel Borgette with a projected estimate of \$3,454,000.00. All in favor. Motion carried. N. Leap asked if any load bearing walls would be removed. Answer: No R. Wielebinski enquired about an anticipated time frame. Drawings will be ready for construction to commence in September.(Estimated) Discussion was had explaining the accreditation measures being taken to move the Police Department forward. N. Leap stressed the importance of the HVAC system within the sallyport area. E. Gmandt asked about the financing on the improvements and payments & debt ordinance. Township manager here clarified the accelerated schedule and discussion with PFM along with the wrap around financing with a bond, once the schedule is complete from the architect there will be a presentation from PFM asset management to go over the second arm of the financing.

Trap Event Center – Waiver Requests – Commissioner Brian Winot abstained from all votes on this project.

- R. Wielebinski made a motion, seconded by M. Velardi, to Waive 390.29.J.(6) Current Title Search (Recommended by P.C.). All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to Waive 390.29.K(3) Environmental Site Assessment. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, Waive 390.55.C.2.e Parking Islands (N. Leap & questioned the Island) All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, Waive 390.55.D.1.a & e Street Trees. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi Waive 390.55.F.3.e Buffer along property line. E. Gmandt questioned which N. side they were referring to. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to Waive 365-11A.2.a SMO Min. Depth of 24" between basin bottom & limiting zone. E. Gmandt questioned the extent of the over excavation needed. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to Waive 390-22 Boundary Survey (2054 Route 611 Minor Subdivision Plan). All in favor. Motion carried.

611 Land Development LLC – Dual Brand Hotel - Waiver Requests and Plan Approval

- R. Wielebinski made a motion, seconded by B. Winot, to Waive 2 - Section 365-10(I) Buffers, Section 365.10(I).8 Streams a,b,c. Vote: E. Gmandt, nay; N. Leap, aye; M. Velardi, aye; B. Winot, aye; R. Wielebinski, aye. Motion passed. E. Gmandt questioned the location of the loading zones.
- R. Wielebinski made a motion, seconded by B. Winot, to Waive 3 - Section 365-10(I) Buffers, Section 365.10(I) 6 Wetlands a,b,c.. Vote: E. Gmandt, nay; N. Leap, aye; M. Velardi, aye; B. Winot, aye; R. Wielebinski, aye. Motion carried.

- R. Wielebinski made a motion, seconded by N. Leap, to Waive 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. All in favor. Motion carried.
L. DeVito asked the developer to clarify what has been changed on the waivers presented versus what had been voted on at the prior meeting that was declared null and void. E. Gmandt asked about the possibility of future subdivision on this parcel after it has been constructed. B. Winot and N. Leap commented on the benefits of approving the plans as they are presented this evening.

Presentation from LVHN/TPD on Golden Slipper Road HOP and Road Closure Detour – R. Wielebinski made a motion, seconded by E. Gmandt to amend the agenda and move the presentation toward the end of the meeting. All in favor. Motion carried.

Hearings

Resolutions

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-07 Granting Conditional Approval of the Dual Brand Hotel Plan (LDP 1401) Vote: R. Wielebinski, aye; B. Winot, aye; M. Velardi, aye; E. Gmandt, nay; N. Leap, aye. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-22 Sewage Planning Module for Tannersville Point (LDP 1358) P. Briegel stated that the developer reserved their EDUs on this project. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-23 Granting a one-year extension of time for Resolution 2024-08 Ertle Development LLC. They are still working on permits. 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: (No official Vote was taken)
- Old business consisting of the minutes of the June 2, 2025 regular meeting of the Board of Commissioners.
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. E. Gmandt asked for a correction on the minutes regarding the truck upfit and painting. L. DeVito clarified, May 13th minutes should amend the paint issue due to raising the point of order. (Motion to amend the May 13th minutes regarding the Motion to purchase Peterbilt truck and upfit w/o paint. P. Briegel clarified that the paint was an add on. Discussion was had among the board. (Five-minute break) -NO VOTE TAKEN

R. Wielebinski made a motion, seconded by M. Velardi, to amend the meeting in order to insert the presentation from LVHN/TPD on Golden Slipper Road HOP and Road Closure Detour at this point in the meeting due to attendees with medical issues to be present. All in favor. Motion carried.

Golden Slipper Road closure issues; R. Wielebinski asked why the detour. Answer: HOP issues. Water line protection, safety, and rebuild of roadway. N. Leap asked when they first discussed closure of Golden Slipper road. Answer: last year. The township found out through a chance conversation with a road worker and M. Velardi. R. Wielebinski asked how many hours working on the project. Answer: working from 7-3 R. Wielebinski asked why not 24 hours? PennDOT said no. Concern raised – First responders. PennDOT against one lane detour. M. Velardi suggested three shifts 24 hours to get the job done. Monday 6/23/25 closure. Public asked why the courtesy of a sign has not been put up. Answer: Private developer, requires two weeks in advance notice. B. Winot stated that there is no reason to not open it at night, closed during day. Senator Rosemary Brown – number one issue is to protect the residents and businesses. She's disappointed they haven't received notice. Closure is halted until it's looked at for a better way. She asked the contractor to offer new solutions. She will make sure PennDOT does what they need to do. E. Gmandt asked timeline for

hold and asked Senator Brown who all could attend the meetings. R. Wielebinski asked for J. Belvin to be included in the Teams' meetings. The board asked for notification to be provided.

Return to the Consent Agenda Issue:

E. Gmandt asked what the motion should read. N. Leap believes it was the purchase and upfit of the truck not to include the paint. N. Leap asked if they could rescind the vote. Further discussion was had. E. Gmandt appealed the Chair decision to move on.

R. Wielebinski made a motion, seconded by N. Leap, to amend the May 13, 2025 minutes to reflect discussion for the Peterbilt truck motion to exclude the option for the green paint. B. Winot asked the amount. All in favor. Motion carried.

Commissioner Comments

Richard Wielebinski – President

- Motion to purchase Gym equipment & 3-year preventative maintenance from Life Fitness (PA Costar's Vendor) in the amount of \$142,602.75. N. Leap asked why we would purchase instead of lease. E. Gmandt asked L. DeVito if he has had a chance to look over the agreement. More information will be obtained prior to the next BOC meeting. No Vote
- Discussion on MCTI MOU Rate, currently: \$79.42 was had among the board.
R. Wielebinski made a motion, seconded by M. Velardi, to contract Pocono Township Police Department for 320 hours to MCTI at a rate of \$88.07. All in favor. Motion carried.
- E. Gmandt made a motion, seconded by N. Leap, to accept Lateral Transfer program for PTPD, as approved by Labor Council. Vote: E. Gmandt, aye; N. Leap, aye; R. Wielebinski, nay; B. Winot, nay; M. Velardi, aye. Motion carried.
- R. Wielebinski made a motion, seconded by B. Winot, to accept Off-Duty Injury Policy for PTPD, as approved by Chief Wagner & Labor Council. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, 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. Vote: R. Wielebinski, aye; B. Winot, aye; M. Velardi, aye; N. Leap, aye; E. Gmandt, nay. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, 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. E. Gmandt asked if L. DeVito looked at the contract and approved with his changes. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, 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. E. Gmandt wanted clarification from Chief Wagner if ICE showed up for immigration enforcement would Pocono Township Police Department assist in support, Chief Wagner confirmed that PTPD would in fact assist. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to waive the pavilion fees for the Monroe County Garden Club for August 13th. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to approve the Terrery Dentistry 140 Rose Street LLC Construction Escrow Release #1 in the amount of \$37,990.25. All in favor. Motion carried.

Natasha Leap – Vice President

- Asked if Scotrun Ave. and Babbling Brook could be added to her agenda for the next meeting.

Ellen Gmandt – Commissioner

- Update – Solar Field – Inspections are ongoing. Punch List has been given to them. They are correcting the existing problems. Evidence of vegetation needs to be present.
- Update – Kennel discussed prior in public comments.

- Discussion on Knox Box Ordinance & alarm ordinance. E. Gndt feels that the ordinance has a conflict with the fire company and residents. Rental properties need it with common entrance way and should be more clearly stated. She asked for a workshop to clarify. N. Leap stated that if a fine is issued it be in the amount of the Knox Box being installed. The letter should be reviewed prior to sending out as it was not a nice letter. J. Belvin stated that zoning has the opportunity to use their judgement. N. Leap stated that going forward the board should review prior to being sent. E. Gndt read the Ordinance in order to point out the conflict.
- E. Gndt made a motion to extend the deadline and review the Knox Box Ordinance. Motion failed. Discussion was that the fire company and Zoning should be present.
- 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. **Discussed prior**
- E. Gndt made a motion, seconded by N. Leap for discussion only, to set up a workshop to prepare a code of conduct for the board of commissioners. R. Wielebinski stated he feels it is condescending. E. Gndt felt M. Velardi needs to be a little less confrontational when challenged.
Vote: E. Gndt, aye; N. Leap, nay; M. Velardi, nay; R. Wielebinski, nay; B. Winot, nay. Motion failed.

Brian Winot – Commissioner

- B. Winot made a motion, seconded by R. Wielebinski, to set a date for Discussion on Public Comment Process Workshop. All in favor. Motion carried. Discussion for a date: July 9, 2025 at 6 p.m.
- B. Winot made a motion, seconded by M. Velardi, to purchase 2025 Chevrolet Tahoe Police Interceptor with Drone upfit from Enterprise Fleet Management in the amount of \$122,265.27. M. Velardi asked what is included in an upfit. B. Winot and Chief Wagner explained. E. Gndt asked if it was a lease or a purchase, it is a lease. E. Gndt asked regarding timeframe. All in favor. Motion carried.
- 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. **TABLED**-Discussion in regard to the future of the library & the townships vision to keep one here one way or another.
- L. DeVito explained Abstaining due to conflict to the public. Mr. Winot announced that he has abstained from the vote on the Trap Event Center due to fact that his company will be doing the site work.

Mike Velardi – Commissioner

- Tent City Discussion in Barton Glen is being pursued by Zoning. Follow-up will be provided to the board
- M. Velardi made a motion, seconded by R. Wielebinski, to proceed with Quantifi Media, to build Pocono Township Website in the amount of \$17,500.00. E. Gndt asked if L. DeVito reviewed the contract. He responded that he had and approved. E. Gndt asked questions regarding PDF's and archives. All in favor. Motion carried.

Reports

Zoning Report-SFM Consulting

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Great Wolf Lodge Fireworks Display Permit for July 5th 2025. All in favor. Motion carried.

Police – James Wagner, Chief

1271 calls for service, 47 criminal arrests, 15 summary arrests, 522 traffic contacts, 28 traffic accidents.

E. Gndt asked about the progress regarding the tall grass at the end of 715.

Manager Report – Jerrod Belvin

- Update Green Light Go – active finally!
- Grants Update ESSA awarded for field box at TLC park. Work should start late September.

- Haz-Mat Update – two – Truck crashed over the weekend with a diesel fuel leak. The diesel leak from a truck crash two weeks ago that has seeped into Crescent Lake, DEP is overseeing the mitigation.
- Monica thanked everyone for approving the public comment work session.

Public Works – Patrick Briegel

- Sewer Business Update – Pump station 5 flow meter installation has been completed.
- Current Public Works Projects – Sealcoating of the parking lots for the new township offices was done in house saving the township money. Roadside cutting and drainage work are ongoing. Speed control signs have been installed.
- All turf fields have been fertilized and weed control addressed.

Township Events Report-Jennifer Gambino

Township Engineer Report- Jon Tresslar

- Sewer Business Update -
- Learn Road safety enhancement project and roundabout survey work.
- TASA Project resubmitted to PennDOT
- TLC walking bridge still working on.
- Turkey Hill/Wendys Sidewalk update – Turkey Hill has submitted to PennDOT with only a couple comments coming back.
- Stadden Rd signage & curve painting will be checked this week. PW removed the debris near the Stadden road bridge.

Township Solicitor Report-Leo V. DeVito

- Sewer Business Update – spoke with P. Briegel regarding technical meeting with Tobyhanna's engineer and ours.
- Learn Road Easement Process – waiting for updated appraisals. If the bank property can be done, it may speed up PPL's end.

- **Public Comment**

Charlie Trapasso – Thank you for pickleball courts. Hoping for screens around the courts to assist with the wind issue. Saint Lukes offered to assist with paying for them. She complemented the Board on the new building. She asked for representation regarding the bicentennial. She would love to work with the township on this matter.

Cheryl Parks – Commented to R. Wielebinski on her feelings of disrespect.

Laure Prior – Asked if anyone from the board could attend the Library meeting and let them know the township wants the library to stay.

Charles Keppler – Feels an Ethics violation took place during the meeting. Subsection 1103 (J)

- **Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting 10:36 p.m. All in favor. Motion carried.**