



POCONO TOWNSHIP COMMISSIONERS
AGENDA

July 21, 2025 | 6:00 p.m.

205 Old Mill Rd, Suite 2, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/86420130067?pwd=XJnfG4kC72tnd7Yo6x4F8iP0gIX6Zn.1>

Must Register

Meeting ID:

864 2013 0067

Passcode:

811955

Open Meeting

Pledge of Allegiance

Roll Call

Announcements

- Public Comment policy has changed. For public comment at the beginning of a meeting you will be permitted 3 minutes on non-agenda items only. For action items, you may speak at the podium and be permitted 1 minute for your comments during that agenda item.
- An executive session was held July 9th at 5 :30 PM to discuss personnel.
- Civil Service Meeting will be held tomorrow July 22nd at 9 AM.

Public Comment-NON-AGENDA ITEMS

Limited to 3 minutes per person, please state your name and if you are a Pocono Township Resident.

Presentations

Laurie Pryer – Pocono Township Library Tax

Civil Service interview of Robert Furino & Douglas Shook (***Possible Action Item***)

Melissa E. Hutchison – T&M – MS-4

Hearings –

- Motion to open the hearing to continue the appeal of the township code enforcement officers notice of dangerous structure/order to demolish. (***Action Item***)
- Board Comments & Public Comments.
- Motion to close the hearing (***Action Item***)

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

Resolutions

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the July 7, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through July 21, 2025 as presented, including ratification of expenditures in the amount of \$537,306.26 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. Discussion: **(Action Items)**

NEW BUSINESS

Personnel – None

Report of the President

Richard Wielebinski

- Motion to have Township Engineer conduct a traffic safety study on the following roads: Sky High Drive & Pocono Circle for the purposes of installation / recommendation of speed tables and or intersection safety enhancements. Discussion: **(Possible Action Item)**
- Motion to approve the following PTPD Policies: Vehicle Use; Cash Handling Security & Management; Personal Protective Equipment; Crime Analysis; Monroe County Control Center; Property & Evidence Room; Records Division; Records Maintenance & Release; Protected Information; Animal Control; Jeanne Clery Campus Safety; Temporary Custody of Juveniles. Discussion: **(Possible Action Item)**
- Motion to sponsor a public works team and a police team to attend the Annual Pocono Mountain Council of Governments Golf fundraiser in the amount of \$600.00. **(Possible Action Item)**

Commissioner Comments

Natasha Leap – Vice President

Ellen Gndt – Commissioner

- Update – Solar Field
- Update – Kennel

Brian Winot – Commissioner

- Motion to amend the Code of Ordinances of Pocono Township Chapter 470, Zoning, to amend Section 470-8 to include the definition of a recreational use, public/non-profit/non-commercial; amend Chapter 470 Attachment 1, Use Schedule, to include recreational use, public/non-profit/non-commercial as a use permitted by conditional use within all Zoning Districts; and repealing all ordinances or parts of ordinances inconsistent therewith.
 - Proposed definition for recreational use, public/non-profit/non-commercial – “A recreational use which is operated by a municipal, governmental, or non-profit organization and is open to the public for the purpose of recreation, including but not limited to, municipal, state, or federal parks,

state game lands, open space, nature preserves, wildlife preserves, and other similar recreational uses as determined by the Zoning Officer.” – Per the Zoning Ordinance amendment draft.

Discussion: **(Possible Action Item)**

- Motion to amend the Code of Ordinances of Pocono Township Chapter 470, Zoning, to amend Section 470-8 to include the definitions for ‘domestic animal’ and ‘poultry or fowl’; amend Chapter 470 Attachment 1, Use Schedule, to include the keeping of poultry or fowl for home use as a use permitted by right within all Zoning Districts; to amend Section 470-53 to include the keeping of poultry or fowl as a customary accessory use to single family detached dwellings; to amend Chapter 470 to include additional regulations for the keeping of poultry and fowl for home use; and repealing all ordinances or parts of ordinances inconsistent therewith.” Discussion: **(Possible Action Item)**
- Motion to direct the Township Engineer and Township Solicitor to perform an annual review of outstanding escrow accounts, ensuring the escalation factors accurately reflect current market conditions. Discussion: **(Possible Action Item)**.
- Motion to rescind the "paid parking program" for all non-county patrons at the conclusion of the summer season (budgeted through Labor Day), recognizing and empathizing with the community concerns expressed regarding the financial impacts on visitors and residents alike. Discussion: **(Possible Action Item)**
- Library Development & Opportunity for Advancement.
- Motion to raise the TDU annual fee from \$500 to \$2,500. **(Possible Action Item)**

Mike Velardi – Commissioner

- Golden Slipper Update
- Tent City Update
- Motion to have township Manager post the AQI from 2023 & 2025, along with the mitigation inspection of 112 Township Drive to the township website. Discussion: **(Possible Action Item)**

Reports

Zoning – SFM Consulting

Police – Chief James Wagner (First Meeting of Month)

- Motion to accept MACH software contract for CLEAN information (for all driver license, motor vehicle criminal history, PFA, “hot” vehicles, law enforcement messaging, access to NCIC & FBI, PSIN, and international justice repository. **(Possible Action Item)**

Township Manager’s Report – Jerrod Belvin

- Public Works Update
- Website Update

Public Works/Sewer Report – Patrick Briegel

- Sewer Business Update
- PennDOT / Intersection brush update
- MCTI & Sullivan Trail Expansions
- Current Public Works Projects
- Motion to contract with Build-All Construction (Co-Stars Vendor) in the amount of \$41,370.00 for the construction of 2 staircases in the rear lot of the administrative building. **(Possible Action Item)**

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
- Motion to have solicitor attend the 383 Enforcement Notice appeal. Discussion: ***(Possible Action Item)***
- Motion to have solicitor attend the ZHB meeting for Rt 611 Apartments ***(Possible Action Item)***
- Discussion of current LERTA Ordinance. Discussion: ***(Possible Action Item)***
- Update – Archer Lane
- Learn Road Easement Process
- TASA Sidewalk Update – Easements

Adjournment

**Pocono Township Board of Commissioners
Regular Meeting Minutes
July 7, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on July 7, 2025 and was opened by Chair Richard Wielebinski at 6:01 p.m. followed by the Pledge of Allegiance.

Roll Call: Ellen Gnandt, present; Natasha Leap, present via zoom; 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; Lindsay Scerbo, SFM Consulting; Paul Morgan, SFM Consulting; Jennifer Gambino, Asst. Public Works Mgr.

Public Comment

Cheryl Parks (Resident) describes ongoing issues with neighbor's dogs repeatedly escaping their property, causing stress, and preventing her from using her own property. She emphasized the significant disruption to her daily life.

Commissioner Gnandt expressed her concern for the matter and something needing to be done.

Chief Wagner confirmed that citations have been issued on the matter.

Edward Valtteri (Resident) stressed that they are having a new fence contractor make repairs to fortify the property. Mr. Valtteri stated that they currently have 4 50-pound Airedales and three visiting over the holiday weekend. He asserts that the dogs are NOT left out in harsh weather, are brought inside during extreme heat or rain, and enjoy watching wildlife in the yard.

R. Wielebinski made a motion, seconded by M. Velardi, to suspend the agenda in order to open a hearing for a continuance request on a dangerous structure appeal for tax parcel 12.1.11A.1.93. All in favor. Motion carried.

Hearings

R. Wielebinski made a motion, seconded by M. Velardi, to open the hearing. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve the continuance hearing on dangerous structure, appeal for tax parcel 12.1.11A.1.93. E. Gnandt asked how the continuance would affect the structure further. P. Morgan stated that the short time would not cause any more of a hazard to the public. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to close the hearing. All in favor. Motion carried.

Public Comment Continued

J. Folsom (Resident) stated that he has an electric fence collar, and it works great without the dog getting electrocuted.

Cindy Cook (business owner within the township) requested that the commissioners move forward with adoption of the food truck ordinance that was on the agenda a few months back and again this evening. She asked if not an ordinance then permitting be updated to include appropriate signage, sufficient parking, sanitary facilities, and general property maintenance moving forward.

Lew Ginsburg (Resident) presented a petition signed by over 45 residents requesting the installation of speed tables on Sky High Drive and Pocono Circle to improve safety for children, seniors, and pedestrians due to excessive speeding.

Carmen Tree (Non-resident) informed the board that the collection of books within the closing library will be dissolved into the other locations soon. There is a small opportunity to make an agreement to obtaining the collection prior to dissolution. She also informed the board that due to the closure of Golden Slipper Road, Gardner road has become unsafe due to speeding and the one lane bridge that often two cars try to pass through at once.

Karen Doleiden (Resident) described ongoing issues with the nearby kennel and her frustration. She also commented on the dangers of Stadden Road due to the Golden Slipper Road closure.

Dawn Eilber (Resident) asked about the workshop that is being held Wednesday for public comments at township meetings.

Announcements

There will be a public comment workshop on Wednesday July 9'th at 6pm. (no action to be taken that evening)

Presentations

- Treasurers Report – Frank Cefali – Quarter 4 of 2024 and Quarter 1 of 2025
- R. Wielebinski made a motion, seconded by M. Velardi, to approve the 1512 & 1516 Shady Lane lot consolidation. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi to approve Waiver of SALDO §390-49.A.(4) – to permit the setting of iron pins as opposed to concrete monuments. B. Winot questioned their reasoning between the 36" concrete monument vs the 2' steel pin. E. Gmandt questioned if it is an unusual request. J. Tresslar stated he feels the pins will be adequate. All in favor. Motion carried.
- MCTA Waiver Request – John Grant – Stantec –

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver of 365-8.L – Allow roof drains to discharge to storm water. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver of 365-13.B – Allow for the use of PADEP storm modeling methods. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver of 365-13.C – Allow for the area tributary to the existing basin to be modeled based on exist ground cover. E. Gmandt asked if there would be an increase in water flow to the old basin. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver of 390-29.J(6) – Eliminate requirement for title search. E. Gmandt asked if there were any liens. L. DeVito stated the search had been done when the property was acquired. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-50.D.(5) – Allow for basin slopes greater than 4:1. 3:1 proposed. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-50.D.(8) – Allowing for <2% slope in bottom of basin as an MRC Basin is proposed. B. Winot stated that this is one of the items being addressed in the zoning rewrite. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-55.D.(1)(A) – Eliminating the requirement for street trees along existing streets. E. Gmandt asked if it was just due to esthetics. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-55.E.(3) – Allowing for <1% slope in bottom of basin as an MRC Basin is proposed. All in favor. Motion Carried.

R. Wielebinski made a motion, seconded by M. Velardi to approve the Deferral of 390-48.AA – to allow for a deferral of the requirement of sidewalk along Rt 611 until sidewalks are extended to the area. L. DeVito stated that the deferral needs to appear in the Developers Agreement. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to deny Waiver 365.27.A – for the establishment of a performance guarantee 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 as the project is State funded. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to deny Waiver 390-35 – for the establishment of a performance guarantee for the construction of the proposed public improvements as the project is State funded. All in favor. Motion carried. B. Winot questioned the public vs private improvements. L. DeVito weighed in.

R. Wielebinski made a motion, seconded by M. Velardi, to deny Waiver 390-38.C.(3) – for the establishment of an escrow fund to guarantee the operation and maintenance of the improvements as the project will remain owned and maintained by the Transit Authority. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-58 – for the establishment of common open space and Recreation Areas as the project involves the modification to a Transit Authority facility. All in favor. Motion carried. E. Gmandt stated that she agrees with R. Wielebinski that open space is not necessary for this type of development and should be carried through to all such developments of this nature.

- Brookdale Spa Waiver Request – Nate Oiler – RKR Hess – E. Gmandt made a statement that she has a conflict of interest with this applicant as they are a client on her CPA firm, so she will be abstaining from discussion and the vote of all waivers.

-Waiver 390-38.C(3) – Financial Security for O/M – 15% (Possible Action Item) will be addressed with final plan approval request.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-48.T(13)(a) – Driveway Slope – 12% - All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390.48.W(1) – Side Slopes. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-50.D(5) – Grading Side Slopes. All voting members in favor. Motion carried. B. Winot recommended that the developers' agreement require that the Geotech be reevaluated when the project is done to ensure that the slopes are stable. The waiver is considered amended to include B. Winot's recommendation.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-52.E(4)(i)[1] & [4] – Looped water system. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-52.E(4)(i)[20][a] – Water main size. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-52.E(6)(d)[6] – Monitoring Well. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-52.E(6)(d)[9] – Well pumping test. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-52.G(1)(b)[8] – Concrete Encasement of Storm Sewer not required if minimum 12" of separation but not 18". All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-55.B(1) – Locate existing trees. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-55.B(1) – Delineate existing trees for preservation. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-55.C(2)(e) – Rock Mulch for ground cover. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-55.D(1)(a) – Existing vegetation for street trees. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 390-55.E.(3) & 390-50.D(8) – Basin side slopes & Basin bottom slope. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-55.E (3) for basin side slopes. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, Waiver 390-55F(4)(c) & (f) – Site Element Screen Basin 1. All voting members in favor. Motion carried.

Waiver 390-58 – Open Space Fee in Lieu of. – **Will be addressed with final plan approval request.**

R. Wielebinski made a motion, seconded by M. Velardi, to approve the Waiver 390-59.B – Parking Space Width. All voting member in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 365-13(B) – Rainfall Intensity/ Data. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve Waiver 365-13(D) – Rational Method. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 365-8.L – Roof Drains to discharge to storm sewer. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Waiver 390-48.AA – Sidewalk Along Back Mountain Road. All voting members in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi to approve Waiver 390-48.T(14) – Concrete Apron. All voting members in favor. Motion carried.

Resolutions

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-24 Granting Conditional Approval of 1512 & 1516 Shady Lane Lot Consolidation LDP 1443. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by B. Winot, to approve Resolution 2025-25 Granting Conditional Approval of MCTA Expansion LDP 1437 as recommended by the PC. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-26 Granting Conditional Preliminary Approval of Brookdale Spa LDP 1425 as recommended by the PC. E. Gnanadt Abstained from the vote: All voting members in favor. Motion carried.
- R. Wielebinski made a motion, seconded by B. Winot, to approve Resolution 2025-27 Granting Conditional Approval of Camp Lindenmere Dining Hall Expansion LDP 1372A as recommended by the PC. All in favor. Motion carried.

Consent Agenda

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Old business consisting of the minutes of the June 2, 2025 regular meeting of the Board of Commissioners. Ratification of 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. All in favor. Motion carried.

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Old business consisting of the minutes of the June 16, 2025 regular meeting of the Board of Commissioners. Financial transactions through July 7, 2025 as presented, including ratification of expenditures in the amount of \$634,729.67 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. All in favor. Motion carried.

NEW BUSINESS

Personnel – None

Commissioner Comments

Richard Wielebinski – President

- R. Wielebinski made a motion, seconded by M. Velardi, to approve the following PTPD policies: First Amendment Assemblies, Traffic, Impaired Driving, Civil Disputes, Traffic Accidents, Traffic and Parking Citations, Suspicious Activity Reporting, Vehicle Towing, Disabled Vehicles, Service of Court Documents, Vehicle Towing, Investigation & Prosecution, Sexual Assault Investigations, Asset Forfeiture, Informants, Eyewitness Identification, Brady Information, Warrant Service, Operations Planning and Deconfliction, Department Owned and Personal Property, Personal Communication Devices, Vehicle Maintenance. E. Gmandt asked what Brady information was. L. DeVito explained. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to purchase Gym equipment & 3-year preventative maintenance from Life Fitness (PA Costar's Vendor) in the amount of \$142,602.75. E. Gmandt asked if the solicitor had a chance to review the contract. L. DeVito stated that he had, and it was fine. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve the reduction of Irrevocable Letter of Credit For Trap Enterprises LLC Highway Occupancy Permit security. The new Security amount will be \$53,658.78, which is 20% of the original value amount. B. Winot stated that he will abstain from the vote as they are a client. All voting members in favor. Motion carried.

Natasha Leap – Vice President

- N. Leap made a motion, seconded by R. Wielebinski, to authorize T&M Engineering to perform a traffic study to evaluate safety on Scotrun Ave / Babbling Brook. E. Gmandt asked for clarification on the problem. J. Tresslar explained. All in favor. Motion carried.

Ellen Gmandt – Commissioner

- Update – Solar Field – E. Gmandt asked for clarification on the process once it is cleared to continue on our end. DEP has an ongoing investigation, so they can't continue working until notified by MCCD.
- Update – Kennel – Lindsay will follow up.
- Discussion regarding Knox Box – E. Gmandt asked the temp of the board regarding the ordinance. R. Wielebinski weighed in. J. Belvin asked the assistant chief and building codes officers to speak. E. Gmandt stated that she feels the board has a duty to advertise properly and feels that hasn't been done. She continued, stating that the board then needs to meet with the fire department and make sure they understand the ordinance. Further discussion took place among the board and solicitor. L. DeVito will revisit the Ordinance along with the advertisement/letter sent out and update the board at the next meeting.
- Discussion and possible motion to advertise Food Truck Ordinance pending Solicitor Review. E. Gmandt pointed out the unfairness of a food truck operating within the township vs a brick and mortar. P. Morgan clarified the way that zoning is handling food truck operations within the township to date. Enforcement was sent out regarding the illegal truck. E. Gmandt made a motion, seconded by B. Winot, to authorize the township solicitor to re-draft a food truck ordinance for review and advertisement. All in favor. Motion carried.

Brian Winot – Commissioner

- Library Update – The library board is not interested in coming to the township building. They are meeting tomorrow.
- Asked what the permit fee is for an Air B&B and how much revenue has been generated at the park to date. We are in arrears.

Mike Velardi – Commissioner

- Barton Glen tent city – The tents are gone; debris and backhoe are still there. Zoning is reaching out to owner to ensure compliance.
- Golden Slipper detour update – They are not working the set hours that were set prior to the start of construction. The police have been stepping up efforts to ensure speed prevention on the alternate roads.
- Its Carnival Time – Next Monday, July 14th. Raffle tickets are available.

Reports

Zoning Report-SFM Consulting - L. Scerbo reviewed the report with the board. E. Gmandt questioned the zoning department regarding their investigation of a potential violation notice for a property on Ruby Lane. L. Scerbo and S. McGlynn explained the reasoning behind following up and investigation of such notifications. E. Gmandt questioned the outcome of a bus that went to a property back Ruby Lane.

Quarterly Fire Report – Cory Sayer - Year to date: 281 calls, 2nd Quarter calls 135.

Police – James Wagner, Chief

Manager Report – Jerrod Belvin

- Grants Update
 - TLC Park beautification grant work will begin in August and wrap up in September.
 - GLG reimbursement – J. Belvin extended his appreciation to Middle Smithfield for the transfer some grant funds to cover the cost of an additional light that was PennDOT put up prior to the completion of the project.
- County Wing Update – J. Belvin met with the County Commissioners and their architect Wayne Vanderhoof along with MDJ Kresge. They are working on some conceptual ideas for that wing,
- New sign installation – The new Administration sign was installed.
- Reassessment Update – There will be a county wide reassessment via a flyover that will become active within the next year and updated everyone's taxes in 2028.
- R. Wielebinski asked to have the petition received at this evening's meeting added to his agenda for the next meeting.
- E. Gmandt asked for a report on what the costs were to date on the administration wing.

Public Works – Patrick Briegel

- Sewer Business Update – Met with Pocono Heritage Land Trust regarding utility services for the new township building. P. Briegel spoke with the SEO, H. Beers, and will be providing the board with quarterly reports from her activity within the township.
- PennDOT / Intersection brush update – P. Briegel met with the township engineer regarding Stadden and road markings. Roadside cutting is ongoing. Public works are working on drainage in anticipation of the paving in the first or second week of August.
- MCTI & Sullivan Trail Expansions – received draft plans from the engineer to review and finalize to present to the board.
- Current Public Works Projects
- Review Quote from Build-All Construction (Co-Stars Vendor) in the amount of \$41,370.00 for the construction of 2 staircases in the rear lot of the administrative building. E. Gmandt asked how the stairs would be constructed. Discussion was had between the board and determined that this will be re-visited at a later date.

Township Events Report-Jennifer Gambino

The touch a truck event was successful along with the first concert in the park of the season. The first movie in the park for the season will be held this Thursday. There will be a shredding event with Rosemary Browns office held at the old township building on Saturday July 12th from 10 until Noon. Kettle creek event is also coming up at TLC park.

- R. Wielebinski made a motion to waive pavilion #1 fees for LVHN Nurse-Family Partnership on September 16th and to waive pavilion #3 fees for MCTI FFA on September 21st. All in favor. Motion carried.

Township Engineer Report- Jon Tresslar

- Sewer Business Update – Pat covered earlier.
- Learn Road safety enhancement project and roundabout survey work is currently on hold. Northeast Site stated that they would hold their price with the standard increases to asphalt and concrete. The utilities are what is holding it up at this point.
- TASA Project Just waiting on comments.
- TLC walking bridge currently working on keeping it stabilized during repairs.
- Turkey Hill/Wendys Sidewalk update – still waiting on a start date.
- Stadden Rd signage & curve painting – adding more chevrons further away from the curve should assist by giving advanced warning.
- Laurel Lake Drainage Project (LSA Grant) update. J. Tresslar will revisit the plans.

Township Solicitor Report-Leo V. DeVito

- General Legal Update – two upcoming zoning hearings in July – One with a variance for an apartment complex parking update. The second one is a zoning appeal for 383 Babbling Brook Road enforcement notice.
- Update – Archer Lane – no update
- Learn Road Easement Process – The other two properties have had the paperwork filed.
- TASA Sidewalk Update – Easements.

Public Comment

Cheryl Parks – (Resident) Gave the date that her neighbors moved into their property. She stated that the dogs got out on July 2nd, November 19th of 2024, July 26, 2024, October 13, 22 and 23 of 2024. She notes 11 registered to the property, 9 puppies, and that the township kennel ordinance is not being enforced regarding dog placement and shelter.

Edward Valtteri (Resident) pointed out that since they got the fence repaired in November they haven't had issue with a dog getting out until July 2nd of this year. He also stated that they do not leave the dogs out during rain or oppressive weather conditions.

Charles Keppler (Resident) expressed his disappointment that the municipal wing of the new building will be used for file storage instead of creating a senior center or maintaining the library. He emphasized the importance of prioritizing community needs, especially for seniors who need gathering spaces.

Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting 9:44 p.m. All in favor. Motion carried.



CONFLICT OF INTEREST DISCLOSURE

I, Brian Wintof, hereby disclose that I have a conflict of
interest with regard to Trap Enterprises

I am unable to vote on: discuss; or participate in any Township action with respect to

Reduction of letter of credit

Because of my relationship with the matter, as follows; client of mine

Brian Wintof
Signature/Name:

7 July 2025
Date

Received this ____ day of _____, 20__

Township Secretary/ Asst. Secretary

Conflict of Interest Disclosure Memorandum

To: Pocono Township, Secretary

From: Ellen D. Gmandt, Pocono Township Commissioner

Date: July 7, 2025

Subject: Conflict of Interest Disclosure – Abstention from Votes

Pursuant to the Pennsylvania Public Official and Employee Ethics Act (65 Pa.C.S. §1103(j)), I am submitting this written memorandum to disclose a conflict of interest related to a matter considered at the public meeting of the Pocono Township, held on July 7, 2025.

At that meeting, the Board of Commissioners considered the following matter:

Agenda Item: Brookdale Spa Waiver Request-Nate Oiler-RKR Hess

Nature of the Conflict:

I have a potential perceived conflict of interest because the applicant is a client of my accounting firm (Ellen D. Gmandt, MBA, CPA, LLC).

As required by law, I publicly announced this conflict prior to the discussion and votes, and I abstained from both the discussions and the votes on this matter. This disclosure pertains to multiple votes involving waiver requests for Brookdale Spa. "See attached list".

Please include this memorandum and attachment in the official record and meeting minutes as required by the Ethics Act.

Sincerely,



Ellen D. Gmandt

Commissioner, Pocono Township

July 7, 2025

Petition to the Pocono Township Board of Commissioners

WHEREAS, we the undersigned are residents of that portion of Barton Glen that lies within Pocono Township; and,

WHEREAS, Barton Glen is a residential community composed of both senior citizens and young families with children; and,

WHEREAS, the roads within Barton Glen are township roads, subject to the township ordinances, including vehicle speed limits; and,

WHEREAS, the roads in Barton Glen are heavily traveled by both commercial and residential vehicles that often exceed the posted speed limit; and,

WHEREAS, we are extremely concerned about the hazards posed to the health and safety of our children and senior citizens.

NOW, THEREFORE, we humbly petition the Pocono Township Board of Commissioners as follows:

Please install speed tables on those portions of Sky High Drive and Pocono Circle that lie within Pocono Township.

Name (printed)

Signature

Address

Lewis K. Ginsberg Lewis K. Ginsberg 2139 Sky High Dr.

Barbara Minsky Barbara Minsky 2139 Sky High Dr.

Christine Komito Christine Komito 2641 Fernwood Ave

Amanda Solo Amanda Solo 2136 Sky High Dr.

Estelle Kornicki Estelle Kornicki 322 Merry Hill

VERONICA ROMANSKY Veri Roman 529 Ridgeway Dr

2

Petition to the Pocono Township Board of Commissioners

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NOW, THEREFORE, we humbly petition the Pocono Township Board of Commissioners as follows:

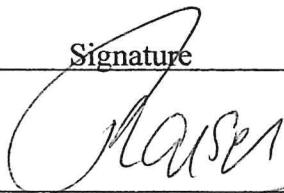
Please install speed tables on those portions of Sky High Drive and Pocono Circle that lie within Pocono Township.

Name (printed)

Signature

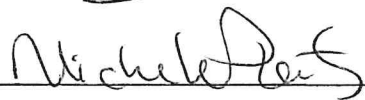
Address

K. J. Kaiser



632 Heathstone Cir.

M. Platz



532 Heathstone Cir.

John Miller



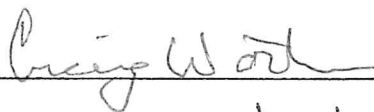
613 Heathstone Cir.

Troy Frailey



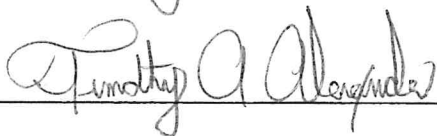
2612 Fernwood Ave

Craig Wortman



525 Highpoint Dr

TIM ALEXANDER



623 Rimrock Rd.

3

Petition to the Pocono Township Board of Commissioners

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Name (printed)

Signature

Address

Brenda Alexander	Brenda Alexander	623 Rimrock Rd.
CORRADO CANNARELLA	Corrado Cannarella	3004 KENNETH DR
DIANE MELENDEZ	Diane Melendez	1278 Glenbrook Rd.
STEVEN A KING	Steven A King	2807 Pocono Circle
Hercules Papadimitrakis	Hercules Papadimitrakis	1239 Glenbrook Road
Dorothy A Graham	Dorothy A Graham	6116 Rimrock Rd

Petition to the Pocono Township Board of Commissioners

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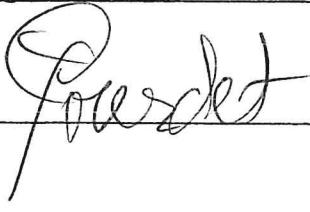
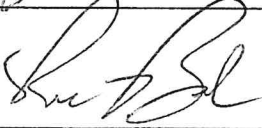
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Please install speed tables on those portions of Sky High Drive and Pocono Circle that lie within Pocono Township.

Name (printed)	Signature	Address
Fran Bourdet		1235 Glenbrook Rd
Gladys Franks		2917 Rocky Ridge
Alla Giffel		741 E. Brookdale Rd
Reese Bodman		541 Highpoint Dr.
Cristian Rendeau		2505 Fernwood Ave

Timestamp	Name & Address	Why do you choose to sign this petition?
3/9/2025 15:50:16	Lew and Barbara Ginsberg 2139 Sky High Drive	We are very concerned about the safety of our community and feel a speed table will slow down the speeders.
4/14/2025 10:10:52	KARAM ABULBA. 2815 POCONO CIR.BARTONSVILLE	Safety for our kids
4/17/2025 12:16:46	Gian Hinoestroza 1215 Bartonsville woods rd	People drive to fast
4/17/2025 13:25:14	Gian Hinoestroza 1215 Bartonsville woods rd	People drive to fast
4/29/2025 15:25:36	Donnette Atkinson 537 High Point Drive	To keep my community Safe
5/8/2025 7:37:20	Amanda Scolo	People drive way to fast for our community and I have small children who play outside.
5/17/2025 10:10:04	Zada Kolenovic-Mayo	Speeding is a major problem
5/18/2025 13:03:43	Michelle Ahrens 2185 Sky High Dr Bartonsville Pa	People drive like fools on this road
5/18/2025 18:54:21	Install they speed on Pocono Circle like it's a highway	To have them installed
5/18/2025 18:55:41	Dawn Skibber 2782 Pocono Circle	They speed past my house like it's a highway
5/19/2025 8:54:57	Cathi Marano-Miller 2109 Sky High Dr., Bartonsville, PA 18321	I live on the first plot on the left on sky high drive. I have three disabled children that I need to protect and the speeds alone that are being traveled are completely unacceptable but not only that I have a U-shaped driveway and people are constantly using it to turn around, but they speed through because they know that they shouldn't be doing this and my children could be outside playing on their bikas and get hurt or my pets. One of my sons is half deaf and doesn't play with his hearing aids outside because it's too big of a risk of them breaking. I also have two toddlers on the autism spectrum. We need help here before someone gets hurt.
5/19/2025 8:57:34	Jean Miller	I live on sky high drive and am handicapped. I have almost gotten hit going to my mailbox on multiple occasions. This rodent safe.
5/19/2025 9:02:00	Christine Marano-Miller	I live on sky high drive and my kids can't ride bikes here because people use my driveway to turn around. Please help us keep our kids safe.
5/19/2025 9:03:38	Michael Marano	I own a home on sky high dr and people use kore than excessive speeds here. You can't even take a walk because people SPEED down Glenbrook! The park is right there. Very dangerous
5/20/2025 11:24:08	Lorraine Kaufman 1284 Glenbrook Rd	Speeding cars
5/20/2025 12:42:52	Rodney Thrasher	Because it's needed some of our neighbors they don't know how to slow down.
5/21/2025 6:34:30	Carol Werner 2723 Pocono Circle. Bartonsville Pa	Hopefully discourage speeding in the community
5/23/2025 11:21:31	Ethan Rixinger 1229 Glenbrook Rd	Cars speed unsafely in our neighborhood and 2x have come into our front lawn!!! Taken down trees & mailbox!! We have 4 kids.
5/26/2025 9:02:00	Leanne Benson, 2197 Sky High Dr. Bartonsville PA 18321	Too many people speed through the neighborhood
5/26/2025 11:08:47	Anthony Napolitano 557 Hearthstone Cir	people are speeding
5/26/2025 11:53:44	Paige Miceli 557 hearthstone circle, bartonsville pa 18321	Safety
5/28/2025 10:07:47	Ellen Wortman 525 Highpoint dr	For the safety of our residents of all ages , especially children and seniors
6/3/2025 19:40:36	Boguslaw Wosko 2767 pocono circle	Ppl crazy around they need to slow down jot a race track
6/6/2025 3:20:40	Karol Pragacz 2504 fernwood ave	Yes I have to sign this petition because I am profoundly deaf mean I can't hear at all. I sometimes walk on the road. Some of Cars are aggressive over speeds up and fast without speed tables. I think it would be awesome to install speed tables on the road.
6/15/2025 7:31:44	Lorraine Miller 527 Hearthstone CIR Bartonsville, PA 18321	I live on Pocono Circle in Barton Glen and I know for a fact, cars go too fast on Pocono Circle in front of our house.
6/16/2025 20:32:06	John Costantino, 2803 Pocono Circle Bartonsville PA	

Timestamp	Name & Address	Why do you choose to sign this petition?
6/16/2025 20:37:59	Gail Costantino 2803 Pocono Circle Bartonsville PA	I live on Pocono Circle and the cars go way too fast past our house.

POCONO TOWNSHIP

Monday July 21, 2025

SUMMARY

Ratify

General Fund	\$	9,214.94
Payroll	\$	153,069.65
Sewer Operating	\$	547.08

Bill List

TOTAL General Fund	\$	184,246.78
TOTAL Sewer <u>OPERATING</u> Fund	\$	125,439.84
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	38,173.30
TOTAL Capital Reserve Fund	\$	26,614.67
TOTAL EXPENDITURES	\$	537,306.26

POCONO TOWNSHIP CHECK LISTING
Monday July 21, 2025

General Fund

Date	TYPE	Vendor	Memo	Amount
07/11/2025	ACH		PAYROLL ENDING 7/6/25	\$ 153,069.65
TOTAL PAYROLL				<u>\$ 153,069.65</u>

General Expenditures

Date	Check	Vendor	Memo	Amount
07/01/2025	2750	Motorola Solutions, Inc.	6/5/25 - 6/31/25 YEARLY SUB	1,686.00
07/07/2025	2751	Brodhead Creek Regional Authority	TWP, POLICE, TLC WATER	164.17
07/07/2025	2752	PENTELEDATA	TWP INTERNET	335.85
07/07/2025	2753	PENTELEDATA	Heritage Ctr Internet	126.13
07/07/2025	2754	Waste Management of Pennsylvania, Inc.	Old Mill Rd Waste Removal	315.53
07/07/2025	2755	JP Lilley & Son, Inc.	Movie In The Park 7/10/2025	2,265.00
07/11/2025	2756	PPL Electric Utilities	Winding Cr Rd Area Light	15.08
07/11/2025	2757	PPL Electric Utilities	Sullivan Tr & Rt 715 Traffic Light	47.01
07/11/2025	2758	PPL Electric Utilities	Brookdale Rd Traffic Signal	58.62
07/11/2025	2759	PPL Electric Utilities	Alger Ave Area Light	14.29
07/15/2025	2760	Brodhead Creek Regional Authority	Kenny's Way Sewer	82.50
07/15/2025	2761	Lowe's	NCC, TWP Supplies	3,939.76
07/15/2025	2762	Brodhead Creek Regional Authority	112 TWP Dr Sewer	165.00
TOTAL General Fund Bills				<u>\$ 9,214.94</u>

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
07/07/2025	1386	BRODHEAD CREEK REGIONAL AUTHORITY	Pump Station 2,3,5 Water	111.35
07/07/2025	1387	PENTELEDATA	Pocono TWP Pump Stations 1 thru 5 Internet	369.75
07/15/2025	1388	BLUE RIDGE COMMUNICATIONS	Pump Station 1 Phone	65.98
TOTAL Sewer Operating Fund				<u>\$ 547.08</u>

TOTAL General Fund
TOTAL Sewer Operating

\$	9,214.94
\$	547.08

Authorized by:

TOTAL Sewer Construction
Total Capital Reserve

\$	-
\$	-
<u>\$</u>	<u>9,762.02</u>

Transferred by:

POCONO TOWNSHIP CHECK LISTING

Monday July 21, 2025

General Fund

Date	Check	Vendor	Memo	Amount
07/15/2025	2763	A & E Glass, Inc.	Ballistic Glass Install	4,575.00
07/15/2025	2764	All It's Cracked Up To Be LLC	Tool Belt w/Image 350ea	2,800.00
07/15/2025	2765	American Heritage Life Insurance Company	Supplemental Insurance	572.76
07/15/2025	2766	ARGS Technology, LLC	Jun 2025 Remote IT Services	8,427.25
07/15/2025	2767	Auto Parts of Tannersville, Inc.	Protectant; Tire Shine; Tire Foam; Tire Coating	92.90
07/15/2025	2768	Barlonsville Printing	Poc TWP Parking Signs	80.00
07/15/2025	2769	Bartush Signs, Inc.	24"x120" Illuminated Sign Cabinet& Board Room Logo	10,452.68
07/15/2025	2770	Broughal & DeVito, L.L.P.	Legal General Billing	12,679.31
07/15/2025	2771	Cooper Electric	Socket, LED lamp	154.93
07/15/2025	2772	CRIMEWATCH Technologies, Inc.	Saas Sub	2,368.24
07/15/2025	2773	Cyphers Truck Parts	Truck 9 Supplies	1,164.62
07/15/2025	2774	DES-CPR, Inc.	TWP Recycling Jun 2025	30.00
07/15/2025	2775	District Court 43-3-03	Blue Jay Trail 12.16D.1.30, 12635308996627 Civil	219.75
07/15/2025	2813	Staples	Office Supplies	202.85
07/15/2025	2814	Staples	Copy Paper: Lazyboy Chair	537.02
07/15/2025	2815	Suburban Testing Labs	SDWA Monthly 701	660.00
07/15/2025	2816	T-Mobile USA, Inc.	LER 1003941 Poc TWP Police Timing Advance	100.00
07/15/2025	2817	T&M Associates	TWP Engineering	5,532.53
07/15/2025	2818	Teamster Local 773 - Non-Uniform	PW Union Dues July 2025	1,018.00
07/15/2025	2819	Teamster Local 773 - Police	Police Union Dues July 2025	1,826.00
07/15/2025	2820	The Joes / Henry Callie	7/24/25 Appearance	400.00
07/15/2025	2821	The Monroe County Child Advocacy Center	Poc TWP Egg Hunt 2025 Donation	120.00
07/15/2025	2822	The Sherwin Williams Co.	5 Gal Liners	65.05
07/15/2025	2823	UNIFIRST Corporation	TWP Mats	87.70
07/15/2025	2824	US BANK - Lockbox CM9722	EE Contribution Jun 2025	7,365.15
07/15/2025	2825	Valley Business Systems	Copiers	1,622.37
07/15/2025	2826	Waldren, Robert*	Boot Reimb 2025	165.99
07/15/2025	2827	Weitzmann, Weitzmann & Huffman, LLC	Varela Appeal	1,852.75
07/15/2025	2828	Wilson Products Compressed Gas Co.	00159	16.50
TOTAL GENERAL FUND				\$184,246.78

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
07/15/2025	1389	Aspen Pest Control, LLC	Pump Stations 1 & 5 Mice Reduction Service	110.00
07/15/2025	1390	BRODHEAD CREEK REGIONAL AUTHORITY	July 2025 O&M	112,047.92
07/15/2025	1391	BRODHEAD CREEK REGIONAL AUTHORITY	July 2025 PA One Call Services	2,400.00
07/15/2025	1392	BROUGHAL & DEVITO, L.L.P.	LEGAL	676.50
07/15/2025	1393	Iadisernia, John	PA Rural Water Assoc Training Reimb	175.00
07/15/2025	1394	J.P. Mascaro & Sons	Pump Station 5 Waste Removal July 2025	293.85
07/15/2025	1395	J.P. Mascaro & Sons	Pump Station 5 Waste Removal July 2025	293.85
07/15/2025	1396	PA One Call System, Inc	Sewer Mapping	97.02
07/15/2025	1397	T&M ASSOCIATES	ENGINEERING	9,309.88

07/15/2025	1398	Verizon	Sewer SCADA System	35.82
TOTAL Sewer Operating Fund				<u>\$125,439.84</u>

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
07/15/2025	1019	LRM, Inc.	Pocono TWP Pump Station 5 Flow Meter Install 6/4/25	13,782.05
07/15/2025	1020	Spanon Wetland Services, Inc.	Sewer Lateral Expansion	17,750.00
07/15/2025	1021	T&M Associates	Proj POCS00011 Bartonsville Ave Sewer Line Extension	6,641.25
TOTAL Sewer Construction Fund				<u>\$38,173.30</u>

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
07/15/2025	1115	MOTOROLA SOLUTIONS INC	Police Cameras GRANT	6,343.00
07/15/2025	1116	T&M Associates	Engineering	20,271.67
TOTAL Capital Reserve Fund				<u>\$26,614.67</u>

General Fund
Sewer Operating
Sewer Construction Fund
Capital Reserve
Fire Tax Disbursement
Liquid Fuels
TOTAL TRANSFERS

\$	184,246.78	
\$	125,439.84	
\$	38,173.30	Authorized by: _____
\$	\$26,614.67	
\$	-	
\$	374,474.59	Transferred by: _____



Pocono Township Monthly Zoning Report

TO: Pocono Township Board of Commissioners
FROM: Lindsay Scerbo, Zoning Administrator
CC: Shawn McGlynn, Zoning and Building Code Official
DATE: July 16, 2025

Following is a report on the Zoning and Building Code Office's activity from July 2nd to July 16th:

Permits Issued: 35

Zoning Permits: 9

Commercial – 5

Residential – 4

New Construction: 0

Commercial – 0

Residential – 0

Building Permits: 10

Commercial – 3

Residential – 7

Certificate of Occupancy – 14

Driveway – 0

TDU – 2

Well – 0

Grading – 0

Enforcement Actions:

- July 8, 2025 – 154 Ruby Lane – Enforcement Notice – A Zoning Notice of Violation was issued for failing to exercise suitable control over the animals on the property and allowing a private and/or public nuisance to be created. The property owners have since responded to the Enforcement Notice.
- July 8, 2025 – 1157 Birchwood Road – Email Communication – An email was sent to a representative of C Castle LLC advising that various bulk items appear to have been dumped on the property. They were given 15 days to address the concerns outlined in the correspondence. Failure to comply within this timeframe will result in the issuance of a formal enforcement notice.
- July 10, 2025 – 313 Orchard Road – Letter – A letter was sent to the property owners regarding the paving of their driveway without first obtaining the required driveway permit from the Township.
- June 16, 2025 – 5327 Spruce Drive – Site Inspection – A site inspection took place following reports of construction activity and paving. Upon inspection, it was determined that the property owner had paved their driveway and had constructed a shed on the property without first obtaining permits. The property owner has since obtained the appropriate applications; however, nothing has been submitted as of the date of this correspondence.
- July 11, 2025 – 2814 Laurel Lane – Letter – A letter was sent to the property owners in response to reports of burning on the property, advising that a burn permit is required and that burning is only permitted on specific days and during designated hours.
- July 14, 2025 – 5514 Elmwood Drive – Enforcement Notice – A Property Maintenance Enforcement Notice was issued to the owners of the subject property for allowing the accumulation, storage, disposal, and depositing of bulk items—specifically various pieces of lawn equipment—in the rear yard of the property.

Previously Discussed Properties:

- Parcel 12.16D.1.30 – Establishment of a junkyard/salvage yard on the subject property, initiating construction activity without first obtaining the necessary approvals, and using and occupying said various structures without first obtaining a certificate of occupancy and providing evidence of adequate sewage and water supply. A civil complaint will be filed against the property owner.
- 2756 Route 611 – Installation of accessory structures on the subject property and creation of an additional leasehold without obtaining zoning permits and land development approval. A denial letter was issued for the zoning permit application submitted, and the property owner did not file a timely appeal. A civil complaint will be filed against the property owner.

Closed Violations:

- Parcel 12.6A.2.87 – Establishment of a restaurant use on the subject property without first obtaining the necessary approvals. The property owner has contacted our office and confirmed that the food truck operation will no longer be utilizing the site and that all associated signage has been removed.
- 114 Antler Drive – Construction of a rear deck addition without the necessary approvals. The property owner has obtained all required approvals.
- 109 Tannenbaum Way – Conversion of an existing patio to habitable space and the construction of a shed were completed without the required permits. The property owners have since obtained all necessary approvals.

District Magistrate Hearings:

- 2351 Route 715 – A civil complaint was filed for initiating construction activity and expanding the use of the subject property without first obtaining the necessary permits and land development approvals. This hearing has been rescheduled for Thursday, August 28, 2025, at 12:30 PM.
- 1313 Scotrun Drive – A civil complaint was filed for initiating construction activity on the subject property without first obtaining the necessary permits. A date for this matter has yet to be determined.
- 1305 Cerise Way – Zoning and UCC Notices of Violation were issued for constructing a single-family dwelling on the property without first obtaining permit approvals. A judgment of \$12,219.75 was granted by the District Magistrate. The property owner has since appealed this decision to the Court of Common Pleas.

Upcoming Public Hearings:

- 3288 Route 611 – A variance request has been submitted seeking relief from the parking requirements outlined in Section 470-34 of the Township Zoning Ordinance. This hearing has been scheduled for Thursday, July 31, 2025, at 5:00 PM.
- 383 Babbling Brook Road – An appeal to the Zoning Hearing Board for a Zoning Notice of Violation issued for the construction of various accessory structures without first obtaining permit approvals. This hearing has been scheduled for Tuesday, August 26, 2025, at 5:00 PM.

SUBSCRIPTION AGREEMENT

This AGREEMENT ("Agreement") is made this **17th day of June 2025** ("Effective Date") by and between Technology Enterprise Group, Inc., a Pennsylvania corporation having an address of P.O. Box 564, Harmony, Pennsylvania 16037 ("TEG") and

Pocono Township Police Department

having an office at

**110 Township Drive
Tannersville, PA 18372**

("Subscriber").

TEG and Subscriber are also referred to herein as "Party" and collectively as "Parties".

Recitations

1. TEG is an authorized access provider to the Pennsylvania Commonwealth Law Enforcement Assistance Network ("CLEAN"). CLEAN provides access to driver license and motor vehicle information, state criminal history record information maintained in the Pennsylvania State Police Central Repository, the Commonwealth's central registry for Protection from Abuse orders, "hot" (stolen and wanted) files, law enforcement messaging capabilities, and a host of other services, to the Federal Bureau of Investigation's National Crime Information Center, and to the International Justice and Public Safety Information Sharing Network. TEG is the owner of certain client and server software known as "Mobile Architecture for Communications Handling" and by the acronym "MACH", which is collaborative command and control software for use by public safety agencies and through which CLEAN may be accessed.
2. Subscriber desires to use MACH and to access CLEAN through MACH for public safety purposes.

Provisions

In furtherance of the above-stated recitations, which are hereby incorporated into this Agreement, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Parties agree as follows:

1. TEG shall provide client software ("Client Software") to Subscriber for use on the computers identified in Paragraphs 2 herein and shall make MACH available and provide access to CLEAN through the Client Software to those computers identified in Paragraph 2 herein.
2. TEG hereby grants to Subscriber a nonexclusive license to use MACH on 9 computers owned by or under the control of Subscriber for public safety purposes during the term of this Agreement via the Client Software.

3. TEG hereby grants to Subscriber a nonexclusive license to use MACH on the computers identified in Paragraph 2 herein to provide access to CLEAN during the term of this Agreement via the Client Software, but only to those persons qualified under Paragraph 4 herein to use CLEAN.

4. Subscriber agrees that it shall not permit any person to use MACH to access CLEAN unless that person has been certified to use CLEAN by either the Pennsylvania State Police or a public safety agency that is authorized by the Pennsylvania State Police to provide access to CLEAN.

5. The initial term of this Agreement shall be from the Effective Date to **December 31, 2025**, but this Agreement shall automatically renew first for one year until December 31, 2026 (first renewal term) and then for additional periods of one year each unless a Party provides the other Party written notice of termination at least thirty calendar days prior to the termination date of the then-current term. At the termination of this Agreement, Subscriber shall destroy all copies of the Client Software in its possession or control.

6. Subscriber shall pay to TEG a monthly subscription fee of **\$0.00** per computer for the number of computers identified in Paragraph 2 above for the initial term of this Agreement. For the first renewal term of this Agreement, Subscriber shall pay to TEG a monthly subscription fee of **\$45.00** per computer for the number of computers identified in Paragraph 2 above. For each additional renewal term of this Agreement, TEG shall give Subscriber notice at least sixty calendar days prior to the termination date of the then-current term as to the amount of the subscription fees for the then-upcoming renewal term as well as the subscription fees for adding additional computers throughout the term. If no such notice is given by TEG, the subscription fees for the then-upcoming renewal term will remain the same as the then-current renewal term.

(a) For each renewal term, Subscriber will notify TEG at least thirty days prior to the termination date of the then-current term of any changes to the number of computers identified in Paragraph 2 above for the renewal term so that TEG can make the appropriate adjustments to the subscription fees that are due for the renewal term.

(b) If Subscriber wishes to add to the number of computers identified in Paragraph 2 above during the term of the Agreement, Subscriber shall pay TEG a monthly subscription fee of **\$45.00** per additional computer prorated based on the remaining months left in the then-current term.

7. The subscription fees shall be paid in a single lump sum within thirty calendar days of the Effective Date for the initial term and within thirty calendar days of any renewal date or change in the number of computers. In the event that Subscriber fails to timely pay a subscription fee, TEG may, at its exclusive discretion, suspend all access to MACH and/or to CLEAN until the payment is made in full and the time of any such suspension shall be counted against the period of the then-current term.

8. Subscriber shall not without the prior written consent of TEG:

- (a) Remove or obscure any proprietary notices including, but not limited to, any and all copyright, trademark and patent designations contained in MACH;
- (b) Upload, post, email, transmit, publish, re-publish, distribute, display or otherwise make available the Client Software to any third parties;
- (c) Outside the term of this Agreement, store the Client Software in any electronic, magnetic, optical or other format now known or later developed;
- (d) Assign, rent, lend, lease, sell, sublicense, transfer, export from the United States, copy, reproduce, modify, adapt, translate, reverse engineer, decompile, disassemble, extract components or create derivative works of MACH or the Client Software; or
- (e) Interrupt, or attempt to interrupt, the operation of MACH or CLEAN in any way.

9. Subscriber shall at all times comply with all applicable laws, rules, and regulations with respect to Subscriber's use of MACH and CLEAN.

10. Except as otherwise provided in Paragraph 7 herein, TEG has the right to terminate Subscriber's use of MACH and access to CLEAN if Subscriber violates any provision of this Agreement, provided that TEG has given notice of any such violation to Subscriber and Subscriber has not cured such violation within seven calendar days of the receipt of such notice. Any termination of use under this Paragraph shall not in any way affect Subscriber's obligations under this Agreement.

11. DISCLAIMER OF WARRANTIES: TEG STATES THAT THE MACH, THE CLIENT SOFTWARE, AND CLEAN, INCLUDING ALL HARDWARE, CONTENT, SOFTWARE AND INFORMATION MADE AVAILABLE THEREON OR ACCESSED BY MEANS THEREOF, IS DISTRIBUTED ON AN "AS IS" BASIS. THERE ARE NO WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF TITLE OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, TITLE, COMPATIBILITY, SECURITY, ACCURACY OR NON-INFRINGEMENT, INCLUDING, BUT NOT LIMITED TO WARRANTIES: (A) THAT THE FUNCTIONS OF MACH AND CLEAN SHALL BE UNINTERRUPTED, TIMELY, SECURE OR ERROR-FREE, (B) THAT MACH AND CLEAN WILL MEET SUBSCRIBER'S REQUIREMENTS, (C) THAT ANY DEFECTS IN MACH OR CLEAN SHALL BE CORRECTED, (D) THAT MACH OR CLEAN SHALL MEET ANY PARTICULAR CRITERIA OF PERFORMANCE OR QUALITY OR (E) THAT MACH AND CLEAN ARE FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS. TO THE MAXIMUM EXTENT PERMITTED UNDER LAW, THE UNIFORM COMMERCIAL CODE AND THE UNIFORM COMPUTER INFORMATION TRANSACTION ACT SHALL NOT APPLY TO THIS AGREEMENT.

12. LIMITATIONS ON LIABILITY: THE PARTIES AGREE THAT USE OF MACH AND CLEAN IS AT THE USER'S SOLE RISK; THE USER ASSUMES FULL RESPONSIBILITY AND RISK OF LOSS RESULTING FROM THE USER'S DOWNLOADING OR OTHER USE OF THE LISTED ITEMS; THE OTHER PARTY AND ITS AFFILIATES, AGENTS, LICENSORS, AND ANY LICENSOR OF

TELECOMMUNICATIONS OR NETWORK SERVICES FOR LICENSOR SHALL NOT BE LIABLE TO THE PARTY OR ANYONE ELSE FOR ANY DAMAGES INCLUDING, BUT NOT LIMITED TO, PUNITIVE, CONSEQUENTIAL, EXEMPLARY, SPECIAL, INCIDENTAL, DIRECT, INDIRECT, ATTORNEY'S FEES, DAMAGES FOR LOSS OF PROFITS, GOODWILL OR OTHER INTANGIBLE LOSSES OR SIMILAR DAMAGES, EXCEPT WHERE SUCH LIMITATION IS UNCONSCIONABLE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

13. Subscriber agrees that it has no ownership right or interest in MACH, the Client Software, or CLEAN and that this Agreement shall not be construed to convey, transfer to, or vest in Subscriber or in any other person any ownership right or interest in the ownership of MACH, the Client Software, or CLEAN.

14. Subscriber acknowledges that Subscriber's use of MACH and/or CLEAN will result in data ("Subscriber's Data") being stored on devices which may be under the control of TEG or others. TEG agrees that it has no ownership right or interest in Subscriber's Data and that this Agreement shall not be construed to convey, transfer to, or vest in TEG or in any other person any ownership right or interest in the ownership of Subscriber's Data. Subscriber hereby consents to TEG's use of Subscriber's Data to provide Subscriber use of MACH and access to CLEAN. Subscriber agrees to TEG's disclosure of Subscriber's Data to comply with any subpoena, court order, process, or governmental or regulatory body request. If TEG is obligated to respond to a subpoena, court order, process, or request described above, Subscriber shall reimburse TEG for TEG's costs, including reasonable attorneys' fees, if any, incurred in responding to the subpoena, court order, process, or request. TEG shall promptly notify Subscriber of TEG's receipt of any such court order, process, or request.

15. Subscriber agrees that MACH and the Client Software contain elements which are confidential and proprietary to TEG and/or which are protected by copyright, trademark, trade secret, and unfair competition laws and that Subscriber will make no disclosure of the confidential or proprietary elements of MACH or the Client Software to anyone without TEG's written permission.

16. Each Party agrees that it shall assume full responsibility for compliance with all applicable United States export control laws and regulations related to its exercise of any license it receives under this Agreement.

17. A Party shall not transfer any of its rights, duties, or obligations under this Agreement to any person or entity, in whole or in part, whether by assignment, merger, transfer of assets, sale of stock, operation of law or otherwise, without the prior written consent of the other Party, but such consent shall not be unreasonably withheld. For any transfer permitted by this Paragraph, this Agreement shall be binding upon and shall inure to the benefit of the heirs, administrators, successors, and assigns of the transferring Party.

18. If any provision of this Agreement is found by any tribunal of competent jurisdiction to be invalid or unenforceable, the invalidity of such provision shall not affect the other provisions of this Agreement, and all provisions not affected by such invalidity shall remain in full force and effect.

19. The waiver by a Party of a breach or default in any of the provisions of this Agreement by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions; nor shall any delay or omission on the part of a Party to exercise or avail itself of any right, power or privilege that it has or may have hereunder operate as a waiver of any breach or default by the other Party.

20. All notices required by or relating to this Agreement shall be in writing and shall be sent to the other Party at its address set forth below. The Parties may from time to time amend the address to which such notices are to be sent by sending a notice to the other Party's then-effective notice address no less than thirty calendar days prior to the date on which the change is to become effective. All such notices shall be given by a form of conveyance which provides a return receipt. A notice shall be effective on its delivery date as confirmed by its return receipt.

TEG:

Technology Enterprise Group, Inc.

P.O. Box 564
Harmony, PA 16037

Attention: Tadd Geis, President

SUBSCRIBER:

Pocono Township Police Department

110 Township Drive
Tannersville, PA 18372

Attention: Chief James Wagner

21. Nothing in this Agreement shall be deemed to create any partnership, joint venture, agency, franchise, sales representative, or employment relationship between the Parties.

22. The rights and obligations of the Parties that would by their nature or context be intended to survive the expiration or termination of this Agreement shall so survive, including without limitation, the provisions of this Agreement of Paragraphs 7-9, 11, 13, 18, and 23-26.

23. If the performance of any part of this Agreement by either Party is prevented, hindered, delayed or otherwise made impracticable by reason of any flood, riot, terrorism, earthquake, fire, judicial or governmental action, labor disputes, act of God or any other causes beyond the control of that party, that Party shall be excused from such performance to the extent that it is prevented, hindered or delayed by such causes; provided, however, that if such period of force majeure last more than thirty days, then the other Party may terminate this Agreement.

24. This Agreement shall be construed under the laws of Pennsylvania, excluding its choice of law provisions, and shall be binding on and shall inure to the benefit of the parties hereto, and their heirs, administrators, successors, and assigns.

25. The Parties agree that all disputes between them arising from or related in any way to this Agreement shall be resolved by binding arbitration before a single arbiter unless otherwise agreed to in a writing signed by both Parties.

26. The Parties agree that this Agreement comprises the entire agreement between the Parties relating to its subject matter and that this Agreement supersedes all prior and contemporaneous oral and written understandings, representations, and agreements between the

Parties concerning the same subject matter and that modifications to this Agreement shall only be effective if and when they are made in a writing signed by both Parties. The Parties agree that they have had an equal opportunity to negotiate the terms and conditions of this Agreement and that this Agreement is to be neutrally construed without favor to either Party. This Agreement may be executed in counterparts, each of which shall constitute a complete original of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their properly and duly authorized officers or representatives:

TEG

SUBSCRIBER

By: _____
Tadd Geis, President

By: _____ (Sign)
Chief James Wagner

Date: _____

Date: _____



316 Warner Road
Tannersville, PA 18372
(570) 420-1580
team@buildallcontracting.com

PROPOSAL SUBMITTED TO:
Jerrod Belvin
jbelvin@poconopa.gov
Patrick Briegel
pbriegel@poconopa.gov

CONTRACT AGREEMENT
June 5, 2025

WORK TO BE PERFORMED AT:

Pocono Twp. Building
205 Old Mill Road

WALKWAY AND STEPS

Excavate for (2) walkways and steps. Place 2B stone and compact.
Form and pour (2) walkways approximately 42' x 6' with
sidewalk landings and steps.
Aluminum railings on each side of the steps.
Grade disturbed area. Seed and mulch.

CONTRACT QUOTE: \$ 41,370.00

*Includes all materials, labor, and equipment necessary to complete this contract.

Payment schedule: Progress payments as work is completed

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. No winter concrete or additives included. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance on above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Contractor. Price is good for (30) thirty days.

Owner

Date

Contractor

Date

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CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1368		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Dev't	Preliminary	7/2/2025	Approval Rec. 6/9/25	Cond. Preliminary Approval 7/7/25					
PRD TENTATIVE PLAN APPROVAL													
1388		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Dev't	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017	4/3/2018				
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Dev't	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017	6/5/2018				
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 4/17/25				
1313	POCO-R0740	1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Prelim/Final	3/19/2020	Recommended for Approval 7/23/2018	Approved 4/16/2020	Approval Extended to 2/6/26	8/6/2025	11/6/2025		Extension Requested 1/21/25
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Dev't	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Pending Withdrawal
1372A	POCO-R0621	-	Camp Lindenmere Dining Hall LD (6/9/25)	Land Dev't	Prelim/Final	6/19/2025	Recommended for approval 6/23/25	Approved 7/7/25	7/7/2026	1/7/2026	4/7/2026		
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	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 Dev't	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 Dev't	Prelim/Final	2/4/2025	Recommended for approval 2/10/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		Phase C
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	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 Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21	12/6/2022				
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				

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1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	Approval Extended to 11/6/2025	5/6/2025	8/6/2025		Extension Received 10/7/24
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25	6/16/2026	12/16/2025	3/16/2026		
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	Erle Development Wawa (10/10/23)	Land Devt	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 5/6/2026	11/6/2025	2/6/2026		Extension Rec'd 6/16/25
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 12/16/24	12/16/2025	6/16/2025	9/16/2025		
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/6/2025	Conditional Approval 6/9/25	Conditional Approval 7/7/25	7/7/2026	1/7/2026	4/7/2026		
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		
1443	POCO-R1160	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	6/25/2025	N/A	Approved 7/7/25	7/7/2026	1/7/2026	4/7/2026		
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 B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000	-	Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					

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RECORDED													
1277	POCO-R0627	13302768	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2022	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Devt	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/26/2024	
1364		1930090R	Sanofi B-78 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (05/08/2020)	Industrial Land Devt	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	
1372	POCO-R0621	2030104R	Camp Lindemere	Land Devt	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/23	
1375	POCO-R0624	2030119R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Devt	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/16/23	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Devt	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/24	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Mawa-Tannersville Inn) (8/8/21)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Dev't	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv/Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Devt	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23				2/12/25	
1401	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/23	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/23	
1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/19/23				10/31/23	

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1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	
1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/26/2024	Conditional Approval 4/8/2024	Conditional Approval 4/23/24				7/2/24	
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-R0760	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24				10/28/25	
1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				11/21/24	
1433	POCO-R0920	-	Terrery - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/24	
1435	POCO-R0960	-	Persoleo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	
1440	POCO-R1100	-	Defazio Lot Joinder - 5120 Laurel Loop (2/3/25)	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	Zitro & Roni 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-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	8/15/2024							Application Withdrawn 4/30/25
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025							Application Withdrawn 6/13/25

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Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Sketch Plans												
		1730040R	KenBAR Investment Group (Inactive)	Commercial Land Devt					6/5/2020			
1380		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1402		2230188R	Iroquois Ridge	Major Sub, Land Devt					6/22/2022			
1403		2230189R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt					7/19/2022			
1380		2330219R	Lands of Yuriy Bogutskiy 2812 Rt 0611	Land Devt					5/3/2023			
1417		2330228R	Harmony Domes 310 Hallet Road	Land Devt					8/29/2023			
1422	POCO-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378	POCO-R0970	-	Incline Village Expansion	Land Devt					11/8/2024			
1436	POCO-R1010	-	437-439 Scotrun Avenue	Land Devt					11/25/2025			
Final Plans Under Consideration												
Preliminary Plans Under Consideration												
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025	11/10/2025	12/1/2025	7/10/2025	7/14/2025		Extension to 12/6 rec'd 7/10
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	7/14/2025		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	7/14/2025		6 month extension rec'd 1/20/25
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Devt	Prelim/Final	11/9/2025	10/13/2025	11/3/2025	1/25/2024	7/14/2025		90 day extension rec'd 6/24/25

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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-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378	POCO-R0970	-	Incline Village Expansion	Land Devt					11/8/2024			
1436	POCO-R1010	-	437-439 Scotrun Avenue	Land Devt					11/25/2025			
Final Plans Under Consideration												
Preliminary Plans Under Consideration												
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025	11/10/2025	12/1/2025	7/10/2025	7/14/2025		Extension to 12/6 rec'd 7/10
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	7/14/2025		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	7/14/2025		6 month extension rec'd 1/20/25
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Devt	Prelim/Final	11/9/2025	10/13/2025	11/3/2025	1/25/2024	7/14/2025		90 day extension rec'd 6/24/25

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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	7/14/2025		Extension rec'd 12/6/24
Land Development Waiver Applications Under Consideration												

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Pending BOC Decision												
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Dev/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
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
1447	POCO-R1240	-	122 & 144 Paweda Hill (7/14/25)	Minor Sub./ Consolid.	Final	10/12/2025	9/8/2025	10/6/2025	7/10/2025		Approval Rec. 7/14/25	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												