



POCONO TOWNSHIP COMMISSIONERS
AGENDA

July 7, 2025 | 6:00 p.m.

205 Old Mill Rd, Suite 2, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/84659577859?pwd=XfnNHavyaOD2m032dd3eMjo5Z5cbFn.1>

Must Register

Meeting ID: 846 5957 7859

Passcode: 450030

Open Meeting

Pledge of Allegiance

Roll Call

Public Comment

Limited to 5 minutes per person, please state your name and if you are a Pocono Township Resident.

Announcements

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

Presentations

- Treasurers Report – Frank Cefali – Quarter 4 of 2024 and Quarter 1 of 2025
- 1512 & 1516 Shady Lane lot consolidation Waiver Request – Sal Caiazzo, Hanover Engineering –
- Waiver of SALDO §390-49.A.(4) – to permit the setting of iron pins as opposed to concrete monuments. **(Possible Action Item)**
- MCTA Waiver Request – John Grant – Stantec –

-Waiver of 365-8.L – Allow roof drains to discharge to storm water **(Possible Action Item)**

-Waiver of 365-13.B – Allow for the use of PADEP storm modeling methods **(Possible Action Item)**

-Waiver of 365-13.C – Allow for the area tributary to the existing basin to be modeled based on exist ground cover. **(Possible Action Item)**

-Waiver of 390-29.J(6) – Eliminate requirement for title search. **(Possible Action Item)**

-Waiver 390-50.D.(5) – Allow for basin slopes greater than 4:1. 3:1 proposed. **(Possible Action Item)**

-Waiver 390-50.D.(8) – Allowing for <2% slope in bottom of basin as an MRC Basin is proposed.

(Possible Action Item)

-Waiver 390-55.D.(1)(A) – Eliminating the requirement for street trees along existing streets. **(Possible Action Item)**

-Waiver 390-55.E.(3) – Allowing for <1% slope in bottom of basin as an MRC Basin is proposed.

(Possible Action Item)

-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. **(Possible Action Item)**

-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. **(Possible Action Item)**

-Waiver 390-35 – for the establishment of a performance guarantee for the construction of the proposed public improvements as the project is State funded. **(Possible Action Item)**

-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. **(Possible Action Item)**

-Waiver 390-58 – for the establishment of common open space and Recreation Areas as the project involves the modification to a Transit Authority facility. **(Possible Action Item)**

▪ Brookdale Spa Waiver Request – Nate Oiler – RKR Hess –

-Waiver 390-38.C(3) – Financial Security for O/M – 15% **(Possible Action Item)**

-Waiver 390-48.T(13)(a) – Driveway Slope – 12% - **(Possible Action Item)**

-Waiver 390.48.W(1) – Side Slopes **(Possible Action Item)**

-Waiver 390-50.D(5) – Grading Side Slopes **(Possible Action Item)**

-Waiver 390-52.E(4)(i)[1] & [4] – Looped water system **(Possible Action Item)**

-Waiver 390-52.E(4)(i)[20][a] – Water main size **(Possible Action Item)**

-Waiver 390-52.E(6)(d)[6] – Monitoring Well **(Possible Action Item)**

-Waiver 390-52.E(6)(d)[9] – Well pumping test **(Possible Action Item)**

-Waiver 390-52.G(1)(b)[8] – Concrete Encasement of Storm Sewer not required if minimum 12" of separation but not 18". **(Possible Action Item)**

-Waiver 390-55.B(1) – Locate existing trees **(Possible Action Item)**

-Waiver 390-55.B(1) – Delineate existing trees for preservation. **(Possible Action Item)**

-Waiver 390-55.C(2)(e) – Rock Mulch for ground cover. **(Possible Action Item)**

-Waiver 390-55.D(1)(a) – Existing vegetation for street trees. **(Possible Action Item)**

-Waiver 390-55.E.(3) & 390-50.D(8) – Basin side slopes & Basin bottom slope. **(Possible Action Item)**

-Waiver 390-55F(4)(c) & (f) – Site Element Screen Basin 1. **(Possible Action Item)**

-Waiver 390-58 – Open Space Fee in Lieu of. – **(Possible Action Item)**

-Waiver 390-59.B – Parking Space Width. **(Possible Action Item)**

- Waiver 365-13(B) – Rainfall Intensity/ Data **(Possible Action Item)**
- Waiver 365-13(D) – Rational Method. **(Possible Action Item)**
- Waiver 365-8.L – Roof Drains to discharge to storm sewer. **(Possible Action Item)**
- Waiver 390-48.AA – Sidewalk Along Back Mountain Road. **(Possible Action Item)**
- Waiver 390-48.T(14) – Concrete Apron. **(Possible Action Item)**

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

- Motion to approve Resolution 2025-24 Granting Conditional Approval of 1512 & 1516 Shady Lane Lot Consolidation LDP 1443 **(Possible Action Item)**
- Motion to approve Resolution 2025-25 Granting Conditional Approval of MCTA Expansion LDP 1437 as recommended by the PC. **(Possible Action Item)**
- Motion to approve Resolution 2025-26 Granting Conditional Preliminary Approval of Brookdale Spa LDP 1425 as recommended by the PC. **(Possible Action Item)**
- Motion to approve Resolution 2025-27 Granting Conditional Approval of Camp Lindenmere Dining Hall Expansion LDP 1372A as recommended by the PC. **(Possible Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - 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. **(Action Item)**
 - 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. **(Action Items)**

NEW BUSINESS

Personnel – None

Report of the President

Richard Wielebinski

- Motion 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. **(Possible Action Item)**
- Motion to purchase Gym equipment & 3-year preventative maintenance from Life Fitness (PA Costar's Vendor) in the amount of \$142,602.75 **(Possible Action Item)**
- Motion 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. (Possible Action Item)

Commissioner Comments

Natasha Leap – Vice President

- Scotrun Ave / Babbling Brook traffic study discussion & Motion to authorize T&M Engineering to perform a traffic study to evaluate safety **(Possible Action Item)**

Ellen Gndt – Commissioner

- Update – Solar Field
- Update – Kennel
- Discussion regarding Knox Box
- Discussion and possible motion to advertise Food Truck Ordinance pending Solicitor Review. **(Possible Action Item)**

Brian Winot – Commissioner

- Library Update

Mike Velardi – Commissioner

- Barton Glen tent city
- Golden Slipper detour update

Reports

Zoning – SFM Consulting

Quarterly Fire Report – Assistant Chief – Cory Sayer

Police – Chief James Wagner (First Meeting of Month)

Township Manager's Report – Jerrod Belvin

- Grants Update
 - TLC Park
 - GLG reimbursement
- County Wing Update
- New sign installation
- Reassessment 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)

- Motion to waive pavilion #1 fees for LVHN Nurse-Family Partnership on September 16th. ***(Possible Action Item)***
- Motion to waive pavilion #3 fees for MCTI FFA on September 21st. ***(Possible Action Item)***

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
- Laurel Lake Drainage Project (LSA Grant) update

Township Solicitor Report – Broughal & DeVito, L.L.P.

- Sewer Business Update
- General legal update
- Update – Archer Lane
- Learn Road Easement Process
- TASA Sidewalk Update – Easements

Public Comment

Adjournment

TREASURER'S QUARTERLY REPORT SUMMARY
REVENUE
2024

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 3,700,815	\$ 1,217,267	\$ 443,756	\$ 1,044,497	\$ 26,439	\$ 5,253
Q2	\$ 4,745,281	\$ 5,032,285	\$ 6,011	\$ 1,050,977	\$ 34,075	\$ 10,117
Q3	\$ 2,383,850	\$ 154,354	\$ 5,859	\$ 1,211,528	\$ 33,202	\$ 9,787
Q4	\$ 1,662,146	\$ 53,660	\$ 214	\$ 1,065,278	\$ 30,827	\$ 7,918
Total	\$ 12,492,092	\$ 6,457,566	\$ 455,842	\$ 4,372,281	\$ 124,542	\$ 33,074
2024 BUDGET	\$ 10,959,931	\$ 11,120,431	\$ 440,138	\$ 3,981,060	\$ 2,372,000	\$ 515,687
% OF BUDGET	113.98%	58.07%	103.57%	109.83%	5.25%	6.41%

2023

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 2,073,520	\$ 77,213	\$ 4	\$ 1,012,497	\$ 7,914	\$ 4,483
Q2	\$ 5,218,868	\$ 1,431,588	\$ 446,259	\$ 1,097,251	\$ 1,412,209	\$ 4,423
Q3	\$ 2,248,275	\$ 532,627	\$ 2,210	\$ 1,091,834	\$ 16,143	\$ 4,297
Q4	\$ 1,424,210	\$ 426,540	\$ 471	\$ 1,154,501	\$ 16,243	\$ 5,840
Total	\$ 10,964,873	\$ 2,467,969	\$ 448,944	\$ 4,356,083	\$ 1,452,509	\$ 19,043
2023 BUDGET	\$ 9,680,843	\$ 441,943	\$ 440,138	\$ 3,981,060	\$ 2,372,000	
% OF BUDGET	113.26%	558.44%	102.00%	109.42%	61.24%	

2022

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 1,924,285	\$ 2,082,573	\$ -	\$ 1,907,560	\$ 817,808	\$ 167
Q2	\$ 3,700,035	\$ 461,915	\$ 432,471	\$ 944,290	\$ 1,048	\$ 98
Q3	\$ 1,768,165	\$ 40,481	\$ 76	\$ 951,177	\$ 1,545	\$ 582,397
Q4	\$ 1,258,930	\$ 385,740	\$ 139	\$ 982,008	\$ 4,756	\$ 1,115
Total	\$ 8,651,415	\$ 2,970,709	\$ 432,687	\$ 4,785,036	\$ 825,157	\$ 583,778
2022 BUDGET	\$ 10,959,931	\$ 4,423,336	\$ 440,138	\$ 5,184,825	\$ 2,372,000	
% OF BUDGET	78.94%	67.16%	98.31%	92.29%	34.79%	

EXPENDITURES

2024

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 2,665,222	\$ 501,281	\$ -	\$ 633,291	\$ 12,885	\$ 33,345
Q2	\$ 2,678,832	\$ 5,501,651	\$ -	\$ 748,288	\$ 57,898	\$ 17,018
Q3	\$ 1,781,445	\$ 570,785	\$ 440,138	\$ 612,737	\$ 47,924	\$ 79,091
Q4	\$ 2,563,753	\$ 314,065	\$ 2,307	\$ 1,339,771	\$ 54,318	\$ 162,426
TOTAL	\$ 9,689,252	\$ 6,887,781	\$ 442,445	\$ 3,334,088	\$ 173,025	\$ 291,880
2024 BUDGET	\$ 10,959,931	\$ 11,120,431	\$ 440,138	\$ 3,792,825	\$ 2,372,000	\$ 515,687
% OF BUDGET	88.41%	61.94%	100.52%	87.91%	7.29%	56.60%

2023

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 1,938,559	\$ 239,383	\$ -	\$ 618,052	\$ 3,780	\$ 8,153
Q2	\$ 2,855,401	\$ 572,230	\$ -	\$ 1,874,930	\$ 21,742	\$ 24,997
Q3	\$ 2,012,719	\$ 1,308,031	\$ 447,600	\$ 568,320	\$ 2,699	\$ 37,095
Q4	\$ 2,170,379	\$ 283,835	\$ -	\$ 1,273,844	\$ 141,800	\$ 70,568
	\$ 8,977,059	\$ 2,403,480	\$ 447,600	\$ 4,335,147	\$ 170,021	\$ 140,814
2023 BUDGET	\$ 10,053,643	\$ 6,228,993	\$ 447,600	\$ 4,290,821	\$ 1,797,000	\$ 357,645
% OF BUDGET	89.29%	38.59%	100.00%	101.03%	9.46%	39.37%

2022

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUNDS
Q1	\$ 3,699,254	\$ 305,669	\$ -	\$ 1,371,567	\$ 169,571	\$ 100,268
Q2	\$ 1,677,806	\$ 596,523	\$ -	\$ 1,193,142	\$ 298,979	\$ 27,684
Q3	\$ 1,870,403	\$ 1,089,723	\$ 432,471	\$ 513,868	\$ 211,276	\$ 808
Q4	\$ 1,845,189	\$ 510,499	\$ -	\$ 1,167,824	\$ 229,981	\$ 46,241
	\$ 9,092,652	\$ 2,502,414	\$ 432,471	\$ 4,246,401	\$ 909,806	\$ 175,001
2022 BUDGET	\$ 9,264,277	\$ 4,423,336	\$ 425,709	\$ 4,806,535	\$ 1,217,000	
% OF BUDGET	98.15%	56.57%	101.59%	88.35%	74.76%	

GENERAL FUND

							TOTAL								
							Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 - Q4 2024	Annual Budget	\$ Over Budget	% of Budget	
Income															
301.102 - Specialty Taxes							1,091,167.83	3,211,215.36	249,314.57	230,245.20	4,781,962.96	4,599,000.34	182,953.62	103.98%	
310.200 - Earned Income Taxes							120,715.52	185,638.55	427,762.09	100,213.40	834,347.56	800,000.00	34,347.56	104.29%	
Taxes Other							471,316.84	590,716.38	435,311.72	441,377.99	1,939,722.93	1,600,000.00	339,722.93	121.23%	
301.200 - Real Estate Taxes - Delinquent							32,897.09	57,131.75	39,054.12	14,533.36	143,616.32	100,000.00	43,616.32	143.82%	
301.300 - Returned Taxes - Upset Sale							0.00	0.00	34.56	0.00	34.56	2,000.00	-1,965.44	1.73%	
301.400 - Returned Tax - Repository Sale							0.00	0.00	69.42	0.00	69.42				
310.100 - Real Estate Transfer Taxes							78,919.38	109,343.65	129,391.49	62,886.23	378,540.75	275,000.00	104,540.75	138.02%	
310.500 - Local Services Taxes							119,795.60	118,686.02	121,669.91	122,445.33	482,790.86	370,000.00	112,790.86	130.48%	
Total Taxes Other							231,712.07	284,355.42	290,219.50	199,964.92	1,006,251.61	747,000.00	259,251.61	134.71%	
Licenses, permits and fees															
321.800 - Cable TV Franchise Fees							35,089.30	0.00	35,097.63	66,753.31	138,919.24	200,000.00	-61,080.76	65.46%	
322.100 - Application fees							0.00	0.00	0.00	1,300.00	1,300.00	100.00	1,200.00	1,300.0%	
Total Licenses, permits and fees							35,089.30	0.00	35,097.63	70,053.31	140,219.24	200,100.00	-59,880.76	70.08%	
Fines and Forfeits															
331.100 - Court Fines - District Magistra							17,626.98	15,463.94	5,231.74	20,087.01	58,389.67	50,000.00	8,389.67	116.78%	
331.110 - Motor Vehicle Code Violations							1,608.10	3,030.91	0.00	9,163.34	13,802.35	15,000.00	-1,197.65	92.02%	
331.200 - Ordinance Violations							0.00	8,734.25	0.00	2,800.00	11,234.25				
Total Fines and Forfeits							19,235.08	27,229.10	5,231.74	31,730.35	83,426.27	65,000.00	18,426.27	128.35%	
341.010 - Interest on Investments							46,155.48	104,226.19	119,856.38	107,859.78	378,097.83	30,000.00	348,097.83	1,260.33%	
Other State Grants															
354.100 - Police Grants							0.00	3,136.45	0.00	5,495.00	8,631.45	4,000.00	4,631.45	215.79%	
354.101 - PCCD GRANT POLICE							11,535.10	0.00	0.00	0.00	11,535.10	11,535.00	0.10	100.0%	
354.102 - COP GRANT							0.00	31,433.68	37,051.41	0.00	68,485.29	83,333.33	-14,848.04	82.18%	
355.010 - Public Utility Realty Tax							0.00	0.00	0.00	7,877.92	7,877.92	3,500.00	2,377.92	143.24%	
355.040 - Alcoholic Beverage Licenses							1,959.00	0.00	2,600.00	0.00	4,759.00	4,000.00	759.00	118.75%	
355.050 - Pension System State Aid							0.00	0.00	377,493.31	0.00	377,493.31	250,000.00	127,493.31	151.0%	
355.070 - Foreign Fire Insurance							0.00	0.00	84,676.04	0.00	84,676.04	88,000.00	-3,323.96	96.22%	
356.100 - State Payments in Lieu of Taxes							0.00	0.00	24.00	4.00	28.00	400.00	-372.00	7.0%	
Total Other State Grants							13,485.10	34,570.33	502,044.76	13,376.92	563,477.11	446,768.33	116,708.78	126.12%	
351.140 - ARP FEDERAL FUND							7,916.25	10,114.81	13,707.72	0.00	31,738.78	82,750.00	-51,011.22	38.30%	
Police Services & OT Reim.															
302.100 - Police Services							6,577.36	6,433.02	5,230.50	13,662.34	31,903.22	10,000.00	23,903.22	339.03%	
302.101 - Reimbursement Police overtime							247.00	4,845.41	13,503.86	12,343.26	30,939.53	15,000.00	15,939.53	206.26%	
Total Police Services & OT Reim.							6,824.36	11,278.43	18,734.36	26,005.60	64,842.75	25,000.00	39,842.75	259.37%	
Building Permits															
302.410 - Building Permits							1,007,159.77	36,624.10	178,608.83	141,549.76	1,363,942.46	1,068,973.00	294,969.46	127.59%	
Total Building Permits							1,007,159.77	36,624.10	178,608.83	141,549.76	1,363,942.46	1,068,973.00	294,969.46	127.59%	
Charges for Services															
361.100 - Escrow Administration Fees							0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	
361.101 - Sewer Admin. Services							53,048.55	50,118.95	47,189.35	103,272.75	253,629.60	212,194.18	41,435.42	119.53%	
361.310 - Subdivision, Land Develop Fees							1,500.00	4,500.00	2,850.00	13,200.00	22,050.00	5,000.00	17,050.00	441.0%	
361.330 - Zoning Hearing Board Fees							6,300.00	4,000.00	2,000.00	0.00	12,300.00	4,000.00	8,300.00	307.5%	
361.340 - Cond Use, Curative PRD Fees							0.00	0.00	0.00	0.00	0.00	750.00	-750.00	0.0%	
361.700 - Reproduction of Records							0.00	781.00	3.25	0.00	784.25	50.00	734.25	1,568.5%	
362.110 - Sale of Police Reports							1,930.00	590.00	1,256.70	2,529.55	5,446.25	4,000.00	1,446.25	136.16%	
362.130 - Security Alarm Fees							20.00	0.00	40.00	0.00	60.00	100.00	-40.00	60.0%	
362.300 - Zoning Permits							524,152.50	10,049.50	14,071.07	36,812.57	584,886.54	50,000.00	534,886.54	1,069.77%	
362.301 - GRADING PERMITS							2,000.00	0.00	1,500.00	2,300.00	5,800.00	4,000.00	1,800.00	145.0%	
362.440 - Sewer System Permits							3,850.00	5,200.00	4,200.00	9,100.00	22,150.00	20,000.00	2,150.00	110.75%	
362.450 - Use & Occupancy Permits							200.00	550.00	175.00	194.56	1,119.56	2,500.00	-1,380.44	44.78%	
362.475 - Well Permits							100.00	200.00	350.00	600.00	1,200.00	1,500.00	-300.00	80.0%	
362.480 - Pool Permits							0.00	0.00	0.00	0.00	0.00	100.00	-100.00	0.0%	
362.485 - Sign Permits							0.00	0.00	0.00	0.00	0.00	3,000.00	-3,000.00	0.0%	
362.481 - Fireworks Permits							0.00	0.00	0.00	0.00	0.00	200.00	-200.00	0.0%	
362.493 - TRANSIENT DWELLING							7,000.00	2,000.00	7,000.00	27,000.00	43,000.00	20,000.00	23,000.00	215.0%	
362.495 - UCC Fees							162.00	238.50	193.50	332.00	926.00	800.00	126.00	115.80%	
362.600 - Miscellaneous Permits							0.00	1,400.00	200.00	1,352.90	2,952.90	500.00	2,452.90	590.58%	
363.500 - Public Works Services							0.00	6,052.00	0.00	0.00	6,052.00	12,500.00	-6,448.00	48.42%	
Total Charges for Services							599,163.05	65,079.95	81,019.77	196,495.23	962,358.00	341,194.18	621,163.82	282.06%	

GENERAL FUND

367.140 · Pavilion Rental Fees	5,550.00	11,550.25	8,953.20	480.00	26,591.55	20,000.00	6,591.55	132.98%
367.180 · Heritage Center Rental Fees	0.00	20.00	0.00	0.00	20.00	100.00	-80.00	20.0%
367.200 · Recreation Prog. Services	320.00	830.00	2,555.88	2,463.00	6,268.88	2,400.00	3,868.88	261.2%
Other Operating Revenue								
367.100 · Contributions and Donations	29,551.00	16,499.00	481.00	1,000.00	47,511.00	45,000.00	2,511.00	105.58%
367.200 · Fees in Lieu of Improvements	1,216.00	0.00	1,030.60	20,418.32	22,667.12	2,000.00	20,667.12	1,133.36%
369.500 · Miscellaneous Reimbursements	0.00	0.00	0.00	435.10	435.10			
Total Other Operating Revenue	30,769.00	16,499.00	1,491.60	21,853.42	70,613.22	47,000.00	23,613.22	150.24%
Other Financing Sources								
391.100 · Sale of Surplus Property	167.30	2,526.03	6,424.70	943.04	10,061.07	5,000.00	5,061.07	201.62%
395.000 · Refunds of Prior Year Expenses	5,206.00	125,418.52	0.00	70,920.12	201,544.64	150,000.00	51,544.64	134.36%
395.001 · EE Portion Health Ins.	6,743.04	6,652.27	5,495.35	6,693.75	26,584.42	22,000.00	4,584.42	120.84%
Total Other Financing Sources	12,136.34	134,596.82	12,920.06	78,556.91	238,210.13	177,000.00	61,210.13	134.58%
392.900 · Transfer from Fund Balance	0.00	0.00	0.00	0.00	0.00	707,636.25	-707,636.25	0.0%
Total Income	3,700,614.99	4,745,260.79	2,363,850.01	1,862,145.79	12,402,091.58	10,358,031.10	1,532,160.48	113.98%
Expense								
General Government								
400.110 · Salary & Wages - Legislative	6,812.50	6,565.42	6,812.50	6,812.50	27,022.92	27,250.00	-227.08	99.17%
400.192 · Legislative SSI Tax	521.16	503.78	521.16	521.16	2,067.26	2,084.83	-17.37	99.17%
400.260 · Minor Equipment	94.10	428.69	0.00	0.00	523.09	1,000.00	-476.91	52.31%
400.420 · Dues, Subscriptions & Membershi	549.00	0.00	239.60	0.00	788.60	1,500.00	-711.40	52.57%
400.460 · Legislative Meetings & Training	647.00	1,559.99	0.00	0.00	2,206.99	3,000.00	-793.01	73.57%
400.540 · Legislative - Donations	0.00	100.00	0.00	1,240.91	1,340.91	1,000.00	340.91	134.09%
401.181 · Admin Hazard Pay	0.00	0.00	382.50	0.00	382.50			
401.110 · Admin Salaries & Wages	27,600.00	37,512.50	30,000.00	35,000.00	130,012.50	130,000.00	12.50	100.01%
401.192 · Admin SSI Taxes	2,077.71	2,899.36	1,813.64	2,056.53	9,517.04	9,945.00	-427.96	95.74%
401.195 · Admin Health Insurance	9,860.60	4,938.84	17,294.59	-214.50	31,849.53	29,700.00	2,149.53	107.24%
401.198 · Non-Uniformed Pension Plan	2,701.77	680.90	0.00	900.00	4,262.67	11,700.00	-7,437.33	26.8%
401.199 · Admin Life and Disability Ins	345.20	-71.81	0.00	681.77	955.06	1,044.00	-88.94	91.48%
401.200 · Administration Allowances	627.09	1,107.42	978.30	463.84	3,176.65	2,500.00	676.65	127.07%
401.220 · Admin Operating Supplies	0.00	0.00	0.00	0.00	0.00	500.00	-500.00	0.0%
401.231 · ADMIN VEHICLE GASOLINE	166.53	0.00	0.00	0.00	166.53	1,150.00	-983.47	14.38%
401.235 · ADMIN VEHICLE REPAIRS & MAINT.	90.00	0.00	0.00	10.00	100.00	1,000.00	-900.00	10.0%
401.260 · Admin Minor Equipment	309.88	967.87	0.00	0.00	1,277.75	1,500.00	-222.25	85.18%
401.420 · Admin Dues, Subscriptions & Mem	1,905.83	845.00	1,707.68	0.00	4,518.51	4,000.00	518.51	112.96%
401.460 · Admin Meetings & Training	6,092.60	-298.41	2,539.99	4,301.70	13,236.08	20,000.00	-6,763.92	66.18%
402.110 · Fin Admin Salaries & Wages	18,173.07	22,857.77	31,967.41	20,193.60	93,191.85	85,000.00	8,191.85	109.64%
402.192 · Fin Admin SSI Taxes	1,330.35	1,735.48	2,433.09	2,278.12	7,784.04	6,502.50	1,281.54	119.71%
402.195 · Fin Admin Health Insurance	9,860.60	7,395.45	9,469.43	610.03	27,335.51	29,700.00	-2,364.49	92.04%
402.198 · Fin Admin Non-Uni Pension Plan	1,748.07	1,471.15	3,284.99	0.00	6,064.21	7,650.00	-1,585.79	85.02%
402.199 · Fin Admin Life & Disability Ins	345.20	258.93	123.89	411.37	1,139.16	1,044.00	95.16	109.12%
402.210 · Fin Admin Professional Svcs	659.00	0.00	0.00	22,425.00	23,084.00	25,500.00	-2,416.00	90.53%
402.420 · Fin Admin Dues, Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
403.110 · Tax Collection Salaries & Wages	2,307.72	2,592.34	2,307.72	2,592.34	10,000.12	10,000.00	0.12	100.0%
403.192 · Tax Collection SSI Taxes	176.52	205.94	176.52	205.94	764.92	765.00	-0.08	99.99%
403.195 · Tax Collection Bond Ins	0.00	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
403.215 · Tax Collection Postage	2,139.72	0.00	0.00	0.00	2,139.72	2,800.00	-660.28	73.78%
403.220 · Tax Collection Operating Supply	1,324.60	0.00	0.00	158.87	1,484.47	1,600.00	-115.53	92.78%
403.310 · Tax Collection Professional Svcs	9,812.08	11,892.05	10,742.11	13,826.57	46,073.59	35,000.00	11,073.59	131.64%
404.310 · Township Solicitor	13,089.63	19,808.61	7,785.01	10,554.25	51,237.40	56,925.00	-5,687.60	90.01%
404.314 · Legal Services Special Counsel	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
405.110 · Secretary Salaries & Wages	36,759.21	46,506.71	40,248.43	48,788.22	172,362.57	174,824.00	-2,461.43	98.59%
405.120 · Secretary OT	420.26	1,906.63	2,662.45	5,022.39	10,011.67	7,000.00	3,011.67	143.02%
405.179 · Secretary Longevity	600.00	0.00	0.00	0.00	600.00	600.00	0.00	100.0%
405.192 · Secretary SSI Taxes	2,879.17	3,613.88	3,212.11	3,441.68	13,446.82	13,955.44	-508.62	96.30%
405.195 · Secretary Health Insurance	16,156.52	13,617.39	13,617.39	13,611.44	56,902.74	54,500.00	4,402.74	106.08%
405.198 · Secretary Non-Uni Pension Plan	3,711.23	3,235.91	5,213.49	5,491.30	17,651.93	16,418.16	1,233.77	107.52%
405.199 · Secretary Life & Disability Ins	857.20	642.90	642.90	857.20	3,000.20	3,132.00	-131.80	95.78%
406.215 · Gen Govt Postage	30.37	2,769.90	142.35	283.62	3,208.44	3,700.00	-491.56	86.66%
406.220 · Gen Govt Operation Supplies	469.03	452.92	2,068.30	1,159.85	4,750.10	7,000.00	-2,249.90	67.86%
406.310 · Gen Govt Professional Svcs	4,561.18	1,700.00	0.00	7,634.76	13,615.96	34,800.00	-20,684.04	39.99%
406.320 · Gen Govt Communications	2,434.72	3,634.66	1,940.68	2,048.75	10,239.01	11,000.00	-760.99	93.25%
406.340 · Gen Govt Advertising & Printing	987.88	1,386.49	2,767.89	8,051.55	13,205.61	11,500.00	1,705.61	114.83%
406.374 · Gen Govt Office Equipment Maint	0.00	0.00	0.00	0.00	0.00	500.00	-500.00	0.0%
406.384 · Gen Govt Equipment Leases	169.90	89.00	207.00	207.00	652.00	4,000.00	-3,348.00	16.3%

GENERAL FUND

405.540	Gen. Gov Grants	0.00	0.00	3,000.00	-3,000.00	0.00			
407.252	Computer Parts & Supplies	0.00	124.99	0.00	0.00	124.99	1,000.00	-875.01	12.5%
407.260	Technology Minor Equipment	0.00	2,000.00	0.00	0.00	2,000.00	2,000.00	0.00	100.0%
407.421	Gen Gov. SAS Subscriptions	2,639.95	3,832.77	8,413.85	6,106.53	21,195.10	54,809.21	-33,614.11	36.67%
407.450	Contracted Services	20,196.12	19,769.18	13,536.31	13,806.89	67,112.60	76,261.84	-9,249.24	87.89%
407.451	GEN GOV IT CONTRACTED SERVICES	3,024.00	5,554.00	5,172.50	12,405.14	26,245.64	24,000.00	2,245.64	109.36%
408.310	Township Engineer	8,299.49	20,010.49	6,817.87	22,931.31	58,059.16	80,000.00	-21,940.84	72.57%
409.220	Building Operating Supplies	2,024.11	1,488.77	476.98	216.10	4,205.97	6,000.00	-1,794.03	70.1%
409.260	New Building Maint Minor Equip.	0.00	0.00	0.00	0.00	0.00	4,000.00	-4,000.00	0.0%
409.360	Building Utilities	11,122.15	5,795.11	5,090.53	7,857.17	29,864.96	35,000.00	-5,135.04	85.33%
409.361	New Building Utilities & Maint.	0.00	1,171.05	25,106.55	115,832.67	142,110.27	98,000.00	46,110.27	148.03%
409.373	Building Maint & Repairs	3,352.88	5,396.89	1,933.89	1,166.82	11,840.58	17,000.00	-5,159.42	69.65%
409.374	New Bld. Cntrct. Janitor Serv.	0.00	0.00	8,979.31	0.00	8,979.31	95,000.00	-86,020.69	9.45%
409.450	Building Contracted Services	2,061.24	1,732.28	2,070.59	1,896.52	7,760.63	6,000.00	1,760.63	129.34%
Total General Government									
Public Safety									
410.120	Police Salaries & Wages-Admin	13,515.41	31,769.29	27,230.82	31,769.29	104,384.81	129,000.00	-15,615.19	86.99%
410.130	Police Salaries & Wages-Officer	347,756.00	442,084.61	399,075.01	473,929.43	1,662,865.05	1,780,412.61	-117,547.56	93.4%
410.140	Police Salaries & Wages-Civilian	22,277.20	29,622.62	25,881.61	30,430.31	108,211.74	112,143.20	-3,931.46	96.49%
410.179	Police Longevity Pay	15,500.44	5,271.73	16,512.87	3,240.48	40,525.52	50,899.77	-10,174.25	79.93%
410.180	Police Overtime Wages	30,913.51	56,887.45	76,266.72	53,715.75	219,563.43	191,100.00	28,463.43	114.91%
410.185	Sick & Vacation Buy Back	0.00	0.00	1,792.91	97,765.14	99,558.05	70,000.00	29,558.05	142.23%
410.187	Police Overtime Civ Support	0.00	345.20	0.00	0.00	345.20	1,500.00	-1,154.80	23.01%
410.191	Uniform Allowance	963.43	1,901.26	947.73	11,679.00	15,491.42	16,800.00	-1,308.58	92.21%
410.192	Police SSI Taxes	32,964.26	43,563.46	33,572.87	54,285.44	164,386.03	179,136.69	-14,750.62	91.77%
410.195	Police Health Insurance	169,319.43	127,847.23	127,748.73	112,204.75	534,120.14	575,000.00	-40,879.86	92.80%
410.197	Police Pension Plan	0.00	0.00	0.00	304,787.00	304,787.00	304,787.00	0.00	100.0%
410.198	Police Life & Disability Ins	6,754.38	5,475.72	5,475.72	7,300.96	25,006.78	25,056.00	-49.22	99.8%
410.199	Police Non-Uniform Pension	1,409.87	1,020.69	3,505.07	2,041.20	7,967.74	10,272.69	-2,305.15	77.56%
410.200	Police 457 Contribution	2,216.50	2,706.00	1,338.00	1,990.25	8,250.75	8,400.00	-149.25	98.22%
410.216	Police Community Outreach	390.00	1,025.72	171.91	501.90	2,089.59	2,000.00	89.59	104.48%
410.220	Police Operating Supplies	1,843.85	1,591.40	718.92	2,300.03	6,254.80	7,500.00	-1,245.20	83.4%
410.221	Crime Scene Supplies	0.00	160.92	276.42	0.00	437.34	1,200.00	-762.66	30.45%
410.222	Ammunition/Field Materials	0.00	6,497.29	1,952.95	4,947.79	13,398.03	13,960.00	-561.97	95.97%
410.231	Vehicle Fuel	21,790.43	14,834.18	6,645.47	12,702.32	56,172.40	69,000.00	-12,827.60	86.42%
410.238	Uniform Expense	493.03	918.00	2,515.00	0.00	3,926.03	4,500.00	-573.97	87.25%
410.260	Police Minor Equipment	1,144.91	1,323.75	11,284.14	575.40	14,328.20	15,000.00	-671.80	95.52%
410.270	Police IT	4,891.00	8,356.94	12,523.94	8,669.00	34,430.88	35,000.00	-569.12	98.37%
410.310	Police Professional Services	1,245.75	11,180.25	2,165.50	1,676.75	16,468.25	20,500.00	-4,031.75	80.33%
410.314	Civil Service Comm Solicitor	900.00	0.00	1,050.00	75.00	1,725.00	3,000.00	-1,275.00	57.5%
410.317	POLICE NEW HIRES EXP	1,000.00	6,857.89	0.00	0.00	7,957.89	30,000.00	-22,042.11	26.53%
410.320	Police Communications	3,385.12	4,820.16	4,170.50	6,545.94	19,921.72	18,000.00	1,921.72	105.12%
410.331	Travel/Lodging	2,040.59	2,919.42	262.65	1,877.31	7,100.37	12,500.00	-5,399.63	58.8%
410.341	Police Advertising & Printing	218.53	715.68	611.00	1,073.57	2,616.88	2,500.00	116.88	104.76%
410.373	Police Maint & Repair Bldg	2,500.54	2,215.17	4,363.47	1,561.66	10,660.94	9,150.00	1,510.94	116.51%
410.374	Police Equipment Maint	446.00	337.45	577.95	1,537.88	2,899.38	5,500.00	-2,600.62	52.72%
410.384	POLICE EQUIPMENT LEASES	69.00	69.00	207.60	207.60	552.00	650.00	-98.00	64.94%
410.420	Police Dues, Subscriptions	0.00	293.00	120.00	0.00	403.00	1,800.00	-1,397.00	22.39%
410.421	POLICE SaaS SUBSCRIPTIONS	21,177.49	8,310.55	19,943.39	119.32	49,549.75	63,100.00	-13,550.25	76.52%
410.450	Police Contracted Services	27,245.53	54,491.06	27,245.53	0.00	108,982.12	108,982.10	20.02	100.02%
410.451	Police Vehicle Maintenance	10,629.36	12,080.61	6,195.84	12,789.63	41,705.44	46,000.00	-4,294.56	86.89%
410.450	Police Meetings & Training	6,516.00	3,026.00	6,736.12	11,888.98	28,569.10	30,000.00	-1,430.90	95.23%
411.232	Fire Department Fuel	2,469.26	2,435.10	4,028.01	3,023.58	11,975.93	12,000.00	-24.07	99.8%
411.540	Foreign Fire Payments	0.00	0.00	84,676.04	0.00	84,676.04	88,000.00	-3,323.96	96.22%
411.541	Disbursement to Fire Company	0.00	0.00	0.00	4,408.81	4,408.81			
413.310	Prof Services -BC Officer	29,373.35	700,543.22	106,134.85	121,450.08	997,501.81	948,973.00	5,528.81	100.0%
413.311	Prof Services - SEO	4,375.00	7,800.00	5,600.00	7,050.00	24,825.00	24,000.00	825.00	103.44%
413.319	Code Enforcement UCC Fees	189.00	0.00	0.00	0.00	189.00	1,000.00	-811.00	18.9%
414.220	Planning & Zoning Supplies	118.98	17.49	0.00	0.00	136.47	500.00	-363.53	27.29%
414.310	Planning & Zoning Prof Svcs	14,198.15	25,141.25	16,830.75	40,898.00	96,627.15	84,500.00	12,127.15	114.58%
414.313	Planning & Zoning Engineering	0.00	0.00	0.00	0.00	0.00	2,500.00	-2,500.00	0.0%
414.314	Planning & Zoning Legal	16,559.75	21,859.94	10,440.50	15,824.73	64,684.92	55,000.00	9,684.92	117.61%
414.319	MS4 Fees	1,356.50	704.00	4,168.02	13,590.65	19,819.17	15,000.00	4,819.17	132.13%
414.341	Planning & Zoning Advertising	692.10	704.26	1,301.98	402.53	3,100.67	2,500.00	600.67	124.04%
414.421	Planning & Zoning SaaS sub.	1,553.51	1,100.01	733.34	1,533.83	4,820.79	9,150.00	-4,229.21	53.78%

GENERAL FUND

	415.220 - Emer Mgmt Operating Supplies	258.88	0.00	0.00	201.92	480.60	1,000.00	-529.40	46.08%
	415.304 - Emergency Management Operations	0.00	0.00	1,499.00	8,535.75	8,034.75	13,500.00	-5,465.25	59.52%
	415.431 - EMA GASOLINE	90.52	73.46	201.29	93.40	439.67	500.00	-60.33	87.93%
	415.434 - EMA VEHICLE MAINT.	0.00	309.69	106.72	0.00	416.61	3,000.00	-2,583.39	13.89%
	415.450 - Emer Mgmt Meetings & Training	0.00	0.00	0.00	0.00	0.00	500.00	-500.00	0.0%
Total Public Safety		\$19,764.03	1,633,112.23	1,065,096.26	1,469,169.54	5,007,052.08	5,204,953.22	-197,901.16	96.2%
Public Works - Other									
	427.220 - Solid Waste Coll Supplies	60.00	127.50	187.50	135.00	510.00	1,500.00	-990.00	34.0%
	427.450 - Contracted Svcs - Clean-Up Days	0.00	15,442.00	0.00	0.00	15,442.00	35,000.00	-19,558.00	44.12%
Total Public Works - Other		60.00	15,569.50	187.50	135.00	15,952.00	36,500.00	-20,548.00	43.7%
PW-Hwys, Roads & Streets									
	430.110 - Public Works Salaries	120,229.32	164,540.34	140,223.74	189,047.41	626,046.81	878,549.70	-52,502.89	92.26%
	430.120 - Public Works OT Wages	9,726.22	3,710.05	12,096.02	14,067.19	39,599.48	20,000.00	9,599.48	132.0%
	430.179 - PW Longevity	500.00	4,000.00	5,295.68	0.00	9,795.68	7,700.00	2,095.68	127.22%
	430.192 - Public Works SSI Taxes	12,799.69	13,988.20	12,359.48	15,436.87	54,584.24	64,462.47	-9,876.23	84.68%
	430.198 - Public Works Health Insurance	65,894.84	49,421.13	45,273.17	53,382.02	213,961.18	229,000.00	-6,018.84	97.20%
	430.198 - Public Works N-U Pension	11,102.91	11,716.82	16,993.74	15,485.61	55,359.08	64,462.47	-9,103.39	85.48%
	430.199 - Public Works Life & Disab Ins	2,860.00	2,145.00	1,840.52	2,955.05	9,800.57	12,672.00	-2,871.43	77.34%
	430.220 - Public Works Oper Supplies	3,984.51	2,135.85	1,027.62	2,782.62	9,930.60	15,000.00	-5,069.40	66.2%
	430.231 - Public Works Gasoline	1,615.11	1,805.35	2,501.77	1,343.12	7,289.35	10,000.00	-2,710.65	72.69%
	430.232 - Public Works Diesel	15,427.92	7,800.45	2,527.63	11,762.65	37,516.85	50,000.00	-12,483.15	75.04%
	430.238 - Public Works Uniforms	0.00	99.98	1,362.13	0.00	1,462.11	9,000.00	-7,537.89	16.25%
	430.242 - PW Safety Gear & Equip	965.36	414.00	216.99	3,856.11	5,455.38	5,000.00	455.38	109.11%
	430.260 - Public Works Minor Equip Purch	965.45	0.00	0.00	0.00	965.45	12,000.00	-11,034.55	8.05%
	430.261 - PW Shop Tools	175.24	0.00	94.04	878.85	1,148.13	6,000.00	-4,851.87	19.14%
	430.310 - Public Works Professional Svcs	0.00	469.00	44.00	285.00	797.00	2,500.00	-1,703.00	31.88%
	430.320 - Public Works Communications Exp	0.00	0.00	0.00	831.12	831.12	2,000.00	-1,168.88	41.58%
	430.341 - Public Works Advertising	0.00	0.00	0.00	0.00	0.00	800.00	-800.00	0.0%
	430.373 - Public Works Maint & Rep Bldg	1,940.54	1,825.72	1,373.55	866.82	6,006.44	13,000.00	-6,993.56	46.2%
	430.376 - PW Equip, Maint, & Supp.	13,140.96	8,880.51	5,361.18	21,460.14	46,842.79	65,000.00	-18,157.21	75.14%
	430.384 - Public Works Equip Rental	69.00	3,759.00	3,897.00	207.00	7,932.00	15,000.00	-7,068.00	52.68%
	430.420 - Public Works Dues, Subscription	360.00	80.00	0.00	0.00	440.00	450.00	-10.00	97.76%
	430.421 - PW SaaS SUBSCRIPTIONS	8,974.98	1,099.98	733.32	1,533.89	12,342.17	12,200.00	142.17	101.17%
	430.450 - Public Works Contracted Svcs	1,429.36	1,400.00	0.00	760.00	3,589.44	7,500.00	-3,910.56	47.86%
	430.451 - Public Works Vehicle Maint	0.00	0.00	0.00	2,350.00	2,350.00			
	430.460 - Public Works Meetings & Trainin	539.00	653.11	60.00	0.00	1,252.11	10,000.00	-8,747.89	12.52%
	432.220 - Snow & Ice Rem Oper Supplies	84,515.43	269.13	0.00	26,589.09	91,400.67	125,000.00	-33,599.33	73.12%
	432.375 - Snow & Ice Rem Equipment Maint	6,633.88	0.00	0.00	0.00	6,633.88	6,000.00	-1,366.12	82.92%
	432.450 - Snow & Ice Rem Subcontractors	0.00	0.00	0.00	0.00	0.00	15,000.00	-15,000.00	0.0%
	433.220 - Traffic Signals & Signs Supply	223.73	784.30	0.00	1,264.79	2,272.62	7,500.00	-5,227.18	30.3%
	433.360 - Traffic Signals & Signs Utiliti	920.96	1,445.19	1,363.02	1,809.85	5,539.02	5,000.00	539.02	110.78%
	433.450 - Traffic Signals Contracted Svcs	340.00	340.00	220.09	4,148.00	5,048.00	20,475.00	-15,427.00	24.65%
	438.220 - Road Maint Supplies	223.33	37,103.09	21,857.55	27,926.34	87,212.47	80,000.00	7,212.47	109.02%
	438.613 - Vegetation Control	556.97	0.00	2,707.51	0.00	3,266.48	2,500.00	766.48	130.66%
Total PW-Hwys, Roads & Streets		352,276.95	319,926.06	265,429.66	401,040.93	1,358,673.39	1,576,771.64	-218,098.24	86.17%
Culture and Recreation									
	452.390 - Recreation fees	179.80	376.76	289.66	18.10	874.34	1,000.00	-125.66	87.43%
	454.110 - Park Salary & Wage	835.50	61,218.50	52,746.00	35,904.75	150,707.75	145,760.00	4,947.75	103.38%
	454.192 - Park SSI	63.91	4,889.21	4,035.29	2,746.72	11,529.13	11,152.17	376.96	103.30%
	454.220 - Park Operating Supplies	326.34	2,740.01	1,075.06	15,587.27	19,710.66	7,000.00	12,710.66	281.58%
	454.231 - Park Vehicle Fuel	567.24	954.55	697.24	965.16	3,264.19	6,000.00	-2,735.81	53.4%
	454.238 - Park Uniforms	0.00	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
	454.260 - Park Minor Equipment	0.00	0.00	438.72	0.00	438.72	5,000.00	-4,561.28	8.77%
	454.320 - Park Communications	295.26	240.31	223.09	326.71	1,085.37	1,000.00	85.37	108.54%
	454.340 - Park Advertising & Printing	0.00	0.00	0.00	0.00	0.00	1,500.00	-1,500.00	0.0%
	454.360 - Park Utilities	1,595.74	2,537.12	3,364.56	3,778.28	11,375.72	9,000.00	2,375.72	126.4%
	454.373 - Park Repairs & Maintenance	2,617.50	6,044.00	500.45	1,003.70	10,165.65	20,000.00	-9,834.35	50.83%
	454.374 - Park Equipment Maintenance	244.98	873.51	0.00	0.00	1,118.49	4,000.00	-2,881.51	27.95%
	454.450 - Park Contracted Services	6,251.70	7,018.65	7,215.17	9,203.43	29,669.16	30,000.00	-330.84	98.96%
	454.452 - Park Program Expenditures	0.00	275.00	70.00	115.00	460.00	2,500.00	-2,040.00	16.4%
	454.460 - Park Meetings & Training	0.00	0.00	0.00	0.00	0.00	450.00	-450.00	0.0%
	457.450 - Community Events	4,413.48	16,638.75	14,090.95	26,656.62	61,899.81	62,000.00	-100.19	100.0%
Total Culture and Recreation		17,513.46	103,806.58	84,759.23	96,295.74	302,356.01	308,382.17	-6,026.16	98.05%
Debt Service									
	471.100 - New Twp Complex Principal	5,000.00	25,000.00	0.00	0.00	20,000.00	731,341.00	-701,341.00	4.1%

GENERAL FUND

	472.000 - NEW TWP COMPLEX LOAN INTEREST	0.00	0.00	0.00	99,429.62	99,429.62	103,659.00	-4,229.38	95.92%
Total Debt Service		5,000.00	25,000.00	0.00	99,429.62	129,429.62	836,000.00	-705,570.38	15.5%
Benefits and Withholding									
	483.184 - Employer Pd Unemployment Comp	14,295.18	2,974.18	0.00	1,822.13	19,091.48	22,000.00	-2,908.54	86.78%
	483.185 - Employer Pd Worker's Comp	87,730.52	62,351.89	57,871.19	75,208.84	283,062.44	250,000.00	33,062.44	113.23%
	483.200 - Federal Healthcare Tax	0.00	222.18	0.00	0.00	222.18	200.00	22.18	111.09%
Total Benefits and Withholding Insurance		102,025.70	65,448.22	57,871.19	77,030.97	302,376.08	272,200.00	30,176.08	111.09%
	486.350 - Property & Liability Insurance	133,334.25	8,027.00	0.00	16,801.00	158,262.25	155,000.00	3,262.25	102.11%
	486.355 - Professional Bonds	7,260.00	0.00	3,520.00	2,450.00	13,250.00	15,000.00	-1,750.00	88.33%
Total Insurance		140,614.25	8,027.00	3,520.00	19,351.00	171,512.25	170,000.00	1,512.25	100.89%
Other Expenses									
	463.540 - TIF	0.00	215,313.35	0.00	0.00	215,313.35	215,000.00	-313.35	99.66%
	491.000 - Refund of Prior Year Revenues	500.00	0.00	0.00	0.00	500.00	1,000.00	-500.00	50.0%
	06900 - Reconciliation Discrepancies	0.00	-96.80	0.00	0.00	-96.80			
Total Other Expenses		500.00	215,216.55	0.00	0.00	215,216.55	217,000.00	-1,783.45	99.41%
Misc Expenses									
	489.100 - Miscellaneous Expenses	0.00	0.00	0.00	0.00	0.00			
Total Misc Expenses		0.00	0.00	0.00	0.00	0.00			
Interfund Transfers Out									
	492.300 - Interfund Transfer to Cap Fund								
	COMMITTED FUND TRANSFER	470,800.00	0.00	0.00	0.00	470,800.00	470,800.00	0.00	100.0%
	UNCOMMITTED FUNDS TRANSFER	509,753.29	0.00	0.00	0.00	509,753.29	509,753.29	0.00	100.0%
Total Interfund Transfers Out		980,553.29	0.00	0.00	0.00	980,553.29	980,553.29	0.00	100.0%
Total Expense		2,865,222.04	2,678,832.28	1,781,445.35	2,563,752.53	9,669,252.20	10,959,931.10	-1,270,678.90	88.41%
Net Income		1,035,592.95	2,066,448.51	602,404.66	-901,606.74	2,802,839.36	0.00	2,802,839.36	100.0%
CASH ACCOUNTS BALANCES									
	GENERAL CASH	Q1 2024	Q2 2024	Q3 2024	Q4 2024				
	Payroll	6,790,687.89	8,629,326.35	9,136,534.51	8,291,126.13				
	Petty Cash	1,289.86	1,340.39	42,628.82	74,256.19				
	FEE IN LIEU COMMITTED	332.65	324.75	289.29	289.25				
	KOLLAR COMMITTED	64,848.85	66,760.78	67,682.33	69,944.17				
		5,384.81	5,397.75	5,411.66	5,429.31				
		\$ 6,862,543.05	\$ 8,903,152.02	\$ 9,252,527.57	\$ 8,441,041.05				

CAPITAL RESERVE FUND

						TOTAL		
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 - Q4 2024	Annual Budget	\$ Over Budget	% of Budget
Income								
354.020 - POLICE PCCD GRANT	16,971.56	24,307.54	19,434.76	12,382.29	72,096.15			
354.030 - ROUNABOUT LEARN TASA	0.00	21,488.25	986.91	0.00	22,475.16	21,488.25	986.91	104.59%
355.006 - LSA Movvo Co 2021 (6/30/2025)	0.00	0.00	0.00	0.00	0.00	900,000.00	-900,000.00	0.0%
355.010 - LSA 2019 RH TRN LN C00072203	0.00	0.00	0.00	0.00	0.00	118,163.00	-118,163.00	0.0%
355.011 - MULTIMODAL RH TRN LN C00072696	0.00	0.00	0.00	0.00	0.00	405,000.00	-405,000.00	0.0%
355.012 - LSA RH TRN LN 2021 C00078523	0.00	0.00	0.00	0.00	0.00	500,000.00	-500,000.00	0.0%
355.014 - GREEN LIGHT GO	0.00	0.00	0.00	0.00	0.00	187,500.00	-187,500.00	0.0%
355.015 - MULTIMODAL RIMROCK 2021 C000076	0.00	0.00	51,998.98	0.00	51,998.98	359,858.00	-307,859.02	14.46%
355.016 - ARP FEDERAL FUNDS	0.00	0.00	0.00	0.00	0.00	142,000.00	-142,000.00	0.0%
355.017 - DCED C000083397 ROUNABOUT (AWA	25,428.63	8,902.75	65,393.19	0.00	97,714.77	432,937.34	-335,222.57	22.57%
355.018 - DCED MTF 2021 (6/30/2025) Award	0.00	0.00	0.00	0.00	0.00	500,000.00	-500,000.00	0.0%
355.019 - LSA GRANT TLC BRIDGE BTW PONDS	0.00	0.00	0.00	0.00	0.00	46,000.00	-46,000.00	0.0%
355.020 - DCED MTF 2022 Award	0.00	0.00	0.00	0.00	0.00	292,000.00	-292,000.00	0.0%
355.021 - LSA GRANT C000089133 POLICE	0.00	0.00	0.00	0.00	0.00	100,000.00	-100,000.00	0.0%
357.720 - County Grant	133,784.00	0.00	0.00	0.00	133,784.00	146,333.00	-12,549.00	91.42%
357.721 - PM VISITOR BUREAU GRANT	0.00	0.00	0.00	26,772.28	26,772.28	85,000.00	-58,227.72	31.5%
391.100 - SALE OF GENERAL FIXED ASSETS	0.00	0.00	0.00	14,605.00	14,605.00	15,000.00	-495.00	96.7%
392.010 - Transfer from General Fund	0.00	0.00	16,550.00	0.00	16,550.00			
COMMITTED OPEN SPACE	470,800.00	0.00	0.00	0.00	470,800.00	470,800.00	0.00	100.0%
UNCOMMITTED TRANSFER	509,753.29	0.00	0.00	0.00	509,753.29	509,753.29	0.00	100.0%
Total 392.010 - Transfer from General Fund	980,553.29	0.00	0.00	0.00	980,553.29	980,553.29	0.00	100.0%
392.900 - Use of Fund Balance	0.00	0.00	0.00	0.00	0.00	273,855.87	-273,855.87	0.0%
393.000 - Capital Lease Proceeds	61,529.23	0.00	0.00	0.00	61,529.23	441,942.73	-380,413.50	13.92%
393.130 - CAPITAL GEN OBLIGATION PROCEEDS	0.00	4,979,586.82	0.00	0.00	4,979,586.82	5,175,000.00	-195,413.18	96.22%
Total Income	1,217,266.31	5,032,285.36	154,353.84	53,659.57	6,457,565.08	11,120,431.48	-4,662,865.80	58.07%
Expense								
401.000 - Municipal Capital Comprehensive								
ROUNABOUT LEARN ENGINEERING (A	0.00	0.00	321.34	13,479.75	13,801.09			
SIDEWALK ENGINEERING (ARPA)	5,544.93	1,745.35	22,819.21	5,306.51	35,416.00			
WILKE ROAD (GRANT)	0.00	0.00	26,173.20	0.00	26,173.20			
Total 401.000 - Municipal Capital Comprehensive	75,343.91	5,331,795.44	17,799.79	23,946.35	5,448,885.49	8,873,005.34	-3,424,118.85	61.41%
401.001 - ADMINISTRATION COMPREHENSIVE	61,898.84	5,330,541.79	67,113.54	42,732.61	5,529,278.78	8,873,005.34	-3,424,118.85	61.41%
410.000 - POLICE CAPITAL COMPREHENSIVE	249,627.94	14,475.63	8,486.58	16,841.92	289,232.07	260,313.98	28,918.09	111.11%
430.000 - PW CAPITAL COMPREHENSIVE								
430.740 - Public Works - Vehicles								
Total 430.000 - PW CAPITAL COMPREHENSIVE	5,600.00		7,555.80	13,585.04	26,740.84	413,000.00	-386,259.16	9.48%
430.610 - Maintenance & Repairs of Roads	5,600.00	0.00	7,555.80	13,585.04	26,740.84	413,000.00	-386,259.16	9.48%
Paving Overlay	0.00	0.00	0.00	0.00	0.00	165,580.94	-165,580.94	0.0%
Road Marking	0.00	0.00	0.00	0.00	0.00	80,000.00	-80,000.00	0.0%
Tar and Chip	0.00	0.00	0.00	0.00	0.00	167,009.92	-167,009.92	0.0%
Total 430.610 - Maintenance & Repairs of Roads	0.00	0.00	294,087.22	21,905.95	315,993.17	10,000.00	305,993.17	3,159.93%
454.000 - PARK CAPITAL COMPREHENSIVE	61,402.03	45,000.00	193,541.82	135,286.61	435,210.26	759,199.00	-323,988.74	57.33%
471.000 - PRINCIPAL LEASES	98,003.38	99,440.94	0.00	75,215.74	272,660.06	321,602.69	-48,942.63	84.78%
472.000 - INTEREST ON LEASES	4,758.47	8,192.26	0.00	8,717.40	22,668.13	23,547.61	-879.48	96.27%
Total Expense	501,280.66	5,501,650.62	670,784.70	314,065.27	6,887,781.31	11,120,431.48	-4,232,650.17	61.94%
Net Income	715,985.65	-469,365.26	-416,430.86	-260,405.70	-430,215.63	0.00	-430,215.63	100.0%

CAPITAL RESERVE FUND

CASH ACCOUNTS BALANCES

MC Const Dist. Grant Park Lane
Capital Reserve Cash
Total

Q1 2024	Q2 2024	Q3 2024	Q4 2024
24,496.60	24,557.72	24,621.01	27,436.47
1,745,303.91	1,368,750.38	1,500,403.62	984,844.54
<u>\$ 1,769,800.51</u>	<u>\$ 1,393,308.10</u>	<u>\$ 1,525,024.63</u>	<u>\$ 712,281.01</u>

LIQUID FUELS FUND

		TOTAL						
		Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 - Q4 2024	Annual Budget	% of Budget
Income								
	341,010 - Interest on Investments	1,311.27	8,011.48	5,859.40	214.47	13,396.62	500.00	2,679.32%
	355,020 - State Liquid Fuels Funds	442,445.14	0.00	0.00	0.00	442,445.14	435,838.33	100.84%
Total Income		443,756.41	8,011.48	5,859.40	214.47	455,841.76	440,138.33	103.57%
Expense								
	439,600 - Capital Construction	0.00	0.00	440,138.33	2,306.81	442,445.14	440,138.33	100.52%
Total Expense		0.00	0.00	440,138.33	2,306.81	442,445.14	440,138.33	100.52%
Net Income		443,756.41	8,011.48	-434,278.93	-2,092.34	13,396.62	0.00	100.0%
CASH ACCOUNTS BALANCE		Q1 2024	Q2 2024	Q3 2024	Q4 2024			
	Liquid Fuels Cash	445,826.84	451,838.32	17,559.39	17,773.86			
	Total	\$ 445,826.84	\$ 451,838.32	\$ 17,559.39	\$ 17,773.86			

SEWER OPERATING FUND

	TOTAL						Annual Budget	\$ Over Budget	% of Budget
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 - Q4 2024				
Income									
362.400 · Connect & Tank Abandonment Fee	38,152.34	60,331.93	66,566.73	62,434.05	227,485.05	10,000.00	217,485.05	2,274.86%	
364.110 · Connection/Tapping Fees	0.00	0.00	0.00	125.00	125.00				
364.115 · Tapping Fees to Working Capital	11,250.00	0.00	153,750.00	3,750.00	168,750.00	10,000.00	158,750.00	1,687.5%	
364.120 · Sewer Use Fees	0.00	0.00	0.00	0.00	0.00				
364.130 · Reserve Capacity Fee	983,855.17	983,930.32	986,592.46	995,504.85	3,949,882.83	3,954,060.00	-4,177.17	99.89%	
Total Income	11,239.98	6,715.08	4,519.16	3,464.37	26,038.59	7,000.00	19,038.59	371.98%	
Expense									
429.107 BCRA WATER USAGE	0.00	0.00	0.00	319.03	319.03				
429.100 · Utilities									
429.101 · PPL	7,664.17	11,611.79	11,165.59	15,119.44	45,560.99	26,500.00	19,060.99	171.93%	
429.102 · MetTel	274.65	284.83	1,028.19	568.32	2,155.99	1,000.00	1,155.99	215.6%	
429.105 · MetEd	1,114.77	1,166.10	1,167.53	1,196.96	4,645.36	3,600.00	1,045.36	129.04%	
429.106 · Blue Ridge Communic	984.30	980.25	985.35	990.15	3,940.05	4,500.00	-559.95	87.56%	
429.107 · BCRA Water	0.00	950.42	212.37	211.96	1,374.75	1,500.00	-125.25	91.65%	
429.108 · PenTeleData	1,109.25	1,109.25	739.50	1,610.78	4,568.78	4,500.00	68.78	101.53%	
429.109 · Verizon	466.81	466.80	466.81	888.88	2,289.30	2,100.00	189.30	109.01%	
429.111 · JP Mascare	798.74	818.85	1,392.85	818.85	3,829.29	2,800.00	1,029.29	136.76%	
429.112 · FUEL & HEATING OIL	0.00	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%	
429.100 · Utilities - Other	0.00	902.68	366.76	0.00	1,269.44				
Total 429.100 · Utilities	12,412.69	18,290.97	17,544.95	21,406.34	69,653.95	51,500.00	18,153.95	135.25%	
429.200 · BCRA Sewage Treatment	356,956.54	357,709.48	347,204.57	343,532.54	1,405,403.13	1,418,808.00	-13,404.87	99.06%	
429.205 · Bank charges	0.00	0.00	10.47	0.00	10.47				
429.244 · Operating Supplies	4,382.42	2,334.80	783.05	952.90	8,453.17	25,000.00	-16,546.83	33.81%	
429.300 · Professional Services									
429.400 · Engineering	9,903.18	18,479.06	11,726.53	36,982.56	77,071.33	63,000.00	14,071.33	122.34%	
429.401 · Sewer Legal	4,335.68	2,575.19	4,740.40	4,525.03	16,177.30	20,000.00	-3,822.70	80.89%	
429.404 · SEWER ADMIN SERV	53,048.55	50,118.95	29,506.50	59,013.00	191,687.00	212,194.18	-20,507.18	90.34%	
429.405 · O & M	24,202.09	27,071.96	26,451.41	30,724.40	108,449.86	93,000.00	15,449.86	116.61%	
429.406 · KEYSTONE ENGINEE	0.00	0.00	0.00	0.00	0.00	20,000.00	-20,000.00	0.0%	
429.300 · Professional Services -	5,897.11	32,153.23	7,886.94	15,275.00	61,212.28	40,000.00	21,212.28	153.03%	
Total 429.300 · Professional Services	97,386.61	130,398.39	80,311.78	146,501.59	454,598.37	448,194.18	6,404.19	101.43%	
429.374 · Equipment Repair & Maintenance	20,085.24	81,692.33	42,350.66	54,321.55	198,449.78	182,238.00	16,211.78	108.9%	
429.376 · CONTRACTED SERVICES	2,736.71	6,028.88	5,693.36	1,881.00	16,339.95	50,000.00	-33,660.05	32.68%	
471.000 · Debt Principal - Long and Short									
471.200 · 1st Keystone 7.5M	0.00	0.00	0.00	619,000.00	619,000.00	1,041,762.00	-422,762.00	59.42%	
471.500 · PennVest Loan	101,807.79	102,192.60	102,578.86	102,968.59	409,548.84	409,545.84	0.00	100.0%	
Total 471.000 · Debt Principal - Long and Short	101,807.79	102,192.60	102,578.86	721,968.59	1,028,548.84	1,451,307.84	-422,762.00	70.87%	
472.000 · Debt Interest - Long and Short									
472.200 · 1st Keystone 7.5M Inte	0.00	32,995.24	0.00	33,019.00	66,014.24	74,970.00	-8,955.76	88.05%	
472.500 · PennVest Loan Interest	17,030.52	16,645.71	16,259.45	16,571.72	66,507.40	65,807.40	0.00	100.0%	
Total 472.000 · Debt Interest - Long and Short	17,030.52	49,640.95	16,259.45	49,590.72	131,821.64	140,777.40	-8,955.76	93.64%	
486.352 · Insurance Expense (Liability)	20,492.75	0.00	0.00	0.00	20,492.75	25,000.00	-4,507.25	81.97%	
Total Expense	633,291.27	748,289.40	612,797.15	1,339,771.26	3,334,088.08	3,792,825.42	-458,737.34	87.91%	
Net Income	411,206.22	302,688.93	598,791.20	-274,492.96	1,038,193.39	188,234.58	849,958.81	551.54%	

SEWER OPERATING FUND

CASH ACCOUNTS BALANCES

	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Sewer Operations Cash	4,235,719.03	4,560,420.85	5,228,430.21	4,735,730.95
TOTAL	4,235,719.03	4,560,420.85	5,228,430.21	4,735,730.95

SEWER CONSTRUCTION FUND

							TOTAL	
		Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 - Q4 2024	Annual Budget	% of Budget
Income								
	341 010 - Interest on Investments	26,438.91	34,074.87	33,201.61	30,826.60	124,541.99	10,000.00	1,245.42%
	392 900 - Use of Fund Balance	0.00	0.00	0.00	0.00	0.00	2,362,000.00	0.0%
Total Income		26,438.91	34,074.87	33,201.61	30,826.60	124,541.99	2,372,000.00	5.25%
Expense								
	429.200 - General Project	0.00	0.00	0.00	313.00	313.00		
	Manhole Rehab	12,302.01	0.00	38,848.25	32,431.75	83,582.01	1,719,000.00	4.86%
	429.200 - General Project - Other	12,302.01	0.00	38,848.25	32,744.75	83,895.01	1,719,000.00	4.88%
	Total 429.200 - General Project	582.56	0.00	9,076.06	20,328.05	29,986.67	566,000.00	5.3%
	429.313 - Engineering - Collection System	0.00	0.00	0.00	0.00	0.00	0.00	0.0%
	429.607 - Attorney Fees Phs I	0.00	0.00	0.00	1,244.99	1,244.99	87,000.00	66.55%
	429.620 - Engineering Fees Phs II	0.00	57,898.00	0.00	0.00	57,898.00	2,372,000.00	7.29%
	429.740 - CAPITAL PURCHASES MACHINERY	12,894.57	57,898.00	47,924.31	54,317.79	173,024.67	-2,196,975.33	100.0%
Total Expense		13,554.34	-23,823.13	-14,722.70	-23,491.19	-48,482.68	0.00	
Net Income								
CASH ACCOUNTS BALANCES		Q1 2024	Q2 2024	Q3 2024	Q4 2024			
	FKB MM 2021	400,506.74	409,309.10	405,229.58	408,003.65			
	ESSA	123,326.40	0.00	0.00	0.00			
	1ST NORTHERN	10,089.26	10,248.57	41,749.00	32,288.28			
	PLGIT	2,212,906.68	2,309,458.48	2,340,846.36	2,246,760.89			
Total Cash		\$ 2,746,839.28	\$ 2,723,016.15	\$ 2,787,624.96	\$ 2,686,072.82			

ARPA FUND

						TOTAL		
	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 - Q4 2024	Annual Budget	\$ Over Budget	% of Budget
Income								
341.001 - INTEREST ON INVESTMENTS	5,253.00	10,116.58	9,786.96	7,917.56	33,074.10	500.00	32,574.10	6,614.82%
392.000 - Use of Fund Balance	0.00	0.00	0.00	0.00	0.00	515,187.34	-515,187.34	0.0%
Total Income	5,253.00	10,116.58	9,786.96	7,917.56	33,074.10	515,687.34	-482,613.24	6.41%
Expense								
492.010 - TRANSFER TO GENERAL FUND								
GOV SERV. IMPROV.	7,916.25	10,114.61	13,707.72	0.00	31,738.78	82,750.00	-51,011.22	38.36%
Total 492.010 - TRANSFER TO GENERAL FUND	7,916.25	10,114.61	13,707.72	0.00	31,738.78	82,750.00	-51,011.22	38.36%
492.300 - TRANSFER TO CAPITAL FUND	25,426.63	8,902.75	65,383.19	162,426.39	260,141.16	432,937.34	-172,796.18	60.09%
Total Expense	33,345.08	17,017.56	79,090.91	162,426.39	261,879.94	515,687.34	-223,807.40	56.6%
Net Income	-28,092.08	-6,900.98	-69,303.95	-154,508.83	-258,805.84	0.00	-258,805.84	100.0%
CASH ACCOUNTS BALANCES								
ARP FUNDS	Q1 2024	Q2 2024	Q3 2024	Q4 2024				
PLGIT ARPA	1,546.55	0.00	0.00	0.00				
Total Cash	757,676.70	752,322.27	683,018.32	628,509.49				
	\$ 759,223.25	\$ 752,322.27	\$ 683,018.32	\$ 628,509.49				

TREASURER'S QUARTERLY REPORT SUMMARY

REVENUE

	GENERAL FUND	CAPITAL RESERVE	2025 LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 2,023,403	\$ 6,968	\$ 197	\$ 1,054,490	\$ 27,699	\$ 5,869
Q2						
Q3						
Q4						
Total	\$ 2,023,403	\$ 6,968	\$ 197	\$ 1,054,490	\$ 27,699	\$ 5,869
2025 BUDGET	\$ 10,164,958	\$ 4,789,250	\$ 431,346	\$ 4,184,940	\$ 2,923,000	\$ 431,730
% OF BUDGET	19.91%	0.15%	0.05%	25.20%	0.95%	1.36%

2024

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 3,700,815	\$ 1,217,267	\$ 443,756	\$ 1,044,497	\$ 26,439	\$ 5,253
Q2	\$ 4,745,281	\$ 5,032,285	\$ 6,011	\$ 1,050,977	\$ 34,075	\$ 10,117
Q3	\$ 2,383,850	\$ 154,354	\$ 5,859	\$ 1,211,528	\$ 33,202	\$ 9,787
Q4	\$ 1,662,146	\$ 53,660	\$ 214	\$ 1,065,278	\$ 30,827	\$ 7,918
Total	\$ 12,492,092	\$ 6,457,566	\$ 455,842	\$ 4,372,281	\$ 124,542	\$ 33,074
2024 BUDGET	\$ 10,959,931	\$ 11,120,431	\$ 440,138	\$ 3,981,060	\$ 2,372,000	\$ 515,687
% OF BUDGET	113.98%	58.07%	103.57%	109.83%	5.25%	6.41%

2023

	GENERAL FUND	CAPITAL RESERVE	LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 2,073,520	\$ 77,213	\$ 4	\$ 1,012,497	\$ 7,914	\$ 4,483
Q2	\$ 5,218,868	\$ 1,431,588	\$ 446,259	\$ 1,097,251	\$ 1,412,209	\$ 4,423
Q3	\$ 2,248,275	\$ 532,627	\$ 2,210	\$ 1,091,834	\$ 16,143	\$ 4,297
Q4	\$ 1,424,210	\$ 426,540	\$ 471	\$ 1,154,501	\$ 16,243	\$ 5,840
Total	\$ 10,964,873	\$ 2,467,969	\$ 448,944	\$ 4,356,083	\$ 1,452,509	\$ 19,043
2023 BUDGET	\$ 9,680,843	\$ 441,943	\$ 440,138	\$ 3,981,060	\$ 2,372,000	
% OF BUDGET	113.26%	558.44%	102.00%	109.42%	61.24%	

EXPENSE

	GENERAL FUND	CAPITAL RESERVE	2025 LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 1,971,548	\$ 252,635	\$ -	\$ 644,761	\$ 22,905	\$ -
Q2						
Q3						
Q4						
TOTAL	\$ 1,971,548	\$ 252,635	\$ -	\$ 644,761	\$ 22,905	\$ -
2025 BUDGET	\$ 10,168,188	\$ 4,789,250	\$ 431,346	\$ 3,995,074	\$ 2,923,000	\$ 393,366
% OF BUDGET	19.39%	5.28%	0.00%	16.14%	0.78%	0.00%

	GENERAL FUND	CAPITAL RESERVE	2024 LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 2,665,222	\$ 501,281	\$ -	\$ 633,291	\$ 12,885	\$ 33,345
Q2	\$ 2,678,832	\$ 5,501,651	\$ -	\$ 748,288	\$ 57,898	\$ 17,018
Q3	\$ 1,781,445	\$ 570,785	\$ 440,138	\$ 612,737	\$ 47,924	\$ 79,091
Q4	\$ 2,563,753	\$ 314,065	\$ 2,307	\$ 1,339,771	\$ 54,318	\$ 162,426
TOTAL	\$ 9,689,252	\$ 6,887,781	\$ 442,445	\$ 3,334,088	\$ 173,025	\$ 291,880
2024 BUDGET	\$ 10,959,931	\$ 11,120,431	\$ 440,138	\$ 3,792,825	\$ 2,372,000	\$ 515,687
% OF BUDGET	88.41%	61.94%	100.52%	87.91%	7.29%	56.60%

	GENERAL FUND	CAPITAL RESERVE	2023 LIQUID FUELS	SEWER OPERATING	SEWER CONSTRUCTION	ARPA FUND
Q1	\$ 1,938,559	\$ 239,383	\$ -	\$ 618,052	\$ 3,780	\$ 8,153
Q2	\$ 2,855,401	\$ 572,230	\$ -	\$ 1,874,930	\$ 21,742	\$ 24,997
Q3	\$ 2,012,719	\$ 1,308,031	\$ 447,600	\$ 568,320	\$ 2,699	\$ 37,095
Q4	\$ 2,170,379	\$ 283,835	\$ -	\$ 1,273,844	\$ 141,800	\$ 70,568
	\$ 8,977,059	\$ 2,403,480	\$ 447,600	\$ 4,335,147	\$ 170,021	\$ 140,814
2023 BUDGET	\$ 10,053,643	\$ 6,228,993	\$ 447,600	\$ 4,290,821	\$ 1,797,000	\$ 357,645
% OF BUDGET	89.29%	38.59%	100.00%	101.03%	9.46%	39.37%

GENERAL FUND

Income

301.100 · Real Estate Taxes - Current
301.102 · Specialty Taxes
310.200 · Earned Income Taxes
Taxes Other

Total Taxes Other

Licenses, permits and fees

Total Licenses, permits and fees

Fines and Forfeits

Total Fines and Forfeits

341.010 · Interest on Investments
Other State Grants

Total Other State Grants

351.140 · ARP FEDERAL FUND

Police Services & OT Reim.

Total Police Services & OT Reim.

Building Permits

Total Building Permits

Charges for Services

	Q1 2025	Annual Budget	\$ Over Budget	% of Budget
301.100 · Real Estate Taxes - Current	785,020.73	4,599,009.34	-3,813,988.61	17.07%
301.102 · Specialty Taxes	108,966.42	800,000.00	-691,033.58	13.62%
310.200 · Earned Income Taxes	481,879.35	1,700,000.00	-1,218,320.65	28.33%
Taxes Other				
301.200 · Real Estate Taxes - Delinquent	51,820.34	100,000.00	-48,179.66	51.82%
301.300 · Returned Taxes - Upsel Sale	0.00	2,000.00	-2,000.00	0.0%
310.100 · Real Estate Transfer Taxes	91,429.26	275,000.00	-183,570.74	33.25%
310.500 · Local Services Taxes	122,477.54	400,000.00	-277,522.46	30.62%
Total Taxes Other	265,727.14	777,000.00	-511,272.86	34.2%
Licenses, permits and fees				
321.800 · Cable TV Franchise Fees	31,560.95	150,000.00	-118,439.05	21.04%
322.100 · Application fees	200.00	100.00	100.00	200.0%
Total Licenses, permits and fees	31,760.95	150,100.00	-118,339.05	21.16%
Fines and Forfeits				
331.100 · Court Fines - District Magistra	1,220.06	50,000.00	-48,779.92	2.44%
331.110 · Motor Vehicle Code Violations	16,399.11	15,000.00	3,399.11	122.66%
Total Fines and Forfeits	19,619.19	65,000.00	-45,380.81	30.18%
341.010 · Interest on Investments	89,996.75	80,000.00	9,996.75	112.5%
Other State Grants				
354.100 · Police Grants	0.00	4,000.00	-4,000.00	0.0%
354.102 · COP GRANT	0.00	83,333.33	-83,333.33	0.0%
355.010 · Public Utility Realty Tax	0.00	5,500.00	-5,500.00	0.0%
355.040 · Alcoholic Beverage Licenses	1,400.00	4,000.00	-2,600.00	35.0%
355.050 · Pension System State Aid	0.00	250,000.00	-250,000.00	0.0%
355.070 · Foreign Fire Insurance	0.00	88,000.00	-88,000.00	0.0%
356.100 · State Payments in Lieu of Taxes	0.00	400.00	-400.00	0.0%
Total Other State Grants	1,400.00	435,233.33	-433,833.33	0.32%
351.140 · ARP FEDERAL FUND	0.00	49,145.96	-49,145.96	0.0%
Police Services & OT Reim.				
362.100 · Police Services	7,743.45	10,000.00	-2,256.55	77.44%
362.101 · Reimbursement Police overtime	518.72	15,000.00	-14,481.28	3.46%
Total Police Services & OT Reim.	8,262.17	25,000.00	-16,737.83	33.05%
Building Permits				
362.410 · Building Permits	105,767.65	400,000.00	-294,232.35	26.44%
Total Building Permits	105,767.65	400,000.00	-294,232.35	26.44%
Charges for Services				
361.101 · Sewer Admin. Services	29,506.50	183,639.00	-154,132.50	16.07%
361.310 · Subdivision, Land Develop Fees	1,400.00	5,000.00	-3,600.00	28.0%
361.330 · Zoning Hearing Board Fees	7,000.00	4,000.00	3,000.00	175.0%
361.340 · Cond Use, Curative PRD Fees	0.00	750.00	-750.00	0.0%
361.341 · UCC Appeal Board Fees	4.50			
361.700 · Reproduction of Records	30.50	50.00	-19.50	61.0%
362.110 · Sale of Police Reports	810.00	4,000.00	-3,190.00	20.25%
362.130 · Security Alarm Fees	20.00	100.00	-80.00	20.0%
362.300 · Zoning Permits	8,982.26	50,000.00	-41,017.74	17.97%
362.301 · GRADING PERMITS	500.00	4,000.00	-3,500.00	12.5%
362.440 · Sewer System Permits	4,000.00	20,000.00	-16,000.00	20.0%
362.450 · Use & Occupancy Permits	0.00	2,500.00	-2,500.00	0.0%

GENERAL FUND

	Q1 2025	Annual Budget	\$ Over Budget	% of Budget
362.475 - Well Permits	200.00	1,500.00	-1,300.00	13.33%
362.480 - Pool Permits	0.00	100.00	-100.00	0.0%
362.485 - Sign Permits	0.00	3,000.00	-3,000.00	0.0%
362.491 - Fireworks Permits	0.00	200.00	-200.00	0.0%
362.493 - TRANSIENT DWELLING	3,500.00	20,000.00	-16,500.00	17.5%
362.495 - UCC Fees	234.00	800.00	-566.00	29.25%
362.600 - Miscellaneous Permits	230.44	500.00	-269.56	46.09%
363.500 - Public Works Services	0.00	12,500.00	-12,500.00	0.0%
Total Charges for Services	56,418.20	312,639.00	-256,220.80	18.05%
367.140 - Pavilion Rental Fees	7,280.00	20,000.00	-12,720.00	36.4%
367.180 - Heritage Center Rental Fees	0.00	100.00	-100.00	0.0%
367.200 - Recreation Prog. Services	1,440.00	2,400.00	-960.00	60.0%
Other Operating Revenue				
360.100 - Miscellaneous Revenue	6.45			
387.100 - Contributions and Donations	40,800.00	5,000.00	35,800.00	816.0%
387.200 - Fees in Lieu of Improvements	11,550.00	2,000.00	9,550.00	577.5%
389.500 - Miscellaneous Reimbursements	14.44			
Total Other Operating Revenue	52,370.89	7,000.00	45,370.89	748.16%
Other Financing Sources				
391.100 - Sale of Surplus Property	0.00	5,000.00	-5,000.00	0.0%
395.000 - Refunds of Prior Year Expenses	0.00	150,000.00	-150,000.00	0.0%
395.001 - EE Portion Health Ins.	7,693.38	22,000.00	-14,306.62	34.97%
Total Other Financing Sources	7,693.38	177,000.00	-169,306.62	4.35%
392.900 - Transfer from Fund Balance	0.00	565,330.39	-565,330.39	0.0%
Total Income	2,023,402.82	10,164,958.02	-8,141,555.20	19.91%
Expense				
General Government				
400.110 - Salary & Wages - Legislative	6,812.50	27,250.00	-20,437.50	25.0%
400.192 - Legislative SSI Tax	521.16	2,084.63	-1,563.47	25.0%
400.260 - Minor Equipment	0.00	1,000.00	-1,000.00	0.0%
400.420 - Dues, Subscriptions & Membershi	516.00	1,500.00	-985.00	34.33%
400.460 - Legislative -Meetings & Training	622.00	3,000.00	-2,378.00	20.73%
400.540 - Legislative - Donations	0.00	1,000.00	-1,000.00	0.0%
401.110 - Admin Salaries & Wages	32,307.72	140,000.00	-107,692.28	23.08%
401.192 - Admin SSI Taxes	2,450.39	10,710.00	-8,259.61	22.88%
401.196 - Admin Health Insurance	7,308.48	29,000.00	-21,691.52	25.2%
401.198 - Non-Uniformed Pension Plan	2,907.69	11,700.00	-8,792.31	24.85%
401.199 - Admin Life and Disability Ins	172.60	1,044.00	-871.40	16.53%
401.200 - Administration Allowances	731.60	2,500.00	-1,768.40	29.26%
401.220 - Admin Operating Supplies	0.00	500.00	-500.00	0.0%
401.231 - ADMIN VEHICLE GASOLINE	0.00	1,160.00	-1,160.00	0.0%
401.235 - ADMIN VEHICLE REPAIRS & MAINT	22.68	1,000.00	-977.32	2.27%
401.260 - Admin Minor Equipment	0.00	1,500.00	-1,500.00	0.0%
401.420 - Admin Dues, Subscriptions & Mem	0.00	6,000.00	-6,000.00	0.0%
401.460 - Admin Meetings & Training	554.00	26,000.00	-25,446.00	2.13%
402.110 - Fin Admin Salaries & Wages	17,308.80	75,000.00	-57,691.20	23.08%
402.192 - Fin Admin SSI Taxes	1,322.50	5,737.50	-4,415.00	23.05%
402.196 - Fin Admin Health Insurance	3,003.60	13,000.00	-9,996.40	23.11%
402.198 - Fin Admin Non-Uni Pension Plan	0.00	6,750.00	-6,750.00	0.0%

GENERAL FUND

	Q1 2025	Annual Budget	\$ Over Budget	% of Budget
402.199 - Fin Admin Life & Disability Ins	172.60	1,044.00	-871.40	16.53%
402.220 - Fin Admin Operating Supplies	229.00			
402.310 - Fin Admin Professional Svcs	14,357.97	30,000.00	-15,642.03	47.86%
403.110 - Tax Collection Salaries & Wages	2,307.72	10,000.00	-7,692.28	23.08%
403.192 - Tax Collection SSI Taxes	176.52	765.00	-588.48	23.08%
403.199 - Tax Collection Bond Ins	0.00	2,000.00	-2,000.00	0.0%
403.215 - Tax Collection Postage	0.00	2,900.00	-2,900.00	0.0%
403.220 - Tax Collection Operating Supply	0.00	1,600.00	-1,600.00	0.0%
403.310 - Tax Collection Professional Srv	10,022.13	35,000.00	-24,977.87	28.64%
404.310 - Township Solicitor	11,713.67	56,925.00	-45,211.33	20.58%
404.314 - Legal Services Special Counsel	0.00	5,000.00	-5,000.00	0.0%
405.110 - Secretary Salaries & Wages	43,866.49	172,774.16	-128,907.67	25.39%
405.120 - Secretary OT	2,266.83	8,000.00	-5,733.17	28.34%
405.179 - Secretary Longevity	700.00	1,200.00	-500.00	58.33%
405.192 - Secretary SSI Taxes	3,570.95	13,921.02	-10,350.07	25.65%
405.196 - Secretary Health Insurance	15,730.32	55,000.00	-39,269.68	28.6%
405.198 - Secretary Non-Uni Pension Plan	4,066.02	16,377.67	-12,311.65	24.83%
405.198 - Secretary Life & Disability Ins	473.66	3,132.00	-2,658.34	15.12%
405.460 - Secretary Meetings & Training	199.00			
406.215 - Gen Govt Postage	2,656.63	3,700.00	-1,043.37	71.8%
406.220 - Gen Govt Operation Supplies	2,190.39	7,000.00	-4,809.61	31.29%
406.310 - Gen Govt Professional Svcs	2,695.00	34,800.00	-32,105.00	7.74%
406.320 - Gen Govt Communications	2,636.06	12,200.00	-9,563.94	21.61%
406.340 - Gen Govt Advertising & Printing	1,694.29	11,500.00	-9,805.71	14.73%
406.374 - Gen Govt Office Equipment Maint	0.00	500.00	-500.00	0.0%
406.384 - Gen Govt Equipment Leases	307.00	4,000.00	-3,693.00	7.68%
407.252 - Computer Parts & Supplies	0.00	1,000.00	-1,000.00	0.0%
407.260 - Technology Minor Equipment	179.96	2,000.00	-1,820.02	9.0%
407.421 - Gen Gov. SAS Subscriptions	3,774.16	59,809.21	-56,035.05	6.31%
407.450 - Contracted Services	17,451.05	76,361.84	-58,910.79	22.85%
407.451 - GEN GOV IT CONTRACTED SERVICES	4,608.00	24,000.00	-19,392.00	19.2%
408.310 - Township Engineer	20,691.73	80,000.00	-59,308.27	25.87%
409.220 - Building Operating Supplies	260.98	5,000.00	-4,739.02	4.35%
409.260 - New Building Maint Minor Equip.	0.00	4,000.00	-4,000.00	0.0%
409.360 - Building Utilities	14,341.93	35,000.00	-20,658.07	40.98%
409.361 - New Building Utilities & Maint.	375,316.17	150,000.00	225,316.17	250.21%
409.373 - Building Maint & Repairs	1,700.39	17,000.00	-15,299.61	10.0%
409.374 - New Bld. Cntrl. Janitor Serv.	0.00	95,000.00	-95,000.00	0.0%
409.450 - Building Contracted Services	1,723.22	6,000.00	-4,276.78	28.72%
Total General Government	638,640.58	1,412,946.03	-774,305.45	45.2%
Public Safety				
410.120 - Police Salaries & Wages-Admin	28,384.62	123,000.00	-94,615.38	23.08%
410.130 - Police Salaries & Wages-Officer	403,771.15	1,777,433.22	-1,373,662.07	22.72%
410.140 - Police Salaries & Wages-Civilian	28,291.20	122,595.20	-94,304.00	23.08%
410.179 - Police Longevity Pay	15,443.61	43,167.41	-27,723.80	35.78%
410.180 - Police Overtime Wages	7,802.07	210,000.00	-202,197.93	3.72%
410.185 - Sick & Vacation Buy Back	0.00	70,000.00	-70,000.00	0.0%
410.187 - Police Overtime Civ Support	0.00	1,500.00	-1,500.00	0.0%
410.191 - Uniform Allowance	2,802.91	16,800.00	-13,997.09	16.68%

GENERAL FUND

	Q1 2025	Annual Budget	\$ Over Budget	% of Budget
410.192 · Police SSI Taxes	37,175.69	179,598.73	-142,423.04	20.7%
410.196 · Police Health Insurance	114,069.37	500,000.00	-385,930.63	22.81%
410.197 · Police Pension Plan	0.00	314,635.00	-314,635.00	0.0%
410.198 · Police Life & Disability Ins	3,825.72	25,056.00	-21,230.28	15.27%
410.199 · Police Non-Uniform Pension	2,726.22	11,168.57	-8,442.35	24.41%
410.200 · Police 457 Contribution	2,571.25	8,400.00	-5,828.75	30.61%
410.215 · Police Community Outreach	2,238.26	3,000.00	-761.74	74.61%
410.220 · Police Operating Supplies	832.26	7,500.00	-6,667.74	11.1%
410.221 · Crime Scene Supplies	0.00	1,000.00	-1,000.00	0.0%
410.222 · Ammunition/Field Materials	6,670.39	22,000.00	-15,329.61	40.32%
410.231 · Vehicle Fuel	7,187.42	80,000.00	-72,812.58	8.98%
410.238 · Uniform Expense	708.00	7,000.00	-6,292.00	10.11%
410.260 · Police Minor Equipment	5,014.56	8,000.00	-2,985.44	62.68%
410.270 · Police IT	8,376.88	35,000.00	-26,623.12	23.94%
410.310 · Police Professional Services	3,473.60	20,500.00	-17,026.40	16.94%
410.314 · Civil Service Comm Solicitor	0.00	3,000.00	-3,000.00	0.0%
410.320 · Police Communications	5,986.21	24,000.00	-18,013.79	24.94%
410.331 · Travel/Lodging	2,992.61	12,500.00	-9,507.39	23.94%
410.341 · Police Advertising & Printing	0.00	2,000.00	-2,000.00	0.0%
410.373 · Police Maint & Repair Bldg	2,215.17	11,150.00	-8,934.83	19.87%
410.374 · Police Equipment Maint.	238.53	5,000.00	-4,761.47	4.77%
410.384 · POLICE EQUIPMENT LEASES	207.00	850.00	-643.00	24.35%
410.420 · Police Dues, Subscriptions	0.00	1,000.00	-1,000.00	0.0%
410.421 · POLICE SaaS SUBSCRIPTIONS	15,552.18	64,100.00	-48,547.82	24.26%
410.450 · Police Contracted Services	30,492.98	119,858.31	-89,365.33	25.44%
410.451 · Police Vehicle Maintenance	5,278.94	60,000.00	-54,721.06	8.8%
410.460 · Police Meetings & Training	6,369.30	36,000.00	-29,630.70	17.69%
411.232 · Fire Department Fuel	2,231.63	12,000.00	-9,768.37	18.6%
411.540 · Foreign Fire Payments	0.00	88,000.00	-88,000.00	0.0%
411.541 · Disbursement to Fire Company	-4,408.81			
413.310 · Prof Services -BC Officer	44,179.31	280,000.00	-235,820.69	15.78%
413.311 · Prof Services - SEO	3,150.00	24,000.00	-20,850.00	13.13%
413.319 · Code Enforcement UCC Fees	0.00	1,000.00	-1,000.00	0.0%
414.220 · Planning & Zoning Supplies	0.00	500.00	-500.00	0.0%
414.310 · Planning & Zoning Prof Svcs	16,773.75	64,900.00	-48,126.25	19.85%
414.313 · Planning & Zoning Engineering	0.00	2,500.00	-2,500.00	0.0%
414.314 · Planning & Zoning Legal	15,938.75	65,000.00	-49,061.25	24.52%
414.319 · MS4 Fees	0.00	15,000.00	-15,000.00	0.0%
414.341 · Planning & Zoning Advertising	491.90	2,500.00	-2,008.10	19.68%
414.421 · Planning & Zoning SaaS subs.	1,100.01	9,150.00	-8,049.99	12.02%
415.220 · Emer Mgmt Operating Supplies	1,472.43	1,000.00	472.43	147.24%
415.364 · Emergency Management Operations	0.00	13,500.00	-13,500.00	0.0%
415.431 · EMA GASOLINE	152.05	500.00	-347.95	30.41%
415.434 · EMA VEHICLE MAINT.	12.00	3,000.00	-2,988.00	0.4%
415.460 · Emer Mgmt Meetings & Training	0.00	500.00	-500.00	0.0%
	833,991.12	4,529,462.44	-3,695,471.32	18.41%
427.220 · Solid Waste Coll Supplies	90.00	1,500.00	-1,410.00	6.0%
427.450 · Contracted Svcs - Clean-Up Days	0.00	35,000.00	-35,000.00	0.0%

Total Public Safety
Public Works - Other

GENERAL FUND

Total Public Works - Other
PW-Hwys, Roads & Streets

	Q1 2025	Annual Budget	\$ Over Budget	% of Budget
	90.00	38,500.00	-36,410.00	0.25%
430.110 · Public Works Salaries	171,960.41	854,974.46	-683,014.07	20.11%
430.120 · Public Works OT Wages	21,318.15	40,000.00	-18,681.85	53.3%
430.178 · PW Longevity	600.00	7,700.00	-7,100.00	7.79%
430.192 · Public Works SSI Taxes	14,690.44	69,054.60	-54,364.16	21.27%
430.196 · Public Works Health Insurance	58,627.50	240,000.00	-181,372.40	24.43%
430.198 · Public Works N-U Pension	15,681.94	122,593.90	-107,011.96	12.71%
430.199 · Public Works Life & Disab Ins	1,608.94	12,672.00	-11,065.06	12.68%
430.220 · Public Works Oper Supplies	527.65	15,000.00	-14,472.35	3.52%
430.231 · Public Works Gasoline	765.08	10,000.00	-9,234.92	7.65%
430.232 · Public Works Diesel	19,090.90	50,000.00	-30,909.10	38.18%
430.234 · Public Works Vehicle Supplies	1,086.21			
430.238 · Public Works Uniforms	0.00	9,000.00	-9,000.00	0.0%
430.242 · PW Safety Gear & Equip	570.93	5,000.00	-4,429.07	11.42%
430.260 · Public Works Minor Equip Purch	0.00	12,000.00	-12,000.00	0.0%
430.261 · PW Shop Tools	667.69	8,000.00	-5,332.31	11.13%
430.310 · Public Works Professional Svcs	0.00	2,500.00	-2,500.00	0.0%
430.320 · Public Works Communications Exp	596.56	2,000.00	-1,403.44	29.83%
430.341 · Public Works Advertising	0.00	800.00	-800.00	0.0%
430.373 · Public Works Maint & Rep Bldg	5,066.36	13,000.00	-7,933.64	38.97%
430.376 · PW Equip. Maint. & Supp.	22,952.58	65,000.00	-42,037.42	35.33%
430.384 · Public Works Equip Rental	207.00	17,000.00	-16,793.00	1.22%
430.420 · Public Works Dues, Subscription	0.00	450.00	-450.00	0.0%
430.421 · PW SaaS SUBSCRIPTIONS	1,099.96	12,200.00	-11,100.02	9.02%
430.450 · Public Works Contracted Svcs	0.00	7,500.00	-7,500.00	0.0%
430.451 · Public Works Vehicle Maint	4,642.00			
430.460 · Public Works Meetings & Trainin	647.00	10,000.00	-9,353.00	6.47%
432.220 · Snow & Ice Rem Oper Supplies	55,376.88	125,000.00	-69,623.12	44.3%
432.375 · Snow & Ice Rem Equipment Maint	5,501.54	8,000.00	-2,498.36	68.77%
432.450 · Snow & Ice Rem Subcontractors	0.00	15,000.00	-15,000.00	0.0%
433.220 · Traffic Signals & Signs Supply	0.00	7,500.00	-7,500.00	0.0%
433.350 · Traffic Signals & Signs Utiliti	954.19	5,000.00	-4,045.81	19.08%
433.450 · Traffic Signals Contracted Svcs	325.00	20,475.00	-20,150.00	1.58%
438.220 · Road Maint Supplies	720.45	80,000.00	-79,279.55	0.9%
438.613 · Vegetation Control	2,247.89	2,500.00	-252.11	89.92%
	407,441.45	1,847,919.98	-1,440,478.53	22.05%
452.390 · Recreation Fees	241.51	1,000.00	-758.49	24.15%
454.110 · Park Salary & Wage	3,519.83	198,938.96	-195,419.13	1.77%
454.120 · Park OT	9.23	3,000.00	-2,990.77	0.31%
454.192 · Park SSI	269.97	15,448.33	-15,178.36	1.75%
454.196 · Park Health Insurance	0.00	29,000.00	-29,000.00	0.0%
454.198 · Park N-U Pension Plan	0.00	4,879.71	-4,879.71	0.0%
454.199 · Park Life & Disability Ins	0.00	984.00	-984.00	0.0%
454.220 · Park Operating Supplies	2,022.62	7,000.00	-4,977.18	28.9%
454.231 · Park Vehicle Fuel	285.85	6,000.00	-5,714.15	4.76%
454.238 · Park Uniforms	0.00	2,000.00	-2,000.00	0.0%
454.260 · Park Minor Equipment	1,526.51	5,000.00	-3,473.49	30.53%

Total PW-Hwys, Roads & Streets
Culture and Recreation

GENERAL FUND

	Q1 2025	Annual Budget	\$ Over Budget	% of Budget
454.320 · Park Communications	293.61	1,700.00	-1,406.39	17.27%
454.340 · Park Advertising & Printing	0.00	1,500.00	-1,500.00	0.0%
454.360 · Park Utilities	3,463.05	9,000.00	-5,536.95	38.48%
454.373 · Park Repairs & Maintenance	614.41	20,000.00	-19,385.59	3.07%
454.374 · Park Equipment Maintenance	2,621.90	4,000.00	-1,378.10	65.55%
454.450 · Park Contracted Services	7,643.47	30,500.00	-22,856.53	25.06%
454.452 · Park Program Expenditures	30.00	2,500.00	-2,470.00	1.2%
454.460 · Park Meetings & Training	0.00	450.00	-450.00	0.0%
457.450 · Community Events	5,244.61	17,000.00	-11,755.39	30.85%
Total Culture and Recreation	27,786.77	359,901.00	-332,114.23	7.72%
Debt Service				
471.100 · New Twp Complex Principal	0.00	610,198.00	-610,198.00	0.0%
472.000 · NEW TWP COMPLEX LOAN INTEREST	0.00	224,802.00	-224,802.00	0.0%
Total Debt Service	0.00	835,000.00	-835,000.00	0.0%
Benefits and Withholding				
483.194 · Employer Pd Unemployment Comp	0.00	35,000.00	-35,000.00	0.0%
483.195 · Employer Pd Worker's Comp	55,142.84	270,000.00	-214,857.16	20.42%
493.200 · Federal Healthcare Tax	0.00	250.00	-250.00	0.0%
Total Benefits and Withholding	55,142.84	305,250.00	-250,107.16	18.07%
Insurance				
486.350 · Property & Liability Insurance	0.00	165,850.00	-165,850.00	0.0%
486.355 · Professional Bonds	8,455.00	15,000.00	-6,545.00	56.37%
Total Insurance	8,455.00	180,850.00	-172,395.00	4.68%
Other Expenses				
463.540 · TIF	0.00	216,000.00	-216,000.00	0.0%
491.000 · Refund of Prior Year Revenues	0.00	1,000.00	-1,000.00	0.0%
Total Other Expenses	0.00	217,000.00	-217,000.00	0.0%
Interfund Transfers Out				
492.300 · Interfund Transfer to Cap Fund	0.00	50,000.00	-50,000.00	0.0%
COMMITTED FUND TRANSFER	0.00	393,358.07	-393,358.07	0.0%
UNCOMMITTED FUNDS TRANSFER	0.00	443,358.07	-443,358.07	0.0%
Total 492.300 · Interfund Transfer to Cap Fund	0.00	443,358.07	-443,358.07	0.0%
Total Interfund Transfers Out	1,971,547.76	10,168,187.52	-8,196,639.76	19.39%
Total Expense	51,855.06	-3,229.50	55,084.56	-1,605.67%
Net Income				

CASH ACCOUNTS BALANCES

	Q1 2025
GENERAL CASH	6,310,308.74
Payroll	72,240.95
Petty Cash	289.25
FEES IN LIEU COMMITTED	82,321.32
KOLLAR COMMITTED	5,438.71
	<u>\$ 8,470,598.97</u>

CAPITAL FUND

	Q1 2025	Annual Budget	\$ Over Budget	% of Budget
Income				
341.010 - Interest on Investments	6,967.56			
354.030 - ROUNDABOUT LEARN TASA	0.00	900,000.00	-900,000.00	0.0%
355.006 - LSA Monroe Co 2021 (6/30/2025)	0.00	116,163.00	-116,163.00	0.0%
355.010 - LSA 2019 RH TRN LN C00072203	0.00	405,000.00	-405,000.00	0.0%
355.011 - MULTIMODAL RH TRN LN C000072696	0.00	500,000.00	-500,000.00	0.0%
355.012 - LSA RH TRN LN 2021 C000078523	0.00	187,500.00	-187,500.00	0.0%
355.014 - GREEN LIGHT GO	0.00	36,358.56	-36,358.56	0.0%
355.015 - MULTIMODAL RIMROCK 2021 C000076	0.00	142,000.00	-142,000.00	0.0%
355.016 - ARP FEDERAL FUNDS	0.00	344,220.20	-344,220.20	0.0%
355.017 - DCED C000083397 ROUNDABOUT (AWA)	0.00	500,000.00	-500,000.00	0.0%
355.018 - DCED MTF 2021 (6/30/2025) Award	0.00	46,000.00	-46,000.00	0.0%
355.019 - LSA GRANT TLC BRIDGE BTW PONDS	0.00	250,000.00	-250,000.00	0.0%
355.020 - DCED MTF 2022 Award	0.00	100,000.00	-100,000.00	0.0%
357.721 - PM VISITOR BUREAU GRANT	0.00	15,000.00	-15,000.00	0.0%
391.100 - SALE OF GENERAL FIXED ASSETS	0.00	20,000.00	-20,000.00	0.0%
392.010 - Transfer from General Fund				
COMMITTED OPEN SPACE	0.00	50,000.00	-50,000.00	0.0%
UNCOMMITTED TRANSFER	0.00	393,358.07	-393,358.07	0.0%
Total 392.010 - Transfer from General Fund	0.00	443,358.07	-443,358.07	0.0%
392.900 - Use of Fund Balance	0.00	426,086.49	-426,086.49	0.0%
393.000 - Capital Lease Proceeds	0.00	357,564.00	-357,564.00	0.0%
Total Income	6,967.56	4,789,250.32	-4,782,282.76	0.15%
Expense				
401.000 - Municipal Capital Comprehensive				
DCED MTF 2021 (6/30/2025) Award	0.00	100,000.00	-100,000.00	0.0%
ENGINEERING CAP PROJECTS OTHER	0.00	15,000.00	-15,000.00	0.0%
GREENLIGHT GO + MATCH	0.00	45,448.20	-45,448.20	0.0%
NCC UPGRADE ARPA	0.00	148,968.00	-148,968.00	0.0%
Right Hand Turn Lanes (Rimrock)	0.00	1,103,807.00	-1,103,807.00	0.0%
ROUND ABOUT TASA	0.00	900,000.00	-900,000.00	0.0%
ROUNDABOUT DCED	0.00	200,000.00	-200,000.00	0.0%
ROUNDABOUT LEARN DCED C00008339	0.00	500,000.00	-500,000.00	0.0%
ROUNDABOUT LEARN ENGINEERING (A)	0.00	131,468.67	-131,468.67	0.0%
SIDEWALK ENGINEERING (ARPA)	0.00	88,468.67	-88,468.67	0.0%
401.000 - Municipal Capital Comprehensive - Other	87,404.08			
Total 401.000 - Municipal Capital Comprehensive	87,404.08	3,233,160.54	-3,145,756.46	2.7%
401.001 - ADMINISTRATION COMPREHENSIVE	12,295.00	74,459.00	-62,164.00	16.51%
410.000 - POLICE CAPITAL COMPREHENSIVE				
2025 VEHICLE + UPFIT	0.00	82,000.00	-82,000.00	0.0%
RANGE ACCESSORIES	0.00	13,000.00	-13,000.00	0.0%
Tasers	2,456.50	7,000.00	-4,543.50	35.08%
Total 410.000 - POLICE CAPITAL COMPREHENSIVE	2,456.50	102,000.00	-99,543.50	2.41%
430.000 - PW CAPITAL COMPREHENSIVE	64,656.00	450,000.00	-385,344.00	14.37%
438.610 - Maintenance & Repairs of Roads				
Paving Overlay	0.00	238,664.44	-238,664.44	0.0%
Road Marking	0.00	60,000.00	-60,000.00	0.0%
ROAD PIPES	0.00	10,000.00	-10,000.00	0.0%
Total 438.610 - Maintenance & Repairs of Roads	0.00	308,664.44	-308,664.44	0.0%

CAPITAL FUND

454.000 - PARK CAPITAL COMPREHENSIVE
 471.000 - PRINCIPAL LEASES
 472.000 - INTEREST ON LEASES
 Total Expense
 Net Income

Q1 2025	Annual Budget	\$ Over Budget	% of Budget
4,707.76	299,200.00	-294,492.24	1.57%
76,870.68	275,955.84	-199,084.96	27.86%
4,244.90	45,810.51	-41,565.61	9.27%
252,635.12	4,789,250.33	-4,536,615.21	5.28%
-245,667.56	-0.01	-245,667.56	2,456,675,600.0%

CASH ACCOUNTS BALANCES

MC Const Dist, Grant Park Lane
 Capital Reserve Cash
 Total

Q1 2024
27,504.18
516,642.67
\$ 544,146.85

LIQUID FUELS FUND

		Q1 2025	Annual Budget	\$ Over Budget	% of Budget
Income					
	341.010 · Interest on Investments	197.38	500.00	-302.62	39.48%
	355.020 · State Liquid Fuels Funds	0.00	430,845.56	-430,845.56	0.0%
Total Income		197.38	431,345.56	-431,148.18	0.05%
Expense					
	438.600 · Capital Construction	0.00	431,345.56	-431,345.56	0.0%
Total Expense		0.00	431,345.56	-431,345.56	0.0%
Net Income		197.38	0.00	197.38	100.0%

CASH ACCOUNTS BALANCE		Q1 2024
	Liquid Fuels Cash	17,971.24
	Total	\$ 17,971.24

SEWER OPERATING FUND

Income

341.010 · Interest on Investments
364.120 · Sewer Use Fees
364.130 · Reserve Capacity Fee
Total Income

Expense

429.100 · Utilities

Total 429.100 · Utilities

429.200 · BCRA Sewage Treatment

Total 429.200 · BCRA Sewage Treatment

429.244 · Operating Supplies

429.300 · Professional Services

Total 429.300 · Professional Services

429.374 · Equipment Repair & Maintenance

429.376 · CONTRACTED SERVICES

471.000 · Debt Principal - Long and Short

Total 471.000 · Debt Principal - Long and Short

472.000 · Debt Interest - Long and Short

Total 472.000 · Debt Interest - Long and Short

486.352 · Insurance Expense (Liability)

492.100 · Transfer to Sewer Construction

Total Expense

Net Income

CASH ACCOUNTS BALANCES

Q1 2025	Annual Budget	\$ Over Budget	% of Budget
56,574.07	100,000.00	-43,425.93	56.57%
987,522.97	4,064,940.00	-3,077,417.03	24.29%
10,393.17	20,000.00	-9,606.83	51.97%
1,054,490.21	4,184,940.00	-3,130,449.79	25.2%
7,836.70	40,000.00	-32,363.30	19.09%
0.00	1,000.00	-1,000.00	0.0%
2,132.04	3,600.00	-1,467.96	59.22%
992.40	4,500.00	-3,507.60	22.05%
221.07	1,500.00	-1,278.93	14.74%
1,109.25	4,500.00	-3,390.75	24.65%
467.70	2,100.00	-1,632.30	22.27%
860.65	2,800.00	-1,939.35	30.74%
2,556.14	5,000.00	-2,443.86	51.12%
756.52	4,800.00	-4,041.48	15.8%
16,734.47	69,800.00	-63,065.53	23.98%
336,143.76			
1,588.86	1,376,176.00	-1,376,587.14	0.12%
337,732.62	1,378,176.00	-1,040,443.38	24.51%
3,626.77	0.00	3,626.77	100.0%
29,583.32	75,000.00	-45,416.68	39.42%
993.75	20,000.00	-19,006.25	4.97%
44,809.75	183,639.00	-138,829.25	24.4%
29,829.39	97,650.00	-68,020.61	30.34%
0.00	21,000.00	-21,000.00	0.0%
0.00	0.00	0.00	0.0%
6,059.01	50,000.00	-43,940.99	12.12%
111,055.22	447,289.00	-336,233.78	24.83%
54,890.21	0.00	54,890.21	100.0%
1,881.00	0.00	1,881.00	100.0%
0.00	660,152.00	-660,152.00	0.0%
103,355.78	415,772.97	-312,417.19	24.86%
103,355.78	1,076,924.97	-972,569.19	9.61%
0.00	66,304.00	-66,304.00	0.0%
15,482.53	59,580.27	-44,097.74	25.99%
15,482.53	125,884.27	-110,401.74	12.3%
0.00	25,000.00	-25,000.00	0.0%
0.00	873,000.00	-873,000.00	0.0%
644,760.60	3,995,074.24	-3,350,313.64	16.14%
409,729.61	189,865.76	219,863.85	215.8%
Q1 2025			

SEWER OPERATING FUND

Sewer Operations Cash
TOTAL

Q1 2025	Annual Budget	\$ Over Budget	% of Budget
5,429,305.44			
<u>\$ 5,429,305.44</u>			

SEWER CONSTRUCTION FUND

Income

341.010 - Interest on Investments	27,699.26	50,000.00	-22,300.74	55.4%
392.000 - Transfer from Operations	0.00	873,000.00	-873,000.00	0.0%
392.900 - Use of Fund Balance	0.00	2,000,000.00	-2,000,000.00	0.0%
Total Income	27,699.26	2,923,000.00	-2,895,300.74	0.95%

Expense

429.200 - General Project				
Jockey Pump Carryover Project	0.00	1,400,000.00	-1,400,000.00	0.0%
Lateral Service Extension	0.00	125,000.00	-125,000.00	0.0%
Manhole Rehab	0.00	577,500.00	-577,500.00	0.0%
Sewer Building	0.00	275,000.00	-275,000.00	0.0%
Sewer Service Exp. Analysis	0.00	7,500.00	-7,500.00	0.0%
429.200 - General Project - Other	13,445.73			
Total 429.200 - General Project	13,445.73	2,385,000.00	-2,371,554.27	0.56%
429.313 - Engineering - Collection System	9,459.05	538,000.00	-528,540.95	1.76%
Total Expense	22,904.78	2,923,000.00	-2,900,095.22	0.78%
Net Income	4,794.48	0.00	4,794.48	100.0%

CASH ACCOUNTS BALANCES

	Q1 2024
FKB MM 2021	410,419.53
1ST NORTHERN	31,549.98
PLGIT	2,260,640.77
Total Cash	\$ 2,702,610.28

ARPA FUND

		Q1 2025	Annual Budget	\$ Over Budget	% of Budget
Income					
	341.001 - INTEREST ON INVESTMENTS	5,869.49	1,000.00	4,869.49	586.95%
	392.000 - Use of Fund Balance	0.00	430,730.44	-430,730.44	0.0%
Total Income		5,869.49	431,730.44	-425,860.95	1.36%
Expense					
	492.010 - TRANSFER TO GENERAL FUND GOV SERV. IMPROV.	0.00	49,145.96	-49,145.96	0.0%
	Total 492.010 - TRANSFER TO GENERAL FUND	0.00	49,145.96	-49,145.96	0.0%
	492.300 - TRANSFER TO CAPITAL FUND	0.00	344,220.20	-344,220.20	0.0%
Total Expense		0.00	393,366.16	-393,366.16	0.0%
Net Income		5,869.49	38,354.28	-32,494.79	15.3%

CASH ACCOUNTS BALANCES	
	PLGIT ARPA
	TOTAL CASH

Q1 2025
445,228.98
\$ 445,228.98



HanoverEngineering

3355 Route 611 • Suite 1 • Bartonsville, PA 18321-7822
Phone: 570.688.9550 • Fax: 570.688.9768 • HanoverEng.com

June 24, 2025

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

RE: 1512 & 1516 Shady Ln Lot Line Adjustment
Waiver Request Letter
Pocono Township, Monroe County
Hanover Project 5210

Dear Commissioners:

On behalf of Belmont Pike Properties LLC, we would like to request the following modifications to the Pocono Township Subdivision and Land Development Ordinance:

1. SALDO §390-49.A.(4): A waiver is requested to permit the setting of iron pins as opposed to concrete monuments, as required in this section.

Justification: There is shallow bedrock in the area of the property corners to be set, causing the setting of concrete monuments to be impractical.

If you have any questions or need additional information, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING

Salvatore J. Caiazza, PE

sjc:ebr/tmg2

S:\Projects\Private\Bethlehem-Priv\5210-1512-1516ShadyLnLotConsolidation\Docs\2025-06-24-Waiver Request Letter.docx

Enclosure(s)

cc: Jon S. Tresslar, P.E., P.L.S., T&M Associates
Jerrod Belvin, Pocono Township Manager



HanoverEngineering

3355 Route 611 • Suite 1 • Bartonsville, PA 18321-7822
Phone: 570.688.9550 • Fax: 570.688.9768 • HanoverEng.com

June 23, 2025

Jon S. Tresslar, P.E., P.L.S.
T&M Associates
74 W Broad Street Suite 300
Bethlehem, PA 18018

RE: 1512 & 1516 Shady Ln Lot Line Adjustment
Lot Line Adjustment Response Letter #2
Pocono Township, Monroe County
Hanover Project 5210

Dear Mr. Tresslar:

Hanover Engineering is in receipt of T&M Associates review letter dated June 16, 2025, for the above referenced project. Please see the following responses to the comments:

ZONING ORDINANCE COMMENTS

2. In accordance with Section 470-20.C.(1)(a), the minimum lot area is required to be 1 acre. *Lots 1 and 2 are proposed to be 0.6474 and 0.4703 acres (gross), respectively. We have reviewed the creation of the two (2) new non-conforming lots with the Zoning Officer whose response is, "While the applicant may be able to consolidate the non-conforming lots, re-subdividing them into a new configuration that results in the creation of additional non-conformities would not be permitted. Therefore, the only way the applicant could proceed with the proposed consolidation and subdivision is by obtaining variance approval from the Township Zoning Hearing Board. (Previous Comment 2) The plan now shows the existing lots to be combined into a single lot being 1.118 acres (gross) and 0.912 acres (net). The new lot is non-conforming in area, but the non-conformity of the existing conditions will be decreased by the proposed combination. No action is required.*

Response: No Response required.

3. In accordance with Section 470-20.C.(1)(b), the minimum lot width is required to be 100 feet. *This requirement and the lot width measurements for each of the new lots shall be added to the plan. (Previous Comment 3) The response and the revised plan indicate the lot width to be 217 feet; however, we are unable to determine where this measurement is taken. The lot width shall be labeled on the plan view.*

Response: The lot width has been labeled on the plan, 75 feet from the Pocono Lane R.O.W. It is 84.54' and has been labeled as an existing and proposed non-conformance on the plan.

4. In accordance with Sections 470-20.C.(2)(a) and (b), the front and side yard setbacks are required to be 75 feet and 20 feet, respectively. *The existing dwelling is shown to be located 6.4 feet from the depicted existing Shady Lane right-of-way; however, it is also approximately 6 feet from the existing side lot line. Additionally, the existing outhouse is located approximately 19 feet from the depicted existing*

17. Per Section 390-49.A.(4), "Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *The required monumentation shall be provided. (Previous Comment 17) The response letter states, "Iron pins were added along the Pocono Lane right-of-way points of inflection. Concrete monuments were not utilized due to shallow bedrock in the area. No pins were added to the Shady Lane right-of-way, as it is owned by the owner of the two subject parcels." A waiver is required to permit the use of iron pins on the outbound along Pocono Lane. Additionally, it appears two (2) additional corners on Pocono Lane must be monumented because the existing IPPs are not located on the corners.*

Response: These two property corners are located very near two existing iron pipes set by a previous surveyor. Rather than have two corners set within a few feet of each other demarking the same corner, we have located the existing iron pipe and added measurements from the existing iron pipe to the intersection of the side property boundaries and the Pocono Lane R.O.W. The other two property corners along points of inflection along the Pocono Lane R.O.W. have been set as iron pins, and certification of such is provided in the certificate of accuracy and compliance.

A waiver request has been added to the lower right of the plan for the placement of iron pins as opposed to concrete monuments.

MISCELLANEOUS COMMENTS

19. Legal descriptions for each of the new lots shall be provided for review. *(Previous Comment 19) Based on our review of the submitted description for the single new lot are as follows:*
- a. *The dimensions for the pin noted at 117.13 feet and the pipe noted at 132.57 feet could not be confirmed. These stated dimensions do not match either the written dimensions on the plan or scaled dimensions on the plan and must be clarified. It is recommended that "tick" marks be provided along with the dimension to fully identify the line being described.*

Response: The plan .pdf submitted had an issue with scaling. This discrepancy has been addressed, and the distances listed in the descriptions are correct. The plan was incorrectly scaled (plotted to fit to page rather than a 1:1 scale).

If you have any questions or need additional information, please contact the undersigned.

REQUESTS FOR MODIFICATION SUMMARY

PC Recommendation May 12th / June 9th

1. 365-8.L – Allow roof drains to discharge to storm sewer.
2. 365-13.B – Allow for the use of PADEP storm modeling methods.
3. 365-13.C – Allow for the area tributary to the existing basin to be modeled based on exist ground cover.
5. 390-29.J(6) – Eliminate requirement for title search.
9. 390-50.D.(5) – Allowing for basin slopes greater than 4:1. 3:1 proposed.
10. 390-50.D.(8) - Allowing for < 2% slope in bottom of basin as an MRC Basin is proposed.
11. 390-55.D.(1)(A) – Eliminating the requirement for Street trees along existing streets.
12. 390-55.E.(3) - Allowing for < 1% slope in bottom of basin as an MRC Basin is proposed.

Deferral Request – PC has not made a recommendation.

8. 390-48.AA – To allow for a deferral of the requirement of sidewalk along Rt 611 until sidewalks are extended to the area.

Waivers Request – PC has not made a recommendation.

4. 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.
6. 390-35 – for the establishment of a performance guarantee for the construction of the proposed public improvements as the project is State funded.
7. 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.
13. 390-58 – for the establishment common open space and Recreation Areas as the project involves the modification to a Transit Authority facility.

APPENDIX G

REQUEST FOR MODIFICATION #1

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 365-8.L

Justification for Relief: Since the roof water is "clean", and to allow the water to cross the parking area would add pollutants and increase temperature, a direct connection to the storm sewer could reduce pollutants to the MRC bed and thermal impacts to the receiving stream.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance states, "Roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment."

The roof drains are being directed to the MRC bed and minimizing pollutants to the MRC bed is beneficial to extending the life of the system.

APPENDIX G

REQUEST FOR MODIFICATION #2

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 365-13.B

Justification for Relief: The stormwater management report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Swiftwater, PA per PADEP design standards.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance section states, "All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A[1] of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution."

As this project is regulated by both the Township requirements and the PaDEP requirements, PADEP design standards were used.

APPENDIX G

REQUEST FOR MODIFICATION #3

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 365-13.C

Justification for Relief: Areas tributary to the existing stormwater management basin, to remain, are being modeled as existing ground cover. The intent of the design is to maintain the tributary areas to the existing basin. Other areas are to be modeled as per the Ordinance requirement.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance states, "For the purposes of existing conditions flow rate determination, undeveloped land shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number or Rational "C" value, as listed in Table B-2 or B-3 in Appendix A of this chapter."

A portion of the existing site drains to a previously designed stormwater management basin, which is proposed to remain. The applicant is requesting the area tributary to the existing basin be modeled based on the existing ground cover.

APPENDIX G

REQUEST FOR MODIFICATION #4

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 365-27.A

Justification for Relief: As the project is State funded and for the improvements of a public Transit Authority facility, the applicant is requesting relief on the requirement for the establishment of a performance guarantee for the timely installation and proper construction of all stormwater management controls.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance states, "For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development."

APPENDIX G

REQUEST FOR MODIFICATION #5

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-29.J(6)

Justification for Relief: Since the lot consolidation was recently completed for this project, and the information in the approved and recorded lot consolidation plan are being used, we do not see a benefit in a new title report.

Is the hardship self-imposed: X Yes No

Is the hardship related to financial issues: X Yes No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? Yes X No

Explain: The Ordinance states, "the plan submission shall include "Proof of legal interest in the property, a copy of the latest deed of record and current title search report." A copy of the latest deed of record has been provided. The boundary and easement information is based on a lot consolidation plan approved and recorded in 2024.

APPENDIX G

REQUEST FOR MODIFICATION #6

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-35

Justification for Relief: As the proposed improvements are state founded modification to a public Transit Facility, the applicant is requesting relief on the requirement of the establishment of a performance guarantee for the proposed improvements. MCTA intends to coordinate with the Township Solicitor on the establishment of the Developers Agreement required by this section of the ordinance.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance states "No final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

- (1) All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or
- (2) Proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners."

APPENDIX G

REQUEST FOR MODIFICATION #7

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-38.C.(3)

Justification for Relief: Monroe County Transit Authority will provide long term maintenance.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with § 390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners."

APPENDIX G

REQUEST FOR MODIFICATION #8

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-48.AA

Justification for Relief: A deferral of the requirement is being requested. MCTA will install sidewalks along Rt 611 when sidewalk are installed on the adjacent properties.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "Sidewalks; crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC 67M standard and Americans With Disabilities Act standards."

There are no other sections of sidewalk along Rt 611 in the vicinity of the site.

APPENDIX G

REQUEST FOR MODIFICATION #9

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-50.D.(5)

Justification for Relief: Due to the slope of the site, 3:1 basin slope are being requested to minimize the required disturbance to the existing vegetation while providing a stable and maintainable slopes.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical."

Due to the existing slope of the site, meeting this requirement would result in a substantially larger basin with additional land disturbance and tree removal. The proposed 3:1 slopes will result in a maintainable basin with minimized disturbance.

APPENDIX G

REQUEST FOR MODIFICATION #10

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-50.D.(8)

Justification for Relief: The MRC basin has a 6" diameter underdrain network via infiltration. A flat bottom ensures that the MRC basin is properly infiltrating and collecting said infiltration evenly.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow. For channel flow, a minimum grade of 1% shall be maintained."

The proposed basin is being designed as an MRC basin, with a flat bottom to promote infiltration and filtration. The basin design follows PADEP Design standards for MRC basins.

APPENDIX G

REQUEST FOR MODIFICATION #11

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-55.D.(1)(A)

Justification for Relief: There are existing trees along SR 0611 and existing overhead wires that would restrict the placement of additional street trees.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "Street trees shall be required along all existing streets abutting or within the proposed subdivision or land development."

As per Section 390-55.D(2), this street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features. There are existing trees along SR 0611 and existing overhead wires that would restrict the placement of additional street trees.



APPENDIX G

REQUEST FOR MODIFICATION #12

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-55.E.(3)

Justification for Relief: The MRC basin has a 6" diameter underdrain network via infiltration. A flat bottom ensures that the MRC basin is properly infiltrating and collecting said infiltration evenly.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "Minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be 33% (3:1 slope)."

APPENDIX G

REQUEST FOR MODIFICATION #13

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-58

Justification for Relief: As the project involves the modification to a Transit Authority facility the applicant is requesting relief on the requirement for open space, recreation areas and in-lieu fees associated with the development.

Is the hardship self-imposed: ☐ Yes ☒ No

Is the hardship related to financial issues: ☐ Yes ☒ No

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance requires common open space, recreation areas and in-lieu fees "to provide adequate open spaces, recreational lands and recreational facilities to serve new inhabitants/occupants of new subdivisions/land developments, for both active and passive recreation, as is specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code and to recognize and implement the Official Recreation Plan adopted by Pocono Township".

Waiver Request Summary

Brookdale Spa

Subdivision and Land Development Ordinance

Twp Comment #	SALDO Section	Description	Township Review Letter Comment
17	390-38.C(3)	Financial security for O/M – 15%	The Board of Commissioners must make this determination
25	390-48.T(13)(a)	Driveway Slope – 12%	Recommended by Planning Commission
28	390-48.W(1)	Side Slopes	Recommended by Planning Commission
32	390-50.D(5)	Grading Side Slopes	Recommended by Planning Commission
54	390-52.E(4)(i)[1] & [4]	Looped water system	Recommended by Planning Commission
55	390-52.E(4)(i)[20][a]	Water main size	Recommended by Planning Commission
59	390-52.E(6)(d)[6]	Monitoring well	Recommended by Planning Commission
59	390-52.E(6)(d)[9]	Well pumping test	Recommended by Planning Commission
61	390-52.G(1)(b)[8]	Concrete Encasement of storm sewer not required if minimum 12" of separation but not 18"	Recommended by Planning Commission
65	390-55.B(1)	Locate existing trees	Recommended by Planning Commission
65	390-55.B(1)	Delineate existing trees for preservation	Recommended by Planning Commission
69	390-55.C(2)(e)	Rock Mulch for ground cover	Recommended by Planning Commission
73	390-55.D(1)(a)	Existing vegetation for Street trees	Recommended by Planning Commission
75	390-55.E(3) & 390-50.D(8)	Basin Side Slopes & Basin Bottom Slope	Recommended by Planning Commission
78	390-55.F(4)(c) & (f)	Site Element Screen Basin 1	
87	390-58	Open Space Fee In Lieu of	The Board of Commissioners must make this determination.
88	390-59.B	Parking Space width	Recommended by Planning Commission

Stormwater Management Ordinance

Twp Comment #	SALDO Section	Description	Township Review Letter Comment
SWM 10	365-13(B),	Rainfall Intensity/Data	Recommended by Planning Commission
SWM 11	365-13(D)	Rational method	Recommended by Planning Commission
SWM 2	365-8.L	Roof Drains to discharge to storm sewer	Recommended by Planning Commission

Determinations

Twp Comment #	SALDO Section	Description	Township Review Letter Comment
29 27	390-48.AA 390-48.T(14)	Sidewalk along Back Mountain Road Concrete Apron	Sidewalks are required to be provided along Back Mountain Road. (Previous Comment 29) The response letter requests that the Township confirm that offsite sidewalks and concrete aprons are not required for this project. The Board of Commissioners must make this determination.

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025- 24

A RESOLUTION GRANTING CONDITIONAL APPROVAL OF THE 1512 & 1516 SHADY LANE LOT CONSOLIDATION PLAN

WHEREAS, the applicant, Belmont Pike Properties, LLC, submitted a lot consolidation plan application titled “Lot Consolidation Plan 1512 & 1516 Shady Lane” (the “Plan”). The Plan proposes to adjust the lot line for two (2) existing properties located at the southerly intersection of Shady Lane and Pocono Lane, identified as Monroe County Tax Parcel I.D.’s 12.9.2.13 and 12.9.2.14; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated May 12, 2025, June 16, 2025 and June 25, 2025; and

WHEREAS, the Pocono Township Board of Commissioners desire to grant the conditional approval of the Plan, subject to the following.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania:

That the following requests for modification from the Subdivision and Land Development Ordinance are hereby granted:

1. SALDO Section 390-49.A.(4) – Monuments - *Applicant shall be permitted to set iron pins rather than concrete monuments as there is shallow bedrock in the area of the property corners to be set, causing the setting of concrete monuments to be impractical.*

That the “Lot Consolidation Plan 1512 & 1516 Shady Lane” as shown on the lot consolidation plan prepared by Hanover Engineering, dated March 26, 2025, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letters dated May 12, 2025, June 16, 2025 and June 25, 2025.
2. The applicant shall pay all necessary fees associated with the Plan, including but not limited to any outstanding plan account charges and all professional services fees, prior to the recording of the Plan.
3. The applicant shall obtain all required permits and approvals from other governmental agencies prior to presenting the Plan for signatures.
4. The applicant shall provide the requisite number of plans which are signed and notarized by the owner and sealed by the engineer.

5. The applicant shall meet all conditions of the final plan approval, and Plan shall be recorded within twelve (12) months of Conditional final plan approval, and agrees that if such conditions are not met, the Conditional final plan approval will be considered void.
6. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the application is denied.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the _____ day of _____, 2025.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Jerrod Belvin
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President



YOUR GOALS. OUR MISSION.

June 25, 2025

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

**SUBJECT: 1512 & 1516 SHADY LANE LOT CONSOLIDATION
LOT CONSOLIDATION PLAN REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1443, T&M PROJECT NO. POCO-R1160**

Dear Commissioners:

Pursuant to the Township's request, we have performed our second review of the above referenced project. The submitted information consists of the following items.

- Response letter prepared by Hanover Engineering dated June 23, 2025.
- Legal Description – 1512 & 1516 Shady Lane – Lot Consolidation”, prepared by Hanover Engineering, dated June 18, 2025.
- Plan entitled “Lot Consolidation Plan 1512 & 1516 Shady Lane”, prepared by Hanover Engineering, dated March 26, 2025, last revised June 23, 2025.

BACKGROUND INFORMATION

The Applicant is proposing to combine two (2) existing properties located at the southerly intersection of Shady Lane and Pocono Lane, both of which are private roads.

- A. Existing Parcel 1 (Parcel ID No. 12.9.2.13), owned by the applicant, has a gross area of 0.77 acres (per the deed) and is located within the C, Commercial Zoning District. It is bisected by Shady Lane and contains no improvements.
- B. Existing Parcel 2 (Parcel ID No. 12.9.2.14), owned by the applicant, has a gross area of 0.33 acres (per the deed) and is located within the C, Commercial Zoning District. It is bisected by Shady Lane and contains an existing house and an outhouse.

The minimum lot area required within the C, Commercial Zoning District is one (1) acre. Both existing lots are existing non-conforming in lot area. Additionally, the existing lots are both bisected by Shady Lane, a private road. The proposed lot consolidation provides for one (1) lot proposed lot being 1.118 acres (gross) and 0.912 acres (net). No development is proposed.

Based upon our review of the above information, and our previous review letter dated June 16, 2025, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. Previous Comment 1 satisfied.



2. In accordance with Section 470-20.C.(1)(a), the minimum lot area is required to be 1 acre. *Lots 1 and 2 are proposed to be 0.6474 and 0.4703 acres (gross), respectively. We have reviewed the creation of the two (2) new non-conforming lots with the Zoning Officer whose response is, "While the applicant may be able to consolidate the non-conforming lots, re-subdividing them into a new configuration that results in the creation of additional non-conformities would not be permitted. Therefore, the only way the applicant could proceed with the proposed consolidation and subdivision is by obtaining variance approval from the Township Zoning Hearing Board." (Previous Comment 2) The plan now shows the existing lots to be combined into a single lot being 1.118 acres (gross) and 0.912 acres (net). The new lot is non-conforming in area, but the non-conformity of the existing conditions will be decreased by the proposed combination. No action is required. (Previous Comment 2)*
3. In accordance with Section 470-20.C.(1)(b), the minimum lot width is required to be 100 feet. *This requirement and the lot width measurements for each of the new lots shall be added to the plan. (Previous Comment 3) The response and the revised plan indicate the lot width to be 217 feet; however, we are unable to determine where this measurement is taken. The lot width shall be labeled on the plan view. (Previous Comment 3) The plan now shows the lot width to be 84.54 feet. This is an existing non-conformity unchanged by the proposed consolidation. No action is required.*
4. In accordance with Sections 470-20.C.(2)(a) and (b), the front and side yard setbacks are required to be 75 feet and 20 feet, respectively. *The existing dwelling is shown to be located 6.4 feet from the depicted existing Shady Lane right-of-way; however, it is also approximately 6 feet from the existing side lot line. Additionally, the existing outhouse is located approximately 19 feet from the depicted existing Shady Lane right-of-way and 21 feet from the depicted existing Pocono Lane right-of-way. These additional non-conformities shall be identified and documented on the plan.*

Also, application of the required yard setbacks leaves little, if any, building envelope. We have reviewed this with the Zoning Officer whose response is, "Based on our review of the Zoning Ordinance, we do not believe there are any specific provisions that would prohibit a lot of record—that is not a non-conforming lot of record—from being developed, provided that all necessary variance relief is obtained for the dimensional non-conformity or other zoning issues associated with the proposed development, and that all other applicable provisions of the Code of Ordinances are met. However, it should be noted that these lots would not be eligible for the dimensional relief typically afforded to non-conforming lots of record, such as reduced setbacks or increased impervious coverage. This is because the lots are located within the C District, and they do not meet the criteria to be classified as non-conforming lots of record per the definitions section of the Ordinance. As such, the lots would be treated as standard lots of record and must comply with all applicable requirements of the underlying zoning district."

(Previous Comment 4) The existing non-conforming setbacks for the dwelling and the outhouse have been labeled on the plan. The proposal does not increase or decrease these non-conformities. It is noted that the combined parcel reflects a very small unusable building envelope based on the yard setbacks. (Previous Comment 4)

5.-6. Previous Comments satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

7.-16. Previous Comments satisfied.



17. Per Section 390-49.A.(4), "Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *The required monumentation shall be provided. (Previous Comment 17) The response letter states, "Iron pins were added along the Pocono Lane right-of-way points of inflection. Concrete monuments were not utilized due to shallow bedrock in the area. No pins were added to the Shady Lane right-of-way, as it is owned by the owner of the two subject parcels." A waiver is required to permit the use of iron pins on the outbound along Pocono Lane. Additionally, it appears two (2) additional corners on Pocono Lane must be monumented because the existing IPPs are not located on the corners. (Previous Comment 17) The response letter states, "These two property corners are located very near two existing iron pipes set by a previous surveyor. Rather than have two corners set within a few feet of each other demarking the same corner, we have located the existing iron pipe and added measurements from the existing iron pipe to the intersection of the side property boundaries and the Pocono Lane R.O.W. The other two property corners along points of inflection along the Pocono Lane R.O.W. have been set as iron pins, and certification of such is provided in the certificate of accuracy and compliance." A waiver to the concrete monuments has been requested. The justification states, "There is shallow bedrock in the area of the property corners to be set, causing the setting of concrete monuments to be impractical." We do not have an issue with this waiver request based on the justification.*

MISCELLANEOUS COMMENTS

18.-24. Previous Comments satisfied.

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

If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Salvatore Caiazzo, P.E. – Hanover Engineering
Raynold W. Wilson III, P.L.S. – Hanover Engineering
Belmont Pike Properties, LLC – Owner/Applicant (njpl@ptd.net, kipl@ptd.net)
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025- 25

**A RESOLUTION GRANTING CONDITIONAL
APPROVAL OF THE MONROE COUNTY TRANSPORTATION AUTHORITY
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

WHEREAS, the applicant, Monroe County Transit Authority, submitted a plan application titled "Monroe County Transit Authority Transit Facility Preliminary/Final Land Development Plan" (the "Plan"). The applicant proposes to construct a new 43,900 square foot building addition, with associated parking areas, fueling area, salt and parts storage area, and additional stormwater management facilities. The property is known as Monroe County Tax ID No. 12.11.1.22; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated January 21, 2025, May 8, 2025 and June 5, 2025; and

WHEREAS, the Pocono Township Planning Commission recommended the conditional plan approval of the Plan at a meeting held on June 9, 2025; and

WHEREAS, the Pocono Township Board of Commissioners desires to take final action on this Plan.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania:

That the following requests for modification from the Subdivision and Land Development Ordinance are hereby granted:

1. SALDO Section 390-29.J.(6): Current title search report. *The applicant shall not be required to provide a current title search report. The applicant has provided a copy of the current deed to the property, which provides proof of legal interest in the property.*
2. SALDO Section 390-50.D.(5): "The maximum slope of the earthen detention basin embankments shall be four horizontals to one vertical." *Applicant is proposing a slope of 3:1 to minimize the required disturbance to the existing vegetation.*
3. SALDO Section 390-50.D.(8): "In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow." *Applicant is proposing 0% slope, which is necessary for the infiltration basin.*
4. SALDO Section 390-55.D.(1)(a): Street Trees. *Applicant is not proposing street trees along SR 0611 as there are existing trees along SR 0611 and existing overhead wires that would restrict the placement of additional street trees.*

5. SALDO Section 390-55.E(3): Minimum Grades Inside Stormwater Basins. *The applicant shall be permitted to have a flat basin bottom for managed release purposes.*

That the following requests for waiver from the Brodhead/McMichael Creek Stormwater Management Ordinance is hereby granted:

1. SMO Section 365-8.L.: "Roof drains should not be connected to streets, sanitary or storm sewers, or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater." *Applicant proposes to have all roof drains connect to the storm sewer.*
2. SMO Section 365-13.B.: Design Criteria for Rainfall Data. *The applicant is proposing to utilize the NOAA Atlas 14 rainfall data as part of the stormwater management analysis to be consistent with the NPDES Application calculations.*
3. SMO Section 365-13.C.: "For the purposes of existing conditions flow rate determination, undeveloped land shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number or Rational "C" value, as listed in Table B-2 or B-3 in Appendix A of this chapter." *The applicant is proposing to model remaining areas tributary to the existing stormwater management basin as existing ground cover. Other areas are to be modeled as per the Ordinance.*

That the "Monroe County Transit Authority Transit Facility Preliminary/Final Land Development Plan" as shown on the plan prepared by Stantec, dated November 25, 2024, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer's letters dated January 21, 2025, May 8, 2025 and June 5, 2025.
2. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security, if deemed necessary by the Township.
3. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security, if deemed necessary by the Township.
4. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township, if deemed necessary by the Township.
5. The applicant shall pay all necessary fees associated with the Plan, including but not limited to any outstanding plan account charges and all professional services fees, prior to the recording of the Plan.
6. The applicant shall obtain all required permits and approvals from other governmental and regulatory agencies prior to presenting the Plan for signatures.

7. The applicant shall provide the requisite number of plans which are signed and notarized by the owner and sealed by the engineer.
8. The applicant shall meet all conditions of the plan approval, and Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the Conditional Plan approval will be considered void.
9. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the Plan is denied.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the _____ day of _____, 2025.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Jerrod Belvin
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President



YOUR GOALS. OUR MISSION.

May 8, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: MCTA TRANSIT FACILITY EXPANSION – 134 MCTA DRIVE
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1421, T&M PROJECT NO. POCO-R0990**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a review of the Preliminary/Final Land Development Plan Application for MCTA Transit Facility Expansion. The submitted information consists of the following items.

- Response letter prepared by Stantec dated April 14, 2025.
- Monroe County Planning Commission review letter dated February 4, 2025.
- Community/Financial Impact Analysis prepared by Stantec dated April 14, 2025.
- Landscape Narrative prepared by Stantec dated March 31, 2025.
- PennDOT email regarding need for HOP dated March 19, 2025.
- Monroe County Transit Authority Site Lighting Plan set prepared by Stantec, 3 sheets, undated.
- Monroe County Transportation Authority Facility Fuel Tank Screen Wall and Salt Storage Wall report prepared by Stantec, dated March 31, 2025.
- Building Elevation Plan Set prepared by Stantec, 3 sheets, dated March 21, 2025.
- Deed of Consolidation dated June 11, 2024 for parcels 12.111383, 12.111.22, and 12.111926.
- Closure Report.
- Requests for Modifications.
- Geotechnical Report prepared by Susquehanna Civil dated June 2024.
- Phase 1 Environmental Assessment prepared by Niclaus Engineering Corporation, dated April 17, 2009.
- Wetlands & Watercourses Identification & Delineation Report prepared by McCormick Taylor, dated March 2023.
- ESPC Supporting Calculations prepared by Newell Tereska & Mackay, undated.
- Erosion & Sediment Pollution Control Plans prepared by Newell Tereska & Mackay, 19 sheets, dated November 25, 2024, last revised March 31, 2025.
- Post Construction Stormwater Management Report prepared by Newell Tereska & Mackay, dated April, 2025.
- Post Construction Stormwater Management Plans prepared by Newell Tereska & Mackay, 11 sheets, dated November 25, 2024, last revised March 31, 2025.
- Monroe County Transit Authority Transit Facility Preliminary/Final Land Development Plan set prepared by Stantec, 25 sheets, dated November 25, 2024, last revised March 31, 2025.



BACKGROUND INFORMATION

The Applicant, Monroe County Transportation Authority, has submitted a plan proposing development to their existing site at 134 MCTA Drive in Scotrun. The property is located within the C, Commercial, Zoning District and consists of a single parcel (Tax ID No. 12/11/1/22). The property has an area of 36.148 acres and contains an existing maintenance building, parking areas, fueling area, stormwater management facilities, wooded areas with steep slopes, an unnamed tributary to the Scot Run watercourse, and wetlands. The site is currently served by public water and sewer.

The project proposes a new 43,900 square foot building addition, new parking areas, fueling area, salt and parts storage areas, and additional stormwater management facilities.

In accordance with Section 470-20 of the Zoning Ordinance, vehicle service and repair facilities, vehicle fueling stations, and governmental uses are permitted within the C, Commercial Zoning District.

The project site is located within the A Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Scot Run, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).

Based upon our review of the above information and our previous review letter dated January 21, 2025, we offer the following comments and/or recommendations related to the proposed development.

ZONING ORDINANCE COMMENTS

1. Per Section 470-34.D.(1) and (2), "Required loading spaces. Every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area." and "An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length." *No loading spaces are shown on the plans. The applicant shall address truck loading requirements for the site. (Previous Comment 1) The calculation has been added to the plan, but shall include all new building area, not just the bus storage. While the number of provided loading spaces appears to be correct, the calculation shall be revised accordingly.*
2. In accordance with Section 470-121, no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:
 - a. The applicant supplying satisfactory evidence, where applicable, that the property and the proposed use thereof in compliance of the Sewage Facilities Act of the Commonwealth of Pennsylvania and regulations promulgated pursuant thereto by the Pennsylvania Department of Environmental Protection." *All approvals required by the Pennsylvania Department of Environmental Protection shall be provided to the Township. (Previous Comment 2.a.) The response letter acknowledges this requirement.*



- b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *The proposed earth disturbance exceeds one (1) acre, and an NPDES Permit is required from the Monroe County Conservation District. All correspondence with, submissions to, and NPDES Permit from the County Conservation District shall be provided to the Township. (Previous Comment 2.b) The response letter acknowledges this requirement.*

3. Previous Comment 3 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers in Comments 38, 44, 46, 47, 67, and 68 have been requested.

- 4.-6. Previous Comments satisfied.
7. In accordance with Section 390-29.G, Existing resources and site analysis. "For all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property." The information required in Subsections (1) through (12) shall be included. *The Existing Resources and Site Analysis plan shall be prepared and submitted in accordance with the requirements of this Section including, but not limited to, an aerial photograph, identification of slopes between 15% and 25%, and vegetative cover conditions. Additionally, it shall cover the area of the proposed development site and within 500 feet of the site. All easements and other encumbrances of property which are or have been filed of record with the Recorder of Deeds of Monroe County shall be shown on the plan. Topography shall be coordinated with official USGS benchmarks and the location and datum shall be shown on the plan. This may be combined with the site context map. (Previous Comment 7) Per Subsection (5), soils and their accompanying data must also be added to the plan.*
- 8.-12. Previous Comments satisfied.
13. Per Section 390-29.I.(20), the improvements plan shall include the "Name and address of the owner of record (if a corporation, give name of each officer) and current deed book and page where the deed of record is recorded." *The required deed book and page information shall be provided on the plan. (Previous Comment 13) The Cover Sheet has been revised to identify two (2) parcel IDs. The 2024 Deed of Consolidation created a single lot. The parcel ID and the Deed Book and Page number must be revised to reflect the consolidation.*
- 14.-25. Previous Comments satisfied.



26. In accordance with Section 390-29.J.(6), the plan submission shall include "Proof of legal interest in the property, a copy of the latest deed of record and current title search report." *The Applicant shall provide the latest deed of record and current title search report. (Previous Comment 26) A current title search report must still be provided.*
27. In accordance with Section 390-29.J.(7)(c), Water supply information. Publicly owned central system. "A letter from the water company or authority stating that said company or authority will supply the development including a verification of the adequacy of service." *A letter from BCRA shall be provided verifying adequate service of the proposed development. (Previous Comment 27) The response letter acknowledges this requirement.*
28. In accordance with Section 390-29.J.(8)(a), "Completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act and PADEP." *The Applicant shall provide a copy of the PADEP Act 537 Approval to the Township. The Sewage Facilities Planning Module has been reviewed under separate cover. (Previous Comment 28) The response letter acknowledges this requirement.*
29. In accordance with Section 390-29.J.(8)(c), "If service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so." *The Applicant shall obtain and provide the required written certification from both BCRA for treatment and the Township for conveyance. (Previous Comment 29) The response letter acknowledges this requirement.*
30. In accordance with Section 390-29.J.(9), supporting documents to be submitted include "A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list." In addition, and in accordance with Section 390-29.J.(19), "All required state or federal environmental and other permits." *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
 - a. *Monroe County Planning Commission – Comment letter dated February 4, 2025 received*
 - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
 - c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*
 - d. *Pocono Township – Sanitary Sewer Review and Service, all comments received by the Township Sewer Engineer shall be addressed.*
 - e. *Brodhead Creek Regional Authority – Water Service Will-Serve*
 - f. *Pocono Township Fire Department*

(Previous Comment 30) The response letter acknowledges these requirements.

31. In accordance with Section 390-29.J.(10), the Applicant shall provide "Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)" *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided. (Previous Comment 31) The response letter acknowledges this requirement.*



32. In accordance with Section 390-29.J.(14), "Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the preliminary plan shall be accompanied by a letter from the owner or lessee of such line stating any conditions on the use of the land and the minimum building setback and/or right-of-way-lines. This requirement may also be satisfied by submitting a copy of the recorded agreement." *The plans depict utility poles along the rear property line adjacent to the properties fronting on Scotrun Drive. Additional information regarding any easement or restrictions with respect to this utility shall be provided. (Previous Comment 32) While the plans now reflect a recorded easement for PP&L, the recorded agreement or other information identifying any restrictions must still be provided to the Township.*
- 33.-35. Previous Comments satisfied.
36. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
- All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or
- Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.
- The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation. (Previous Comment 36) The response letter acknowledges this requirement.*
37. In accordance with Section 390-38.A and Section 390-38.B, the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements." *The required documentation and agreement(s) shall be provided to the Township prior to final plan approval. (Previous Comment 37) The response letter acknowledges this requirement.*
38. In accordance with Section 390-38.C.(3), "Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with §390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities. (Previous Comment 38) The design engineer has requested a waiver to this requirement. The*



justification states, "Monroe County Transit Authority will provide long term maintenance." The Board of Commissioners must make this determination.

39. Previous Comment 39 satisfied.
40. In accordance with Section 390-46.A., "Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity." *The Erosion & Sedimentation Control Plan shall be revised to show tree protection fence along the limits of disturbance lines and/or along the dripline of the trees to be preserved. (Previous Comment 40) The tree protection fence has now been shown on the plans, but its installation must be addressed in the Staging of Earthmoving Activities on Sheet C-148.2.*
- 41.-42. Previous Comments satisfied.
43. Per Section 390-48.S. Clear sight triangles. "At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads." *Clear sight triangles shall be shown on the plan and restrictions noted. (Previous Comment 43) The clear sight triangles shall be located at the intersection of the MCTA driveway at MCTA Drive and at the intersection of MCTA Drive and Route 0611.*
44. In accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *Sidewalk shall be provided along the entire frontage of the development site unless a waiver/deferral is granted by the Board of Commissioners. (Previous Comment 44) The design engineer has requested a deferral to this requirement. The justification states, "A deferral of the requirement is being requested. MCTA will install sidewalks along RT611 when sidewalk are installed on the adjacent properties." The Board of Commissioners must make this determination.*
45. Previous Comment 45 satisfied.
46. Per Section 390-50.D.(5), "Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical." *The plan proposes the embankments to be graded at 3 to 1 and shall be revised to meet the ordinance requirement accordingly. (Previous Comment 46) The design engineer has requested a waiver to this requirement. The justification states, "Due to the slope of the site, 3:1 basin slope are being requested to minimize the required disturbance to the existing vegetation while providing a stable and maintainable slopes." We have no objection to this waiver request.*



47. Per Section 390-50.D.(8), "In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow." *The basin appears to be flat across the basin bottom due to its design as an MRC basin. If requested, we would support a waiver to this requirement since a flat bottom is required for infiltration. (Previous Comment 47) The design engineer has requested a waiver to this requirement. The justification states, "The MRC basin has a 6" diameter underdrain network via infiltration. A flat bottom ensures that the MRC basin is properly infiltrating and collecting said infiltration evenly." We have no objection to this waiver request.*
48. Previous Comment 48 satisfied.
49. In accordance with Section 390-50.D.(11)(g), "The upstream edge of the emergency spillway shall be a minimum of three feet below the spillway crest elevation." *The plans shall show the extent of the spillway material to demonstrate compliance with this requirement. (Previous Comment 49) The MRC Basin Permanent Emergency Spillway on Sheets C-806.2 and C-147.3 must be revised to show conformance with the requirement for the spillway material to extend three feet below the spillway crest elevation.*
- 50.-54. Previous Comments satisfied.
55. Per Section 390-50.D.(17), "A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cutoff trench shall be a minimum of eight feet wide, two feet deep and have side slopes of one-to-one." *A keyway meeting the requirements of this section shall be provided. The Clay Core currently shown on the plans is not adequate in size. Also, the keyway is required for entire length of the basin berm that is in a fill condition. (Previous Comment 55) The height dimension for the Clay Core must be added to the detail on Sheet C-806.1.*
56. In accordance with Sections 390-51.A. and B., "All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control", and, "Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP." *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP. (Previous Comment 56) The response letter acknowledges this requirement.*
57. In accordance with Section 390-52, "All subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy." *The Applicant shall provide confirmation of adequacy from the Township and BCRA. (Previous Comment 57) The response letter acknowledges this requirement.*
58. In accordance with Section 390-52.A.(4), "In the case of utilization of a publicly owned or other existing centralized water supply and/or sewage disposal system the developer shall submit at the preliminary stage a letter from the operator of such utility indicating the utility owner's willingness to supply service to the development and including a verification of the adequacy of the utility system to serve the proposed development. At the final approval stage an executed agreement with the service supplier shall be submitted." *A copy of the will serve letter for public sanitary sewer service and public*



water service shall be provided. (Previous Comment 58) The response letter acknowledges this requirement.

59. In accordance with Section 390-52.A.(5), "All required certificates of convenience, approvals and permits shall be obtained by the developer and/or the utility owner as a condition of preliminary approval and shall be submitted with the final plan application." *PADEP Act 537 Approval shall be obtained and a copy of the approval letter from PADEP shall be provided to the Township. (Previous Comment 59) The response letter acknowledges this requirement.*
60. In accordance with Section 390-52.E.(4)(c), "Where water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence to the Township that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. Such evidence shall be provided prior to recording of the final plan." *The required documentation confirming public water service shall be provided to the Township. (Previous Comment 60) The response letter acknowledges this requirement.*
61. Per Section 390-52.E.(4)(f), fire protection standards shall apply to the design and construction of the water system. *Confirmation of compliance with these requirements shall be provided to the Township. (Previous Comment 61) The response letter acknowledges this requirement.*
62. Pursuant to Section 390-55.B.(2), "Protection of existing vegetation. Existing vegetation designated "TO REMAIN" in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan." *Tree protection fencing shall be shown along the "proposed" treeline. A detail of the fencing shall also be added to the plans. (Previous Comment 62) The tree protection fencing has been added to the E&S plans, but it is also required to be shown on the landscape plans.*
63. Per Section 390-55.B.(6), "Clear sight triangles. All landscaping shall comply with the sight distance requirements of this chapter, including intersections of public streets and access drives of commercial, industrial, and multifamily developments." *The clear sight triangles shall be shown on the landscaping plan. (Previous Comment 63) The clear sight triangles shall be located at the intersection of the MCTA driveway at MCTA Drive and at the intersection of MCTA Drive and Route 0611.*
- 64.-66. Previous Comments satisfied.
67. Per Section 390-55.D.(1)(a), "Street trees required. Street trees shall be required Along all existing streets abutting or within the proposed subdivision or land development." *Street trees are required along SR0611. (Previous Comment 67) The design engineer has requested a waiver to this requirement. The justification states, "There are existing trees along SR0611 and existing overhead wires that would restrict the placement of additional street trees."*



68. Per Section 390-55.E.(3), "Basin grades. Minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be 33% (3:1 slope)." *The basin bottoms are proposed to be flat for managed release (MRC) purposes. Therefore, we would not be opposed to a waiver to this requirement if the applicant were to request it. (Previous Comment 68) The design engineer has requested a waiver to this requirement. The justification states, "The MRC basin has a 6" diameter underdrain network via infiltration. A flat bottom ensures that the MRC basin is properly infiltrating and collecting said infiltration evenly." We have no objection to this waiver request.*
69. Previous Comment 69 satisfied.
70. In accordance with Sections 390-55.F.(3)(g) and (h), "Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." and "Existing topographic conditions, such as embankments or berms, in conjunction with existing vegetation, may be substituted for part or all of the required property line buffers with the approval of the Township. The minimum visual effect shall be equal to or exceed that of the required buffer." *If the Applicant is requesting either of these substitutions, a demonstration of the equivalency shall be provided. (Previous Comment 70) The response letter states, "Existing, deciduous trees are located between the rear fenceline (east property line) and the 50' wide utility easement. Stantec is proposing to take credit for the existing deciduous tree as equivalent to the required deciduous Canopy Trees and Ornamental Trees for a portion of this limit (see landscape plan). Evergreen trees are proposed as required (5/100 LF) along this same area, in some of the open areas, and will create a more effective screen in combination with the existing deciduous trees." We take no issue with this request based on the unique existing site conditions.*
71. Previous Comment 71 satisfied.
72. In accordance with Section 390-55.I., "Landscape plans shall be prepared by a landscape architect licensed and registered to practice by the Commonwealth of Pennsylvania or other person deemed qualified by the Township." *The landscape plans shall be signed and sealed by the landscape architect who prepared them. (Previous Comment 72) The response letter acknowledges this requirement.*
- 73.-74. Previous Comments satisfied.
75. In accordance with Section 390-55.I.(2)(k), "A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials." *The required cost estimate for the project shall include the proposed landscaping. (Previous Comment 75) The response letter acknowledges this requirement.*
76. In accordance with Section 390-56.A.(4)(a), "Lighting plans shall be submitted for reviews and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include the following:
[1] A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location and type.



- [2] Description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights.”

The submitted plans do not contain any information on the proposed lighting. Lighting plans conforming to the ordinance requirements shall be submitted. (Previous Comment 76) Lighting plans have been provided with the current submission. The plans must be revised to show the layout and location of all proposed fixtures included in the tabulation. Additionally, several proposed fixtures that are shown on the plan must be labeled.

77. In accordance with Section 390-56.A.(5), design standards shall apply to all lighting fixtures. *Lighting plans shall comply with this section and include any notes required with respect to IESNA cutoff requirements. (Previous Comment 77) Lighting plans have been provided with the current submission. The following are noted:*
- a. *Per Section 390-56.A.(5)(u), “All lighting fixtures for off-street parking areas, off-street loading areas, driveways and for safety of persons and property must meet IESNA full cutoff.” The plans must specify the required full cutoff.*
 - b. *Per Section 390-56.A.(5)(c), “The maximum height of light fixtures, including the mounting base, is as follows: [1] Full-cutoff fixtures with 44,000 lumen lamps maximum. In parking lots: 20 feet AFG (above finished grade).” The mounting height of the new pole lighting is 30-feet plus a 3-foot base for a total of 33-feet. These must be revised to meet the ordinance requirements.*
78. Per Section 390-56.A.(6), lighting shall meet the specified performance standards. *Lighting plans conforming to the ordinance performance standards shall be submitted. (Previous Comment 78) Lighting plans have been provided with the current submission. The following are noted:*
- a. *Per Section 390-56.A.(6)(a), “All lighting shall be effectively shielded and shall be installed and/or aimed so as to shield nearby public or private property from direct glare that may create a safety hazard.” The required shielding shall be indicated.*
 - b. *Per Section 390-56.A.(6)(c), “The use of floodlights and wall-mounted luminaires shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of the Township that the employment of no other means is possible.” The luminaire schedule indicates numerous wall-mounted fixtures; however, the plan does not indicate where these are to be located. The fixture locations shall be shown on the plan and shall not be permitted to illuminate parking areas.*
79. Previous Comment 79 satisfied.
80. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
- A. Section 390-58.B.(1), “This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58.”
 - B. Section 390-58.C.(1), “The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee.”



- C. Section 390-59.F., "Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners."
- D. Section 390-58.K., "Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable."

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$14,994.00 (10.71 disturbed acres * \$1,400.00). (Previous Comment 80) The response letter indicates the Applicant will discuss this requirement with the Township.*

81.-82. Previous Comments satisfied.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

Waivers in Comments 84, 88, and 89 have been requested.

83. Previous Comment 83 satisfied.

84. In accordance with Section 365-8.L., "Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment." *The plans show the roof drains for the existing and proposed buildings connecting directly into the storm sewer. If requested, we would support a waiver to this requirement, since the roof water is "clean" and to allow the water to cross the parking area would add pollutants and increase temperature. (Previous Comment 84) The design engineer has requested a waiver to this requirement. The justification states, "Since the roof water is "clean", and to allow the water to cross the parking area would add pollutants and increase temperature, a direct connection to the storm sewer could reduce pollutants to the MRC bed and thermal impacts to the receiving stream." We have no objection to this waiver request.*

85.-87. Previous Comments satisfied.

88. In accordance with Section 365-13.B, "All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution." *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Swiftwater, PA". We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA. (Previous Comment 88) The design engineer has requested a waiver to this requirement. The justification states, "The stormwater management report utilizes rainfall values*



from NOAA Atlas 14, Volume 2, Version 3, location Swiftwater, PA per PADEP design standards." We have no objection to this waiver request.

89. In accordance with Section 365-13.C, "For the purposes of existing conditions flow rate determination, undeveloped land shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number or Rational "C" value, as listed in Table B-2 or B-3 in Appendix A of this chapter." *Table 5 on page 13 of the stormwater report indicates that 20% of the existing impervious surface within the LOD was considered as "meadow" in the calculations. The ordinance requires all of the impervious to be considered as "meadow". Therefore, the calculations shall be revised accordingly. (Previous Comment 89) The design engineer has requested a waiver to this requirement. The justification states, "Areas tributary to the existing stormwater management basin, to remain, are being modeled as existing ground cover. The intent of the design is to maintain the tributary areas to the existing basin. Other areas are to be modeled as per the Ordinance requirement." We have no objection to this waiver request.*
- 90.-91. Previous Comments satisfied.
92. In accordance with Section 365-15.A, "Any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control." *The proposed disturbance is greater than one acre, therefore, a NPDES Permit from the Monroe County Conservation District is required. All correspondence with, submissions to, and NPDES Permit from the County Conservation District, shall be provided to the Township. (Previous Comment 92) The response letter acknowledges this requirement.*
93. In accordance with Sections 365-17 and 365-19.A.(4), for any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the applicant or his/her agent has received written approval of a stormwater management site plan from the municipality, an adequate erosion and sediment control plan review by the Conservation District and an NPDES permit from the DEP, if required. *The proposed disturbed area is greater than one (1) acre, therefore an NPDES Permit is required. The Applicant shall provide a copy of the NPDES Permit and the Letter of Determination of Adequacy from the Monroe County Conservation District, as well as any correspondence pertaining to the review. (Previous Comment 93) The response letter acknowledges this requirement.*
- 94.-97. Previous Comments satisfied.
98. In accordance with Section 365-19.B.(19), the stormwater site plan shall contain "A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way." *This easement shall be provided on the plan. In the alternative, the plan may note a blanket easement for access. (Previous Comment 98) The easement or blanket easement must still be addressed on the plans.*
- 99.-101. Previous Comments satisfied.
102. In accordance with Section 365-27.A., "For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land



Development.” *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township as part of the Final Plan submission. (Previous Comment 102) The response letter states, “MCTA will discuss this requirement with the Township.”*

103. Previous Comment 103 satisfied.

104. In accordance with Section 365-29., “Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *This shall be completed at the time of Final Plan approval and as required by this Section. (Previous Comment 104) The response letter acknowledges this requirement.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

105.-112. Previous Comments satisfied.

113. The rip-rap table on page A-13 does not match the table on the E&S plan. The discrepancies shall be corrected. *(Previous Comment 113) The rip-rap summary table on page A-33 of the report still does not match the tables on Sheets C-147.4 and C-806.5. The discrepancies shall be corrected.*

114.-115. Previous Comments satisfied.

116. Appendix C is labeled as “100-year Emergency Spillway HydroCAD Model Run”. The actual spillway design calculations must also be included within this section. *(Previous Comment 116) The Emergency Spillways shall be designed for the 100-year inflow to the basin, e.g., 59.89 cfs for the MRC basin and 60.95 cfs for the forebay. The design calculations are based on only 1.5 cfs on page C-143 of the report. The calculations shall be revised accordingly.*

117.-121. Previous Comments satisfied.

MISCELLANEOUS COMMENTS

122.-130. Previous Comments satisfied.

131. The existing lot area in the Zoning Data table on Sheets C-101, C-121, and C-122 shall be revised to match the “MCTA Lot Line Adjustment Plan”. *(Previous Comment 131) The areas on the recorded plan are 36.148 Acres Gross and 34.950 Acres Net. The land development plan shall match the recorded plan.*

132.-139. Previous Comments satisfied.

140. The FloGard Detail on Sheet C-502 indicates installation only on Inlet ST12. Utility Plan Sheet C-151 shows the FloGard on Inlets ST11 and ST12. The detail on Sheet C-808 indicates installation on Inlets ST5, ST6, ST7, ST8, ST9, ST10, ST11, and ST12. These discrepancies shall be resolved. *(Previous Comment 140) The response letter states, “FloGard inserts will be installed in inlets ST4, ST4A, ST5, ST6, ST7, ST8, ST9, ST10, ST11, and ST12. The detail on sheet C-806.3 has been revised*



reference the PCSM plan for FloGuard locations.” Sheet C-503 indicates the FloGard Filter is to be used only in Inlets ST11 and ST12. This discrepancy shall be eliminated.

141.-146. Previous Comments satisfied.

147. The PCSM Underdrain Detail on Sheet C-806 should clarify any geotextile to be used around the aggregate envelope as recommended in DEP’s MRC guidance document. *(Previous Comment 147) A detail has been added to Sheet C-806.1; however, there are no dimensions on the aggregate envelope. The dimensions must be added to the detail.*

148.-150. Previous Comments satisfied.

151. There is a leader line note on the Permanent Emergency Spillway that states “RECP-5A TRM Spillway Protection”. A detail for this protection shall be added to the plans and the spillway lining shown in plan view throughout the plan set. Additionally, the spillway for the forebay appears to be rock, not geotextile, based on the plan view depiction. This shall also be clarified. *(Previous Comment 151) A detail for the RECP-5A TRM Spillway Protection lining must still be added to the plans.*

152. Dimensions shall be added to the anti-seep collar detail on Sheet C-808. *(Previous Comment 152) Additional information has been added to the anti-seep collar detail on Sheet 806.1. The detail now indicates the collar is to be “1/4” High Density Polyethylene”; however, the calculations on page A-39 of the report state that the collars are to be concrete. This discrepancy shall be corrected.*

153. Previous Comment 153 satisfied.

154. *The adjacent Zoning District shall be labeled on Sheet C-101. (New Comment)*

155. *A Chain Link Fence Pedestrian Gate detail is show on Sheet C-502. The gate is labeled with a 4’ nominal opening, but the plans show 10’wide double personnel gates. The detail shall be revised to match the plan. (New Comment)*

156. *The Clay Core Detail on Sheet C-806.1 contains a note referencing Sheet C-104. Since there is no sheet with that number in the plan set, the reference shall be corrected. (New Comment)*

157. *The pipe lengths and inverts in and out for the profile “A-A” on Sheet C-806.2 must be labeled. (New Comment)*

158. *A guiderail detail shall be added to the plan set. (New Comment)*

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

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



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

If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Richard Schlameuss – CEO, MCTA (rschlameuss@gomcta.com)
John F. Grant, P.E. – Stantec (john.grant@stantec.com)
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

July 2, 2025

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

**SUBJECT: BROOKDALE SPA – 2436 BACK MOUNTAIN DRIVE
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 4
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1425, T&M PROJECT NO. POCO-R0680**

Dear Commissioners:

Pursuant to the Township's request, we have performed a review of the Preliminary/Final Land Development Plan Application for Brookdale Spa. The submitted information consists of the following items.

- Response letter to the Land Development Review prepared by RKR Hess, dated June 13, 2025.
- Response letter to the Stormwater Management Review prepared by RKR Hess, dated June 13, 2025.
- Property Line Buffer Exhibit prepared by RKR Hess, dated June 13, 2025.
- Hydrogeologic Report Well TW-C prepared by Cook Geologic, L.L.C., dated June 12, 2025.
- Brookdale Spa – Water System Design prepared by RKR Hess, dated June 2025.
- Draft Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities.
- Draft Land Development Agreement.
- Draft Land Development Maintenance and Guaranty Agreement.
- Draft Sewage Treatment Agreement between Brookdale Enterprises and Brookdale Enterprises, LLC.
- PADEP NPDES Draft Permit – Intent to Issue dated May 27, 2025.
- Required Site Improvements cost estimate prepared by RKR Hess, dated June 13, 2025.
- Requests for Modification
- Brookdale Nordic Spa Fire Pump & Tank System prepared by Adelpia Fire, LLC, undated.
- Post Construction Stormwater Management (PCSM) & Conveyance Calculations Module 2 prepared by RKR Hess, dated August 30, 2024, last revised June 2025.
- Brookdale Spa Land Development Plan set prepared by RKR Hess, 51 sheets, dated August 30, 2024, last revised June 13, 2025.

BACKGROUND INFORMATION

The Applicant, Brookdale Enterprises, LLC, has submitted a plan proposing the Brookdale Spa Land Development on the southern side of Back Mountain Road, west of the intersection of Dyson and Brookdale Roads. The existing property, Lot 2 of the Brookdale Subdivision, is located within the RD, Recreation Zoning District and consists of a single parcel (Tax ID No. 12/11/1/32-4). The property has an area of 31.59 acres and consists of mostly woodland areas with steep slopes, the Scot Run watercourse, and wetlands.



The site is proposed to be developed with a Nordic style Spa which consists of outdoor thermal and hydrothermal amenities as well as a 2-story 38,150 s.f. building with traditional spa services, restaurant, reception area, retail spaces, and locker rooms. The plans also propose a 2-story 50-bed employee housing building and a maintenance building. The previously submitted narrative states that the spa can accommodate 400 to 525 people and will have up to 55 staff members. Spa services are booked for 4-hour sessions. The plans propose 339 parking spaces, including 9 handicap spaces, 2 bus parking spaces, and 4 off-street loading spaces. Access to the development will be via a driveway taking access from Back Mountain Road. An existing driveway access at the west end of the property is proposed to remain, but not be improved. The plan also depicts above ground and underground stormwater management facilities.

The project is proposed to be served by on-lot water and central sewage disposal. The proposed sewer system consists of a gravity collection system which conveys flows to an onsite pump station. This pump station, with a 5 Hp grinder pump, will discharge through a 4" HDPE force main to the existing Brookdale Resort Wastewater Treatment Facility. The project narrative indicates a total flow from domestic sources of 18,550 gpd.

In accordance with Section 470-19.B.(1)(b) and the 470 Attachment 1 Zoning Use Schedule Commercial indoor and outdoor recreational and entertainment uses, including restaurants, are permitted in the RD District.

The project site is located within Districts A and B-1 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Pocono Creek, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).

The Land Development Plan was accepted for review by the Pocono Township Planning Commission at its meeting held on September 9, 2024.

The following comments are planning related and reflect the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance. A technical review including comments related to the Township Stormwater Management Ordinance is provided under separate cover.

Based on our review of the above information and our previous review letter dated June 5, 2025, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

- 1.-2. Previous Comments 1-2 satisfied.
3. In accordance with Section 470-121, no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:
 - b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *All associated stormwater management plans, erosion control plans and approvals shall be provided.*



(Previous Comment 3) The response letter acknowledges these requirements. (Previous Comment 3) The NPDES Permit is currently under review with the MCCD. (Previous Comment 3) A draft NPDES permit has been issued and is currently in a 30-day public comment period.

4. Previous Comment 4 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Note that the Applicant is requesting waivers from SALDO requirements as discussed in Comments 17, 25, 28, 32, 52, 54, 55, 59, 61, 65, 69, 73, 75, 78, 87, and 88. The waiver requested in Comment 21 was granted by the Board of Commissioners on November 18, 2024.

- 5.-10. Previous Comments 5-10 satisfied.

11. In accordance with Section 390-29.J.(7), Supporting documents and information, "Water supply information. In the case of individual on-lot wells, information documenting water table depth and potential for affecting the groundwater supply. In the case of community systems:
- (a) A statement from a professional engineer of the type and adequacy of any community water supply system proposed to serve the project.
 - (d) Privately owned central system. A statement setting forth the proposed ownership of the system and responsibility for operation and maintenance.
 - (e) A copy of any application for any permit, license or certificate required by DEP or the Pennsylvania Public Utility Commission for the construction and operation of any proposed central water supply system. Land development plan approval shall be conditioned on the issuance of said permits by PA DEP and/or PA PUC."

The required information shall be provided. (Previous Comment 11) The response letter states, "A permit to drill the well has been issued by Pocono Township and well drilling is being coordinated with DEP and Pocono Township. The proposed water system will remain private, owned and operated by the property owner and only serve this lot. A licensed operator will operate the water system on behalf of the owner. Regulation by the PUC is not required. An application for a non-community, non-transient water supply permit will be submitted to DEP for the proposed water system. Copies of the application and permit will be provided to the Township as available." (Previous Comment 11) The response letter states, "A well has been drilled with capacity anticipated to be adequate to provide water service for the project. The testing of the well is being scheduled and will be coordinated with DEP and the Township. The well permit documentation and permit applications will be provided to the Township as available. We intend to address the ordinance requirements as described below.

- *A statement from a professional engineer stating that the well is adequate to serve the non-community/non-transient water supply system classified by DEP will be provided prior to the start of site construction.*
- *A permit application for the DEP water supply permit will be submitted prior to the start of site construction.*
- *The details of the well pump and water supply treatment and storage facilities will be provided for shop drawing review during the construction process and coordinates with the Building Permit process for facilities in the building requiring building permit issuance.*



- A DEP water supply permit will be obtained prior to the issuance of an certificate of occupancy permit for the buildings on the site.
- The water system components are entirely located on the Brookdale Spa site and are proposed to only serve the site. The operation and maintenance of the water supply system is the responsibility of the property owner as stated in note 11 on the plans.
- The O&M plan will be provided up construction of the water system, prior to the issuance of occupancy permit for the project."

(Previous Comment 11) Based on the Ordinance language, Land Development plan approval may be conditioned on the issuance of the required permits by PADEP. It is noted that a safe, viable source of water is a critical component of any land development. (Previous Comment 11) The response letter states, "The well has been drilled and the pump test was performed. The well yield and initial test results confirm the well will provide an adequate source of water for the project. We are waiting for the full scope of chemical test results to be completed for the submission of the DEP water supply permit anticipated to be completed in early July. A Hydrogeologic Report for the proposed well, prepared by Robert Cook Ph.D., P.G. of Cook Geologic, LLC is included in this submission along with plan updates to show the details of the water supply system. The information included in this submission is intended to demonstrate a safe and viable source of water will be provided and address this comment."

12. In accordance with Section 390-29.J.(9), supporting documents to be submitted include "A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list." In addition, and in accordance with Section 390-29.J.(19), "All required state or federal environmental and other permits." *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*

- a. Monroe County Planning Commission – Comment letter dated September 24, 2024 received.*
- b. Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit – **Draft Permit issued May 27, 2025***
- c. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module, Water Supply Permit – **Conditional Approval of Sewage Planning received March 24, 2025.***
- d. PADEP/USACE – Ch. 105 Small Projects Joint Permit (**Pending issuance of the NPDES Final Permit**)*
- e. Pocono Township Fire Department – Meeting summary notes of 10/10/24 received.*

(Previous Comment 12) The response letter acknowledges these requirements and a permits table has been added to the cover sheet. (Previous Comment 12)

13. In accordance with Section 390-29.J.(10), the Applicant shall provide "Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)" *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided. (Previous Comment 13) The response letter acknowledges this requirement. (Previous Comment 13) The NPDES Permit is currently under review with the MCCD. (Previous Comment 13) A draft NPDES permit has been issued and is currently in a 30-day public comment period.*



14. Previous Comment 14 satisfied.
15. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.

The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation. (Previous Comment 15) The response letter acknowledges this requirement. (Previous Comment 15) The response letter states, "The construction cost estimate of required improvements is being prepared and will be submitted separately." (Previous Comment 15) A cost estimate has been submitted and will be reviewed under separate cover.

16. Previous Comment 16 satisfied.
17. In accordance with Section 390-38.C.(3), "Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with §390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities, sewage system, and water supply. (Previous Comment 17) The response letter acknowledges the requirement for operation and maintenance agreements. A waiver has been requested from the provision of an escrow fund for the maintenance and operation of the stormwater, sanitary sewer, and water improvements. The justification states, in part, "This requirement for a guaranteed maintenance fund is appropriate where common facilities are provided by a developer and lots or portions of the project are conveyed to other owners who will be responsible for the long term maintenance of the facilities when the developer is gone. In this case, entity responsible for the operation and maintenance of the required improvements is the entity who owns the property. Because of this, we request the operation and maintenance requirements be clearly documented in agreements with the property owner but the requirement for financial security for operation and maintenance of required site improvements be waived." The Board of Commissioners must make this determination. (Previous Comment 17) The Board of Commissioners must make a determination on this waiver request.*



18.-20. Previous Comments 18-20 satisfied.

21. In accordance with Section 390-48.H.(1), “wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development.” *As noted in the Sketch Plan review, Back Mountain Road is a Collector Road. Minimum design standards are a 60’ right-of-way, 20’ travel way, and 28’ cartway with shoulders. The plans appear to show a 60’ proposed ultimate right-of-way, a 19’ existing travel way, and a 20.6’ existing cartway. Therefore, the plans shall be revised to reflect the required travel way and cartway along the property frontage to meet the ordinance requirements. (Previous Comment 21) This requirement was waived by the Board of Commissioners on November 18, 2024. (Previous Comment 21) No further action required.*

22.-24. Previous Comments 22-24 satisfied.

25. In accordance with Section 390-48.T.(13)(a), “The access drive within the legal right-of-way of the public road, or for a distance of at least 20 feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of 4%. The grade of any access drive shall not exceed 10%.” *A profile shall be added to the plans must demonstrate compliance with this requirement. (Previous Comment 25) A waiver has been requested to permit the access drive slope to be 12%. The justification states “The proposed grade of the driveway of 12% is consistent with the grades allowable for a local road. The 12% grade is necessary to minimize grading and environmental impacts necessary to access the developable portion of the site from the location on Back Mountain Road suitable for driveway access based on the required design requirements.” The Request for Modification shall be revised to reference the correct ordinance section (13) instead of (12). We have no objection to this waiver request. (Previous Comment 25) This waiver was recommended by the Planning Commission on March 10, 2025.*

26. Previous Comment 26 satisfied.

27. Per Section 390-48.T.(14), “Concrete aprons shall be provided for all access drives with concrete sidewalks.” *A concrete apron must be provided for the driveway at Back Mountain Road. (Previous Comment 27) The applicant shall discuss this requirement with the Board of Commissioners. (Also see related Comment 29)*

28. Per Section 390-48.W.(1), “Cuts and fills. The maximum slope of any earth embankment or excavation shall not exceed one foot vertical to three feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions.” *It is noted the proposed embankments along the access drive and throughout the site are shown to be 2:1. A waiver has been requested to permit the 2:1 slopes. The justification states that erosion control matting will be provided and the stability of the slopes will be documented in a geotechnical report. The submitted geotechnical report indicates that slopes greater than 3H:1V will require additional engineering evaluation; therefore, the “additional engineering evaluation” supporting the waiver request must be provided. (Previous Comment 28) An updated geotechnical report has been provided. The waiver justification states “The NPDES standards provide for grading to be stabilized with vegetation up to slopes to 2 horizontal to 1 vertical (2:1). Slopes 3:1 and over require erosion control matting to aid in the establishment of vegetation. To minimize the impact to existing vegetated area, we are requesting to grade proposed slopes to a (2:1) slope using the required erosion control matting to establish the*



vegetation or provide another stable surface. The stability of these slopes is documented in the geotechnical report prepared for the site." We have no objection to the requested waiver. (Previous Comment 28) This waiver was recommended by the Planning Commission on March 10, 2025.

29. Per Section 390-48.AA., "Sidewalks; crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *Sidewalks are required to be provided along Back Mountain Road. (Previous Comment 29) The response letter requests that the Township confirm that offsite sidewalks are not required for this project. The Board of Commissioners must make this determination. (Previous Comment 29) The Board of Commissioners must make a determination on this waiver request.*
- 30.-31. Previous Comments 30-31 satisfied.
32. Per Section 390-50.D.(5), "Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical." *The proposed basins show interior side slope grades of 3:1 (33%) and exterior side slopes of 2:1 (50%). A waiver has been requested to permit the 2:1 slopes. The justification states that erosion control matting will be provided and the stability of the slopes will be documented in a geotechnical report. The submitted geotechnical report indicates that slopes greater than 3H:1V will require additional engineering evaluation; therefore, the additional engineering evaluation" supporting the waiver request must be provided. (Previous Comment 32) An updated geotechnical report has been provided. The waiver justification states "The NPDES standards provide for grading to be stabilized with vegetation up to slopes to 2 horizontal to 1 vertical (2:1). Slopes 3:1 and over require erosion control matting to aid in the establishment of vegetation. To minimize the impact to existing vegetated area, we are requesting to grade proposed slopes to a (2:1) slope using the required erosion control matting to establish the vegetation or provide another stable surface. The stability of these slopes is documented in the geotechnical report prepared for the site." We have no objection to the requested waiver. (Previous Comment 32) This waiver was recommended by the Planning Commission on March 10, 2025.*
- 33.-37. Previous Comments 33-37 satisfied.
38. In accordance with Sections 390-51.A. and B., "All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control", and, "Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP." *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP. (Previous Comment 38) The response letter acknowledges this requirement. (Previous Comment 38) A draft NPDES permit has been issued and is currently in a 30-day public comment period.*



39.-40. Previous Comments 39-40 satisfied.

41. Per Section 390-52.E.(1), "Project supply. If an approved public water supply is not accessible and water is to be furnished on a project basis, the applicant shall, upon submission of the subdivision or land development plan, submit written evidence that he has complied with all Township and state regulations, and that the proposed system to be installed meets the requirements of the PA PUC, PA DEP, and any other applicable regulations." *The required documentation must be provided for the on-lot water supply. (Previous Comment 41) The response letter states, "The applicant has obtained a permit to drill the site well from Pocono Township and is coordinating the drilling and testing with DEP. Compliance with Township requirements is outlined in this letter. An application for the public water supply permit from DEP will confirm compliance with DEP standards. The water supply is anticipated to only serve this site. No PUC approvals will be required." This comment will remain until the water supply permit has been received. (Previous Comment 41) Based on the Ordinance language, it is our opinion that written evidence is required demonstrating that the water supply meets the requirements of PADEP prior to the approval of the Land Development Plan by the Board of Commissioners. It is noted that a safe, viable source of water is a critical component of any land development.*

42.-44. Previous Comments 42-44 satisfied.

45. Per Section 390-52.E.(3)(d), "Wells shall be pump tested utilizing a controlled step-draw down test to establish the specific capacity of each well and to establish a long-term pumping rate. The well shall be pumped at the above determined long-term pumping rate for a sufficient period of time for stabilization to occur and the recovery noted. In no case shall a pumping rate greater than the recharge rate be allowed." *The required pump testing results must be provided. (Previous Comment 45) The response letter states, "The well pump tests will be provided when completed." (Previous Comment 45) The required pump testing results must still be provided. (Previous Comment 45) The pump testing results have been provided and are currently under detailed review. Our initial review has not revealed any elements of concern.*

46. Per Section 390-52.E.(3)(f), "Documentation of the effect of the projected area-wide drawdown of the water table may be required by the Township if the anticipated pumping of groundwater warrants such documentation." *It is unclear what other existing wells may exist on the neighboring properties that could be affected by the proposed wells. The design engineer shall identify other wells and the effect of the new well(s) within the potential drawdown area. (Previous Comment 46) The response letter states, "Pump testing of the well will be coordinated with the Township Engineer. It is anticipated that the owners of the two properties with the closest wells will cooperate to allow monitoring during the well pump test." (Previous Comment 46) The pump testing results have been provided and are currently under detailed review. Our initial review has not revealed any elements of concern.*

47. Per Section 390-52.E.(4)(d), "The design and installation of any central (public or community) water supply system shall be subject to the approval of the Township, the PA DEP and other regulatory bodies having jurisdiction. Any such system shall be further subject to satisfactory provisions for the maintenance thereof. Standards and materials for the construction of any central water supply system shall meet or exceed those requirements described in the "Public Water Supply Manual of the Pennsylvania Department of Environmental Protection" and shall be subject to the approval of the Township." *The design engineer shall provide an operational and maintenance plan prepared by a*



PA Licensed Water Supply Operator. (Previous Comment 47) The response letter states, "The operation and maintenance plan for the water system will be provided when the design has been confirmed." (Previous Comment 47) Based on the Ordinance language, it is our opinion that written evidence is required demonstrating that the water supply meets the requirements of PADEP prior to the approval of the Land Development Plan by the Board of Commissioners. It is noted that a safe, viable source of water is a critical component of any land development.

48. Per Section 390-52.E.(4)(e), "In all subdivisions and land developments served by a central water system, the following water pressure and gallonage requirements shall apply: [2.] Commercial or industrial use a minimum working pressure of 30 pounds per square inch shall be provided at each commercial or industrial building connected to the water supply main. Where a building wishes to connect to a central water system, a study shall be made to determine if there is adequate water supply in the system to supply the building and use." *The required study of the distribution system must be submitted for review. (Previous Comment 48) The response letter states, "A pump system will be provided to meet the minimum pressure required for the water distribution system. The design of this system will be submitted to the Township for review." (Previous Comment 48) The pump system design must be submitted to the Township for review. (Previous Comment 48) The water system design has been provided and is currently under detailed review.*

49.-50. Previous Comments 49-50 satisfied.

51. Per Section 390-52.E.(4)(g)[3], "If wells are to be utilized as a part of the proposed water supply system, the number of wells, the pumping capacity of each well, the number of hours per day that each well pump operates, the depth of each well, depth of water table in each well, diameter of well casing, draw-down rated capacity of each well, the maximum sustained yield from the well test together with a copy of the well test data all shall be supplied with the proposed study." *The required well test information shall be submitted to demonstrate compliance. (Previous Comment 51) The response letter acknowledges this requirement. (Previous Comment 51) The required well test information must still be submitted to demonstrate compliance. (Previous Comment 51) The well testing information has been provided and is currently under detailed review. Our initial review has not revealed any elements of concern.*

52. Per Section 390-52.E.(4)(g)[7], "For any new commercial or industrial use, a minimum pressure of 30 pounds per square inch shall be provided which shall meet all potable water supply requirements for the intended use in addition to providing fire-flow water requirements for a minimum duration of two hours of not less than 500 gallons per minute at residual pressures of 30 pounds per square inch. Fire hydrants for either residential, commercial, or industrial development shall be spaced every 600 feet within the proposed development." *Documentation that the required fire flows can be met must be provided to the Township. (Previous Comment 52) A waiver is requested as related to water system design capacity for fire flow water and fire hydrants beyond the requirements for sprinkler systems for the Spa building and the employee housing building as required by the Building Code. The justification states, "Fire protection will be provided to the building by sprinklers and a dry fire hydrant will be provided on site, supplied by Brookdale Lake." We recommend this be referred to the Building Code official for input. (Previous Comment 52) This waiver was recommended by the Planning Commission on March 10, 2025.*

53. Per Section 390-52.E.(4)(g)[8], "The water supply study shall demonstrate that all potable water required for the subject subdivisions and/or land developments shall meet the water quality standards



as established by the United States Environmental Protection Agency, originally listed as the National Interim Primary Drinking Water Regulations, EPA Document No. 570/9-76-003, and as further amended in the Federal Register, Wednesday, December 24, 1975, through Wednesday, August 27, 1980, and including the National Secondary Drinking Water Regulations as listed in the Federal Register, Thursday, July 19, 1979. In addition, any known carcinogens which have been identified as of the date of this chapter, and which might be identified after the date of this chapter, shall be identified in any and all testing procedures of the proposed public water supply and water supplies exceeding the established carcinogenic levels shall not be utilized for domestic purposes.” *New source water quality testing shall be provided for all wells. (Previous Comment 53) The response letter acknowledges the requirement. (Previous Comment 53) Water quality testing meeting the EPA standards must still be provided. (Previous Comment 53) The response letter states, “Water quality testing is being performed on samples obtained during the well test. The results are anticipated to be available in early July.”*

54. Per Sections 390-52.E.(4).(i)[1] and [4], “Distribution mains of the overall system shall be connected into loops so that the supply may be brought to the consumer from more than one direction.” and “Water mains shall be configured to form a loop system to enhance the continual supply of fresh water.” *The required loop must be added to the water system. (Previous Comment 54) A waiver has been requested to this requirement. The justification states, “Based on the relatively short distance between the source and the buildings and the limited service area of the proposed water system, a single water main will adequately serve project. The entire water distribution system is smaller than a typical block in a looped water system. Calculations confirm in the adequacy of the distribution system design for flow and pressure will be provided.” We have no objection to this request. (Previous Comment 54) This waiver was recommended by the Planning Commission on March 10, 2025.*
55. Per Section 390-52.E.(4).(i)[20][a], “Water mains shall be a minimum diameter of eight inches except at the end of a permanent cul-de-sac, unless another size is required for fire flow or other criteria. A six-inch main may be used when it serves not more than 20 dwelling units and only one fire hydrant.” *The plans depict two separate 8” water lines for fire and domestic use. We recommend the size of the domestic line be reconsidered. Providing potable water at a flow rate which is able to flush the 8” line is likely not possible from a system this small. Provided there is adequate distribution capacity of a smaller diameter water mains, as justified by appropriate analysis, a waiver from this provision would be required. (Previous Comment 55) The response letter states, “The confirmation of the water main size will be provided with the detailed design of the water distribution system upon confirmation of the well capacity and building fire protection design.” (Previous Comment 55) The water distribution system must still be sized. It is our continued opinion that the size of the domestic line is too large for this small system. (Previous Comment 55) A waiver has been requested to this requirement. The justification states, “It is proposed to use a six inch water main for the domestic line and separate fire protection line from the treatment at the maintenance building to the main spa building. This pipe size provides adequate capacity for the specific project needs and will provide improved flushing velocity in the domestic water line.” This waiver was recommended by the Planning Commission on June 9, 2025.*
56. Previous Comment 56 satisfied.
57. Per Section 390-52.E.(4)(k), “If the proposed subdivision or land development will utilize groundwater as the source of potable water, a hydrogeology study shall accompany the preliminary plan.” *The required study shall be provided. (Previous Comment 57) The response letter states, “A*



hydrogeologic study for the development of the site water supply will be provided.” (Previous Comment 57) The hydrogeologic study must still be provided. (Previous Comment 57) The hydrogeologic study has been provided and is currently under detailed review. Our initial review has not revealed any elements of concern.

58. Per Section 390-52.E.(5), “Flow rates. Distribution systems serving commercial or industrial developments shall provide for a minimum flow rate of at least 2.5 times the projected average daily flow rate or a minimum flow rate in accordance with the standards of the National Fire Underwriters Association, whichever is greater.” *A model of the distribution system shall be provided to demonstrate that the required flows can be provided. (Previous Comment 58) The response letter states, “A model of the water distribution system will be provided upon confirmation of the well capacity.” (Previous Comment 58) A model of the water distribution system must still be provided. (Previous Comment 58) The water system design has been provided and is currently under detailed review.*
59. Per Section 390-52.E.(6), “Water resources impact study. A water resources impact study shall be required for all residential developments involving 12 or more lots and any nonresidential development proposing to withdraw 4,000 or more gallons of water per day over a thirty-day period.” *The required hydrogeologic study and calculations shall be provided in a format to meet this requirement since the anticipated water usage is over 4,000 gpd. (Previous Comment 59) The response letter states, “A water resource impact study will be provided as required by DEP and as recommended by the project Professional Geologist. A waiver request of the ordinance requirements that exceed DEP requirements.”*

A waiver has been requested from Section 390-52.E(6)(d)[9] with respect to Pumping Tests. The waiver justification states, “Brookdale Enterprises, LLC proposes to conduct a 12-hour constant-rate pumping test rather than a 48-hour pumping test. Background water levels will be monitored in the pumping well and any monitoring wells for at least 72-hour prior to pumping and recovery will be monitored until 95% recovery of drawdown is observed. The pumping rate for the test will be determined based on the estimated well yield estimated during drilling or, if deemed necessary by Brookdale Enterprises, LLC, from results of a step-drawdown test. The well will be pumped at the rate at which the Professional Geologist recommends; not at 150% of the peak daily water demand.” We have no objection to the requested waiver. (Previous Comment 59) This waiver was recommended by the Planning Commission on March 10, 2025.

60. Previous Comment 60 satisfied.
61. In accordance with Section 390-52.G.(1)(b)[8], “Sewers shall be located a minimum of 10 feet horizontally from any obstruction such as a building. Sewers must be a minimum of 10 feet from a water main or 18 inches (measured from top of sewer to bottom of water main) under the same. When a sanitary sewer line crosses above or under any other pipeline with separation of less than 18 inches, the sanitary line will be provided with concrete encasement that extends 10 feet on either side of the pipe being crossed.” *Concrete encasement locations must be shown on the plans and profiles where the minimum separation distances are not achieved. (Previous Comment 61) A waiver has been requested with respect to crossings of storm pipes with less than 12 inches of separation and for the sewer force main which cannot be encased. The justification states, “Concrete encasement will be provided as required where sewer mains cross water mains per DEP requirements. A waiver of the requirement to concrete encase sewer pipes that cross storm sewer pipes with separation of less than 18 inches cannot be maintained but more than 12 inches is maintained is requested and for the sewer*



forcemain where the pipe is installed by boring.” We have no objection to the requested waiver. (Previous Comment 61) This waiver was recommended by the Planning Commission on March 10, 2025.

62.-64. Previous Comments 62-64 satisfied.

65. In accordance with Section 390-55.B.(1), “Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated “TO REMAIN” or “TO BE REMOVED” and shall be shown on the plan” in accordance with the criteria in this section. Additionally, Section 390-55.B.(1)(a) states “All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.” *The plan shall be revised to identify any specimen trees and to clearly show the disposition of existing vegetation on the site. This information should be provided on an existing features/demolition plan. (Previous Comment 65) A waiver has been requested with respect to the requirements to delineate individual specimen trees over 12 inches for preservation. The justification states, “The site is mostly forested. Tree masses will be maintained on undisturbed areas of the site as indicated on C.L01, especially in steep slope areas. Thousands of trees will be preserved. The limit of disturbance (LED) will be marked in the field to protect trees beyond the limit of the LED, although some trees in close proximity to the LED may be removed as necessary. The site design has carefully considered ways to limit impacts to wooded areas and conservation areas. A waiver is requested of the requirements to delineate individual specimen trees over 12 inches for preservation based on the site constraints unique to this project where complete tree clearing areas are required to accomplish the site grading in the development areas of the site and significant areas of tree preservation are proposed in environmentally sensitive areas.” We have no objection to the requested waiver. (Previous Comment 65) This waiver was recommended by the Planning Commission on March 10, 2025.*

66.-68. Previous Comments 66-68 satisfied.

69. Per Section 390-55.C.(2)(e), “Planting islands shall be a minimum of nine feet by 18 feet in dimension, underlain by soil (not base course material); mounded at no more than a 3:1 slope, nor less than a 5:1 slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one shade tree plus shrubs and/or ground cover sufficient to cover the entire area.” *The plan shall dimension the widths of the proposed parking islands. Additionally, the specified “rock mulch/rock ground cover” is not listed in Appendix A as an acceptable ground cover. The applicant should discuss this with the Township. (Previous Comment 69) A waiver has been requested to permit the use of the rock mulch. The justification states, “Rock mulch is provided as an attractive and maintainable accent to vegetated ground cover.” (Previous Comment 69) This waiver was recommended by the Planning Commission on March 10, 2025.*

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

73. Per Section 390-55.D.(1)(a), “Street trees shall be required along all existing streets abutting or within the proposed subdivision or land development.” *Street trees are required along Back Mountain Road. (Previous Comment 73) Per Section 390-55.D.(2). “Waiver for existing vegetation. The street tree requirement may be waived by the Township where existing vegetation is considered sufficient to*



provide effective screening and to maintain scenic views of open space, natural features, or other valued features.” Since the response letter states, “Street trees will be provided in open areas per the Ordinance where Back Mountain Road does not border existing wooded areas.”, a waiver request to maintain existing vegetation should be submitted by the applicant. (Previous Comment 73) This waiver was recommended by the Planning Commission on March 10, 2025.

74. Previous Comment 74 satisfied.

75. Per Section 390-55.E.(3), “Basin grades. Minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be 33% (3:1 slope).” *The proposed basins show interior side slope grades of 3:1 (33%), exterior side slopes of 2:1 (50%), and flat bottoms. A waiver request has been submitted to permit steeper side slopes with erosion control matting and a flat bottom to provide for infiltration and evapotranspiration. In part, the justification states that erosion control matting will be provided and the stability of the slopes will be documented in a geotechnical report. The submitted geotechnical report indicates that slopes greater than 3H:1V will require additional engineering evaluation. The “additional engineering evaluation” supporting the waiver request must be provided. (Previous Comment 75) A waiver has been requested to permit the basin bottoms to be flat and for the side slopes to exceed 3:1 slopes. The justification states, “The stormwater facilities propose both infiltration and evapotranspiration (ET) to manage the volume and water quality increase based upon onsite soils testing. The proposed facilities are graded with a flat bottom slope to maximize storage, infiltration and ET volumes to meet the permit requirements. Therefore, we are requesting a waiver to allow flat bottom basins at 0% slope. The NPDES standards provide for grading to be stabilized with vegetation up to slopes to 2 horizontal to 1 vertical (2:1). Slopes 3:1 and over require erosion control matting to aid in the establishment of vegetation. To minimize the impact to existing vegetated area we are requesting to grade proposed slopes to a (2:1) slope using the required erosion control matting to establish the vegetation or provide another stable surface. The stability of these slopes are documented in the geotechnical report prepared for the site.” We have no objection to the requested waiver. (Previous Comment 75) This waiver was recommended by the Planning Commission on March 10, 2025.*

76.-77. Previous Comments 76-77 satisfied.

78. In accordance with Section 390-55.F.(4)(c), “The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2.” *Site element screens and calculations must be provided on the Landscaping Plan for the detention basins and the sewage pump station. (Previous Comment 78) The required site element screen has been added for the sewage pump station. A Screen Type No. 6 must also be added to the Dry Extended Detention Basin 1 along the side near the Lands N/F Donna L. Ran as it is within 100 feet of the property line. This screen may be combined with the required buffer plantings. (Previous Comment 78) A waiver request was submitted to allow the vegetation portion of Screen Type No. 6 without the screening berm due to its proximity to the basin berm. This waiver was recommended by the Planning Commission on March 10, 2025.*

79.-83. Previous Comments 79-83 satisfied.

84. In accordance with Section 390-55.I.(2)(k), “A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials.” *The required cost estimate for the project shall include the proposed landscaping. (Previous Comment 84) The response letter*



acknowledges this requirement. (Previous Comment 84) The response letter states, "The detailed cost estimate will be submitted separately." (Previous Comment 84) A cost estimate has been submitted and will be reviewed under separate cover.

85.-86. Previous Comments 85-86 satisfied.

87. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:

- A. Section 390-58.3B.(1), "This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58."
- B. Section 390-58.C.(1), "The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee."
- C. Section 390-59.F., "Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners."
- D. Section 390-58.K., "Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable."

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$27,286.00 (19.49 disturbed acres * \$1,400.00). (Previous Comment 87) A waiver has been requested to Sections 390-58.B(1), 390-58.C(1), 390-59.F, and 390-59.K with respect to the open space and fee in-lieu requirements. The justification states, "The proposed project will provide a positive tax benefit to the Township, County and State. The project provides recreation and service to residents and guests of the community. The project does not provide new housing units that will increase the number of residents in the Township and impact the use and demand of existing open space facilities. Based on the specific characteristics of this project, a waiver request of the requirement to provide open space or a fee in lieu of open space is requested." The Board of Commissioners must make this determination. (Previous Comment 87) The disturbance is now listed to be 20.49 acres; therefore, the associated fee in-lieu would be \$28,686.00 (20.49 disturbed acres * \$1,400.00). The Board of Commissioners must make a determination on this waiver request.*

88. In accordance with Section 390-59.B., "Parking spaces and aisles. Parking space and aisle dimensions shall be no less than those listed in the following table". *Parking spaces are required to be a minimum of 10'x18' per this section. It is noted that the plan reflects 9'x18' spaces as defined in the Zoning Ordinance. A waiver has been requested to allow the space dimensions per the Zoning Ordinance. (Previous Comment 88) We have no objection to the requested waiver. (Previous Comment 88) This waiver was recommended by the Planning Commission on March 10, 2025.*

89. Previous Comment 89 satisfied.



SANITARY SEWER AND PUMP STATION COMMENTS

90.-101. Previous Comments 90-101 satisfied.

102. The force main crosses under Scot Run, a regulated water course. A Chapter 105 stream encroachment permit is required for this crossing. *(Previous Comment 102) The response letter states, "A Chapter 105 stream encroachment permit application has been submitted for this crossing and the application has been accepted as complete by DEP." (Previous Comment 102) The response letter states, "The issuance of the Chapter 105 permit is pending the issuance of the NPDES permit anticipated in July."*

103.-109. Previous Comments 103-109 satisfied.

110. Lot 2 (this project) and Lot 3 are separate legal parcels. An easement on Lot 3, to benefit Lot 2, must be provided to allow for the installation and future maintenance of the force mains. *(Previous Comment 110) Proposed sewer easements have been added to Sheet C.S.01. Executed easement agreements shall be provided to the Township prior to final plan approvals. (Previous Comment 110) The response letter states, "Proposed sewer easements have been indicated on the plan. The grant of the easements will be required based on the as-built of the project confirming the location of the forcemain, prior to issuance of an occupancy permit for the project."*

111. An easement through the Brookdale Resort property for the connection and future maintenance of the force main to the existing Wastewater Treatment Facility must be provided. *(Previous Comment 111) A proposed easement has been added to Sheet C.S.01. Executed easement agreements shall be provided to the Township prior to final plan approvals. (Previous Comment 111) The response letter states, "The properties are all controlled by the same owners. We request the easements be required after the construction of the sewer forcemain prior to the issuance of an occupancy permit."*

112. Notation shall be added to the Site Plan stating the ownership and maintenance responsibilities of the force main and sewage pump station and the requirement for an operational plan to be prepared which includes the operation and maintenance responsibilities, schedules, and emergency contacts. This shall be provided to the Township prior to issuance of a Certificate of Occupancy. *(Previous Comment 112) The notation has been added. The O&M Plan shall be provided to the Township prior to issuance of a Certificate of Occupancy. (Previous Comment 112) The response letter states, "Note 10 has been added to the plan confirming the Property Owner is owner of the sewage pump station on the site and the force main to the WWTP. The requirement to provide the O&M Plan prior for the pump station and force main is an appropriate condition of Land Development Approval."*

113.-122. Previous Comments 113-122 satisfied.

WATER COMMENTS

123. The plans identify a water treatment, storage, and pump system within the maintenance building. Information related to this treatment must be provided to the Township for review. *(Previous Comment 123) The response letter states, "The details of the water supply system and fire protection system are under design and will be provided to the Township in future submission." (Previous Comment 123) The water system design has been provided and is currently under detailed review.*



124. The location of the water storage tank to provide fire protection services must be shown. *(Previous Comment 124) The response letter states, "The details of the water supply system and fire protection system are under design and will be provided to the Township in future submission." (Previous Comment 124) The water system design has been provided and is currently under detailed review.*

125.-126. Previous Comments 125-126 satisfied.

127. The project will require a water supply permit under PA Code, Title 25, Chapter 109. *(Previous Comment 127) The response letter states, "A public water supply permit application will be submitted upon completion of hydrogeological investigation and design." (Previous Comment 127) The response letter states, "The water supply permit will be submitted to DEP in July when the well sample test results are received."*

128.-130. Previous Comment 128-130 satisfied.

MISCELLANEOUS COMMENTS

131.-153. Previous Comments 131-153 satisfied.

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

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

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

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Brookdale Enterprises, LLC – Applicant
Nate Oiler, P.E. – RKR Hess, a division of UTRS, Inc.
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

July 2, 2025

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

**SUBJECT: BROOKDALE SPA – 2436 BACK MOUNTAIN DRIVE
STORMWATER & TECHNICAL REVIEW NO. 4
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1425, T&M PROJECT NO. POCO-R0680**

Dear Commissioners:

Pursuant to the Township's request, we have performed a review of the Preliminary/Final Land Development Plan Application for Brookdale Spa. The submitted information consists of the following items.

- Response letter to the Land Development Review prepared by RKR Hess, dated June 13, 2025.
- Response letter to the Stormwater Management Review prepared by RKR Hess, dated June 13, 2025.
- Property Line Buffer Exhibit prepared by RKR Hess, dated June 13, 2025.
- Hydrogeologic Report Well TW-C prepared by Cook Geologic, L.L.C., dated June 12, 2025.
- Brookdale Spa – Water System Design prepared by RKR Hess, dated June 2025.
- Draft Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities.
- Draft Land Development Agreement.
- Draft Land Development Maintenance and Guaranty Agreement.
- Draft Sewage Treatment Agreement between Brookdale Enterprises and Brookdale Enterprises, LLC.
- PADEP NPDES Draft Permit – Intent to Issue dated May 27, 2025.
- Required Site Improvements cost estimate prepared by RKR Hess, dated June 13, 2025.
- Requests for Modification
- Brookdale Nordic Spa Fire Pump & Tank System prepared by Adelphia Fire, LLC, undated.
- Post Construction Stormwater Management (PCSM) & Conveyance Calculations Module 2 prepared by RKR Hess, dated August 30, 2024, last revised June 2025.
- Brookdale Spa Land Development Plan set prepared by RKR Hess, 51 sheets, dated August 30, 2024, last revised June 13, 2025.



BACKGROUND INFORMATION

The Applicant, Brookdale Enterprises, LLC, has submitted a plan proposing the Brookdale Spa Land Development on the southern side of Back Mountain Road, west of the intersection of Dyson and Brookdale Roads. The existing property, Lot 2 of the Brookdale Subdivision, is located within the RD, Recreation Zoning District and consists of a single parcel (Tax ID No. 12/11/1/32-4). The property has an area of 31.59 acres and consists of mostly woodland areas with steep slopes, the Scot Run watercourse, and wetlands.

The site is proposed to be developed with a Nordic style Spa which consists of outdoor thermal and hydrothermal amenities as well as a 2-story 35,000 s.f. building with traditional spa services, restaurant, reception area, retail spaces, and locker rooms. The plans also propose a 2-story 50-bed employee housing building and a maintenance building. The previously submitted narrative states that the spa can accommodate 400 to 525 people and will have up to 55 staff members. Spa services are booked for 4-hour sessions. The plans propose 340 parking spaces, including 9 handicap spaces, 3 bus parking spaces, and 4 off-street loading spaces. Access to the development will be via a driveway taking access from Back Mountain Road. An existing driveway access at the west end of the property is proposed to remain, but not be improved. The plan also depicts above ground and underground stormwater management facilities.

The project is proposed to be served by on-lot water and central sewage disposal. The proposed sewer system consists of a gravity collection system which conveys flows to an onsite pump station. This pump station, with a 5 Hp grinder pump, will discharge through a 4" HDPE force main to the existing Brookdale Resort Wastewater Treatment Facility. The project narrative indicates a total flow from domestic sources of 18,550 gpd.

In accordance with Section 470-19.B.(1)(b) and the 470 Attachment 1 Zoning Use Schedule Commercial indoor and outdoor recreational and entertainment uses, including restaurants, are permitted in the RD District.

The project site is located within Districts A and B-1 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Pocono Creek, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).

The Land Development Plan was accepted for review by the Pocono Township Planning Commission at its meeting held on September 9, 2024.

The following comments are related to our technical review and reflect the design requirements of the Stormwater Management Ordinance, as well as miscellaneous design comments. A planning review reflecting the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance dated July 2, 2025, was distributed separately.

Based on our review of the above information and our previous review letter dated June 5, 2025, we offer the following comments and/or recommendations for your consideration.



STORMWATER MANAGEMENT ORDINANCE COMMENTS

Note that the Applicant is requesting waivers from SWMO requirements as discussed in Comments 2, 10, and 11.

1. Previous Comment 1 satisfied.
2. In accordance with Section 365-8.L., “Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *Roof drain locations shall be provided on the plan. If roof drains will discharge directly into the storm sewer, a waiver must be requested. We would support a waiver to this requirement, since the roof water is “clean” and to allow the water to cross the parking area would add pollutants and increase temperature. (Previous Comment 2). A waiver has been requested to permit roof drains to discharge directly into the storm sewer. The justification states “The proposed use consists of the Nordic spa building and associated amenities including maintenance and employee housing buildings. The buildings have pavement and steep slopes surrounding the improvement area. The increase in stormwater generated from the proposed improvements need to be managed within a stormwater management facility to meet PADEP and Township ordinance requirements. Given the proposed layout and existing topography, there are concerns with erosion and water freezing on pavement in winter conditions if disconnection is proposed. Therefore, it is not practical to disconnect the runoff from streets and storm sewers while also conveying the runoff to the stormwater management basin. The storm sewer collection system from the roofs drains to Basin 1 and 4 which utilizes infiltration and evapotranspiration while also providing water quality benefits.” We have no objection to this request. (Previous Comment 2) This waiver was recommended by the Planning Commission on March 10, 2025.*
- 3.-9. Previous Comments 3-9 satisfied.
10. In accordance with Section 365-13.B, “All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS “S” curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *(Previous Comment 10) A waiver has been requested to permit utilizing rainfall values from NOAA Atlas 14 rainfall data. We have no objection to this request. (Previous Comment 10) This waiver was recommended by the Planning Commission on March 10, 2025.*
11. In accordance with Section 365-13.D, “All calculations using the Rational Method shall use rainfall intensities consistent with appropriate times-of-concentration for overland flow and return periods from the design storm curves from Pennsylvania Department of Transportation Design Rainfall Curves (1986) (Figures B-2 to B-4). Times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning's Equation.” *A waiver*



from this section has been requested, however additional information justifying the request is required. (Previous Comment 11) A waiver has been requested to permit the use of the Kirpch formula to calculate time of concentration. The justification states "The Kirpch formula is a standard formula for estimating flow times in channels. Manning's flow requires that you assume a flow rate to drain in a channel with an assumed geometry. This method is suitable for estimating time of concentrations (Tc) and typically yields shorter Tc's resulting in (slightly) conservative high design rainfall intensities. Therefore, we are requesting to utilize the Kirpch formula for calculating times of concentration." We have no objection to this request. (Previous Comment 11) This waiver was recommended by the Planning Commission on March 10, 2025.

12. Previous Comment 12 satisfied.
13. In accordance with Section 365-15.A, "Any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control." *The proposed disturbance is greater than one acre, therefore, a NPDES Permit from the Monroe County Conservation District is required. All correspondence with, submissions to, and NPDES Permit from the County Conservation District, shall be provided to the Township. (Previous Comment 13) The response letter acknowledges this requirement. (Previous Comment 13) The NPDES Permit is currently under review with the MCCD. (Previous Comment 13) The response letter states, "The draft NPDES permit was received on May 27, 2025 and advertised in the PA Bulletin on June 7, 2025. A copy of the draft permit is included with this resubmission and the final NPDES Permit will be provided to the Township upon our receipt."*
14. Previous Comment 14 satisfied.
15. In accordance with Section 365-19. B.(19), the stormwater site plan shall contain "A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way." *This easement shall be provided on the plan. In the alternative, the plan may note a blanket easement for access. (Previous Comment 15) A blanket stormwater easement for access has been added as note 10 of sheet C.C.02. The response indicates the final statement will be finalized in the Stormwater Management Agreement. (Previous Comment 15)*
- 16.-18. Previous Comments 16-18 satisfied.
19. In accordance with Section 365-27.A., "For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development." *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township as part of the Final Plan submission. (Previous Comment 19) The response letter acknowledges this requirement. (Previous Comment 19) The response letter states, "a cost estimate will be provided for review." (Previous Comment 19) A cost estimate has been submitted and will be reviewed under separate cover.*



20. In accordance with Section 365-27. C., "At the completion of the project, and as a prerequisite for the release of the performance guarantee, the applicant or his representatives shall:

- 1) Provide a certification of completion from a Pennsylvania-licensed professional engineer, verifying that all required stormwater management facilities have been constructed according to the plans and specifications and approved revisions thereto as follows:

"I (Design Engineer), on this date (date of signature) hereby certify that the stormwater management facilities have all been installed in accordance with the approved Stormwater Management Site Plan for (name of project) and in compliance with the design standards and requirements of the Ordinance."

- 2) Provide a set of record drawings with a certification from the contractor on the record drawings that states:

"I, (insert signer's name), state that I am the (insert position) of (insert name of contractor) on this date (date of signature), hereby certify (1) that I am duly authorized to make this certification of behalf of (insert name of contractor), and (2) that all stormwater management facilities have been constructed according to the approved plans and specifications and approved revisions thereto."

The certification and drawings shall be prepared and provided as required by this Section. (Previous Comment 20) The response indicates the requirements will be added to the Stormwater Management Agreement. (Previous Comment 20) The response letter states, "this requirement will be included in the Stormwater Management Agreement."

21. In accordance with Section 365-29., "Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *This shall be completed at the time of Final Plan approval and as required by this Section. (Previous Comment 21) The response indicates the requirements will be prepared and executed prior to final approval of the plan. (Previous Comment 21) The response letter states, "the Stormwater Management Agreement will be prepared and executed prior to final approval of the plan." (Previous Comment 21) The response letter states, "A draft copy of the Stormwater Management Agreement will be provided to the Township under a separate cover by the Applicant's attorney."*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

22.-55. Previous Comments 22-55 satisfied.

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



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

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

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Brookdale Enterprises, LLC – Applicant
Nate Oiler, P.E. – RKR Hess, a division of UTRS, Inc.
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025- 27

**RESOLUTION GRANTING CONDITIONAL
APPROVAL OF THE LINDENMERE SPORTS ARTS CENTER, LLC
DINING HALL EXPANSION
REVISED FINAL LAND DEVELOPMENT PLAN**

WHEREAS, the applicant, Lindenmere Sports Arts Center, LLC, submitted a plan application titled "Lindenmere Sports Arts Center, LLC Revised Final Land Development Plan" (the "Plan"). The applicant is proposing to the expansion of the existing dining hall with a 7,150 square foot addition; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letter dated June 19, 2025; and

WHEREAS, the Pocono Township Planning Commission recommended the conditional approval of the Plan at a meeting held on June 23, 2025; and

WHEREAS, the Pocono Township Board of Commissioners desires to take final action on this Plan.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania:

That the "Lindenmere Sports Arts Center, LLC Revised Final Land Development Plan" as shown on the plan prepared by Keystone Consulting Engineer, Inc., dated May 9, 2025, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer's letter dated June 19, 2025, with the following conditions:
2. The applicant shall pay all necessary fees associated with the Plan, including but not limited to any outstanding plan account charges and all professional services fees, prior to the recording of the Plan.
3. The applicant shall obtain all required permits and approvals from other governmental and regulatory agencies prior to presenting the Plan for signatures.
4. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security, if deemed necessary by the Township.
5. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security, if deemed necessary by the Township.

6. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township, if deemed necessary by the Township.
7. The applicant shall provide the requisite number of plans for recording which are signed and notarized by the owner and sealed by the engineer.
8. The applicant shall meet all conditions of the plan approval, and Plan shall be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the Conditional Plan approval will be considered void.
9. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the Plan is denied.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the _____ day of _____, 2025.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Jerrod Belvin
Title: Township Manager

By: _____
Print Name: Richard Wielebinski
Title: President



YOUR GOALS. OUR MISSION.

June 19, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: CAMP LINDENMERE SPORTS ARTS CENTER, LLC – DINING HALL EXPANSION
REVISED FINAL LAND DEVELOPMENT PLAN – REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1372A, T&M PROJECT NO. POCO-R0621**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the Revised Final Land Development Plan for the Dining Hall Expansion at Camp Lindenmere Sports Arts Center, LLC. The submitted information consists of the following items.

- Pocono Township Land Development Application with Professional Services Escrow Agreement.
- Act 537 Planning Approval Letter from the Pennsylvania Department of Environmental Protection dated June 27, 2023.
- Pennsylvania Department of Environmental Protection Resolution for Plan Revision for New Land Development dated July 18, 2022.
- Pennsylvania Department of Environmental Protection Public Water System Modification Approval (PWSID No. 245091) dated May 12, 2022.
- Pennsylvania Department of Environmental Protection Public Water System Modification Approval (PWSID No. 2451220) dated June 7, 2021.
- Emailed correspondence from the Pennsylvania Department of Environmental Protection providing approval to operate a noncommunity water system, dated June 8, 2021.
- Pocono Township Resolution No. 2024-04.
- Pennsylvania Department of Environmental Protection Individual NPDES Permit No. PAD450127, issued July 8, 2021.
- Wetlands Presence/Absence Assessment prepared by Barry Isett & Associates, Inc., dated November 13, 2019.
- Supplemental Stormwater Management Report prepared by Keystone Consulting Engineers, Inc., dated May 9, 2025.
- Revised Final Land Development Plan (16 sheets) prepared by Keystone Consulting Engineers, Inc., dated May 9, 2025.



BACKGROUND INFORMATION

The Applicant, Lindenmere Sports Arts Center, LLC, is proposing to expand its existing facilities at Camp Lindenmere. Camp Lindenmere is located in the C, Commercial Zoning District and is split between the northern and southern sides of State Route 715, approximately one (1) mile east of its intersection with State Route 0611. The existing property has an area of approximately 159 acres and consists of an existing overnight camp with sleeping, activity, and food facilities. The remainder of the site is woodland areas.

A previously approved Land Development Plan proposed to expand existing camp facilities located on the southern side of State Route 0715. The expansion included the construction of ten (10) bunk houses, one (1) staff cabin, a health center, music hall, and a two (2) story assembly hall. Additions to the existing theatre/recreation center and dining hall, and new parking areas were also proposed.

A Special Exception was also granted by the Pocono Township Zoning Hearing Board at its hearing on June 3, 2020, for the proposed expansion of the existing camp facilities shown on the previously approved Land Development Plan. It is noted that the newly submitted plan is a revision to the previously approved Land Development Plan.

The proposed development includes the expansion of the existing dining hall with a 7,150 square foot addition. The parking located north of the dining hall will be reconfigured.

Based upon our review of the above information, we offer the following comments and/or recommendations for consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 470-20.B, the existing campground use is not permitted within the C, Commercial Zoning District, therefore the proposed development is an expansion to the existing use. In accordance with Section 470-32.C.(1) of the Zoning Ordinance, any nonconforming use “shall not be enlarged, altered, extended, reestablished, restored, or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, without a special exception from the Zoning Hearing Board”.

A Special Exception was granted by the Pocono Township Zoning Hearing Board at its hearing on June 3, 2020 for expansion of the existing camp facilities as shown on the previously approved Land Development Plan. It is noted that the newly submitted plan is a revision to the previously approved Land Development Plan.

2. In accordance with Section 470-20.C.(2), the minimum front yard depth shall be 75-feet, the minimum side yard width shall be 20-feet, and the minimum rear yard depth shall be 25-feet. *The plan shall be revised to provide the minimum building setbacks as required.*

Three (3) existing buildings are located within the required 75-foot front yard and are existing non-conformities. The proposed development is specific to the existing dining hall and does not impact the existing non-conformities.

3. In accordance with Section 470-34.B, “handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time”. *Six (6) handicap parking spaces including one (1) van-accessible space exist. The total number of parking spaces provided is 221 and seven (7) total ADA parking spaces, including two (2) van-accessible spaces are required per*



the 2010 ADA Standards for Accessible Design. One (1) van-accessible parking space shall be provided on the plan. Associated details of the parking with dimensions and pavement marking specifications shall also be included on the plan.

The Total [Parking] Spaces Provided (155) listed on the Cover Sheet is incorrect and shall be revised.

4. In accordance with Section 470-48.M, “all exterior lighting shall be designed and located in accordance with current Illumination Engineering Society of North America (IESNA) footcandle lighting standards so as to not produce a glare or direct illumination onto abutting properties and streets”. *The plan shall show the location of any proposed lighting with associated details.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. In accordance with Sections 390-17.M, “upon completion of all improvements, the applicant shall provide to the Township two paper sets of plans and one... in PDF format certified by the applicant’s engineer showing all such improvements as installed to document conformance to the record plan.” This requirement is also referenced in Section 390-19.Q. *A note shall be added to the plan stating that as-built plans are required to be submitted to the Township upon completion of all improvements.*
6. In accordance with Section 390-19.F.(6)(c), “the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies”. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*
 - a. *Monroe County Planning Commission*

Per Section 390-19.I, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”.
 - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Modification of existing Individual NPDES Permit No. PAD450127*
 - c. *Pocono Township Volunteer Fire Company*
7. In accordance with Section 390-29.E.(2), “dimensions shall be in feet and hundredths of feet; bearings shall be in degrees, minutes and seconds for the boundary of the entire tract, and dimensions in feet for lot lines”. *Property boundary information shall be provided on the plan.*
8. In accordance with Section 390-29.I.(15), the plan shall include “a signature block in the lower right hand eighth of the plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block”. *The “Board of Supervisors” signature block shall be revised to reference the “Board of Commissioners”.*
9. In accordance with Sections 390-29.I.(17)(b) and 390-25.F.(17)(c), the plan shall include “zoning district boundary lines traversing the proposed major subdivision and/or development” and “zoning district



boundary lines within 1,000 feet of the proposed major subdivision and/or development, shown on location map”. *The Zoning District boundary lines shall be shown on the plan as required.*

10. In accordance with Section 390-29.I.(26), the plan shall include a “graphic scale and written scale”. *A written scale shall be provided on all plan sheets. In addition, the scale provided on Sheet DA-2 is incorrect and shall be revised.*
11. The required notes provided in Section 390-29.I.(32) shall be listed on the plan. *Note (n) shall be provided on the plan.*
12. In accordance with Section 390-29.J.(1)(c), truck turning movement diagrams for at least a WB-50 truck shall be provided. *The types of trucks utilized in the turning analyses shall be labeled on the Truck Turning Template plans. The Truck Turning Template on Sheet TT-3 conflicts with the relocated parking north of the proposed dining hall addition and shall be addressed. In addition, a template for a fire truck shall be provided in the plan set and shared with the Pocono Township Volunteer Fire Company for its review and comment.*
13. In accordance with Sections 390-29.J.(2), “exterior elevations of any proposed buildings including at least the front and side elevations” shall be submitted. *Architectural elevations of the proposed dining hall addition shall be submitted.*
14. In accordance with Section 390-29.J.(7)(a), “a statement from a professional engineer of the type and adequacy of any community water supply system proposed to serve the project” shall be submitted. *A Public Water System Modification was approved by the Pennsylvania Department of Environmental Protection (PADEP) on June 7, 2021. A statement from the Design Engineer shall be provided indicating how the proposed dining hall addition will impact the existing water service, and whether the treatment process, or the quality or quantity of water supplied will be changed and require further review and approval.*
15. In accordance with Section 390-29.J.(8)(a), “completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act²¹ and PA DEP”. *A Revision to the Act 537 Planning was approved by the Pennsylvania Department of Environmental Protection on June 27, 2023. A statement from the Design Engineer shall be provided indicating how the proposed dining hall will impact the existing sewage disposal system to determine whether additional review and approval will be required.*
16. In accordance with Sections 390-29.J.(10) and 390-51.A, all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control. *A modification to existing Individual NPDES Permit No. PAD450127 is required, and its approval shall be provided upon receipt. The following comments are related to our review of the Revised Erosion and Sedimentation Control Plan:*
 - a. *The construction of the paved parking spaces shall be included in the Construction Sequence.*
 - b. *ABACT erosion control BMPs are required. The construction entrance shall be extended to 100-feet or a wash rack shall be utilized.*
 - c. *Erosion and sedimentation control details shall be provided on the plan.*



17. In accordance with Section 390-29.J.(20), “design plans and calculations, signed and sealed by a professional engineer for any retaining walls over four feet in height” shall be provided. *While the proposed retaining wall has a height of only 2-feet, a detail shall still be provided on the plan. In addition, the detail shall include a note indicating that walls over 4-feet high shall be designed with calculations prepared by a registered Pennsylvania Professional Engineer and submitted for review and approval prior to construction.*
18. In accordance with Section 390-29.N, “prior to approval of the preliminary plan, the applicant shall submit to the Township a preliminary plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations.” *The required certificate shall be provided as a note on the plan.*
19. In accordance with Section 390-32.B.(2), no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended,¹¹ have been accepted by the Board of Commissioners”. *All agreements shall be executed, and financial security posted prior to plan recordation. A construction cost estimate shall be submitted for review.*
20. In accordance with Sections 390-52.A.(1) and 390-52.F, “all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy. *The Design Engineer shall address how the proposed dining hall addition will impact the existing community water supply and the existing on-lot sewage disposal system. Refer to Comments 14 and 15.*
21. In accordance with Section 390-56.A.(4)(a), “lighting plans shall be submitted for review and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include” items listed in Subsections [1] through [3]. *The plan shall show the location of any proposed lighting with associated details.*
22. In accordance with Section 390-58.C.(1), “the proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee”. *The Applicant shall discuss with the Township whether a fee in-lieu-of is required with this Revised Final Land Development Plan.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed improvements are located within Drainage Areas 1 and 2. A large portion of the proposed dining hall addition (6,265 square feet) and reconfigured parking lot are located within the Bypass Area of Drainage Area 1, and the proposed paved parking spaces are located within the inflow drainage area to BMP 1. The submitted calculations confirm that the proposed improvements comply with the stormwater management design approved as part of the previous Land Development Plan.

A small portion of the proposed dining hall addition (885 square feet) is located within the inflow drainage area to BMP 6. It appears this small increase in impervious area will not adversely impact BMP 6, however a statement



from the Design Engineer shall be provided as confirmation.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

23. The proposed building addition is located over an existing 15-inch HDPE pipe extending from the existing dining hall toward the horse pasture. The plan shall address whether this pipe is being removed and/or replaced. Associated details and profile shall be provided as applicable.
24. The proposed roof drains shall be shown and labeled on the plan.
25. Sheet DA-2.2 shows proposed improvements, and the title of the plan sheet shall be renamed.

MISCELLANEOUS COMMENTS

26. Note 6 on the Cover Sheet references Zone “Z” of the FEMA Floodplain and shall be revised.
27. The storm sewer profiles provided on Sheet DA-2 are not applicable to this revised plan and shall be removed from the plan set.

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

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

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

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

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Matthew D. Evans, Keystone Consulting Engineers, LLC – Applicant’s Engineer
Kyle Garfinkel, Lindenmere Sports Arts Center, LLC – Owner/Applicant
Kristina Heaney, Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

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

The regular meeting of the Pocono Township Board of Commissioners was held on June 02, 2025 and was opened by Chair Richard Wielebinski at 6:00 p.m. followed by the Pledge of Allegiance.

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

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

Public Comment

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

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

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

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

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

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

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

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

Announcements

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

Presentations

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

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

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

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

Hearings

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

Resolutions

- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-20 Granting Conditional Approval of the 2054 Route 611 Minor Subdivision (LDP 1444). All in favor Motion carried.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-21 Granting Conditional Approval for the Trap Enterprises Event Center (LDP 1438). All in favor. Motion carried.

Consent Agenda

- R. Wielebinski made a motion, seconded by M. Velardi, to approve a consent agenda of the following items:
- Old business consisting of the minutes of the May 19, 2025 regular meeting of the Board of Commissioners and updated minutes of May 13, 2025.
Financial transactions through June 2, 2025 as presented, including ratification of expenditures in the amount of \$503,569.56 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. All in favor. Motion carried.

Commissioner Comments

Richard Wielebinski – President

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

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

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

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

Natasha Leap – Vice President

Ellen Gndt – Commissioner

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

Brian Winot – Commissioner

Mike Velardi – Commissioner

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

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

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

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

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

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

Reports

Zoning Report-SFM Consulting

Police – James Wagner, Chief

Manager Report – Jerrod Belvin

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

Public Works – Patrick Briegel

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

Township Events Report-Jennifer Gambino

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

Township Engineer Report- Jon Tresslar

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

Township Solicitor Report-Leo V. DeVito

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

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

- **Public Comment**

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

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

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

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

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

POCONO TOWNSHIP

Monday June 16, 2025

SUMMARY

Ratify

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

Bill List

TOTAL General Fund	\$	90,500.23
TOTAL Sewer <u>OPERATING</u> Fund	\$	129,318.48
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	-
TOTAL Capital Reserve Fund	\$	23,076.23
Liquid Fuels		
TOTAL EXPENDITURES	\$	421,925.88
Fire Tax Disbursement	\$	182,069.75

POCONO TOWNSHIP CHECK LISTING

Monday June 16, 2025

General Fund

Payroll

Date	TYPE	Vendor	Memo	Amount
05/30/2025	ACH		PAYROLL ENDING 6/8/25	\$ 146,758.75

General Expenditures

TOTAL PAYROLL \$ 146,758.75

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

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
06/06/2025	1363	BRODHEAD CREEK REGIONAL AUTHORITY	Pump Station 2,3,5 Water	110.90
06/06/2025	1364	PENTELEDATA	Pump Stations 1-5 Internet	369.75
06/09/2025	1365	First Keystone Community Bank	Interest on Loan	28,606.36
TOTAL Sewer Operating Fund				<u>\$ 29,287.01</u>

TOTAL General Fund
TOTAL Sewer Operating

\$ 2,985.18
\$ 29,287.01

Authorized by:

TOTAL Sewer Construction
Total Capital Reserve

\$ -
\$ -
\$ 32,272.19

Transferred by:

POCONO TOWNSHIP CHECK LISTING

Monday June 16, 2025

General Fund

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

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

Sewer Operating

Date	Check	Vendor	Memo	Amount
06/11/2025 1366		BLUE RIDGE COMMUNICATIONS	Pump Station 1 & 2 Phone	132.46
06/11/2025 1367		BRODHEAD CREEK REGIONAL AUTHORITY	June 2025 O&M	112,047.92
06/11/2025 1368		BRODHEAD CREEK REGIONAL AUTHORITY	PA One Call Serv & Evoqua	9,181.74
06/11/2025 1369		Evoqua Water Technologies LLC	Pump Station 5 Bioxide Treatment	6,962.69
06/11/2025 1370		SUBURBAN TESTING LABS	Monthly NPDES	527.00
06/11/2025 1371		TRAISR, LLC	April 2025 SaaS	366.67
TOTAL Sewer Operating Fund				\$129,318.48

Capital Reserve Fund

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

Fire Tax
Disbursement

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

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

\$	90,500.23
\$	129,318.48
\$	-
\$	\$23,076.23
\$	182,069.75
\$	-
\$	424,964.69

Authorized by: _____

Transferred by: _____



CONFLICT OF INTEREST DISCLOSURE

I, Brian Kinot, hereby disclose that I have a conflict of
interest with regard to TRAP event center

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

7 WAVER REQUEST 390.55.F.3.E 345-11A.2.A
390.55.C.2.E 390.55.D.1.A+E
390.29.J(6), 390.29.k(3)
390-22

Because of my relationship with the matter, as follows; Site contractor

for project & business partner w/Vincent

Brian Kinot

Signature/Name:

16 JUNE 2025

Date

Received this 16 day of June, 2025

[Signature]

Township Secretary/ Asst. Secretary

**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. Gndt 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. Gndt 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. Gndt 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. Gndt, nay; N. Leap, aye; M. Velardi, aye; B. Winot, aye; R. Wielebinski, aye. Motion passed. E. Gndt 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. Gndt, 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. Gndt 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. Gndt 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. Gndt, 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. Gndt 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. Gndt 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. Gndt 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. Gndt 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. Gndt 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. Gndt made a motion, seconded by N. Leap, to accept Lateral Transfer program for PTPD, as approved by Labor Council. Vote: E. Gndt, 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. Gndt, 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. Gndt 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. Gndt 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 Gndt – 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.

POCONO TOWNSHIP

Monday July 7, 2025

SUMMARY

Ratify

General Fund	\$	21,967.92
Payroll	\$	158,033.29
Sewer Operating	\$	4,564.81
Sewer Construction	\$	-
Capital Reserve	\$	86,209.61

Bill List

TOTAL General Fund	\$	261,529.57
TOTAL Sewer <u>OPERATING</u> Fund	\$	61,847.92
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	11,100.55
TOTAL Capital Reserve Fund	\$	29,476.00
Liquid Fuels		
TOTAL EXPENDITURES	\$	634,729.67

Fire Tax Disbursement	\$	4,554.06
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POCONO TOWNSHIP CHECK LISTING

Monday July 7, 2025

General Fund

Date	TYPE	Vendor	Memo	Amount
06/25/2025	ACH		PAYROLL ENDING 6/22/25	\$ 158,033.29

TOTAL PAYROLL

\$ 158,033.29

General Expenditures

Date	Check	Vendor	Memo	Amount
06/16/2025	2679	PPL Electric Utilities	Utilities NCC, Kenny's Way, TWP, Traffic & Park	3,948.03
06/23/2025	2680	ADP, INC	6/8/2025 Payroll Time & Attendance	1,386.14
06/23/2025	2681	AFLAC	Supplemental Insurance	349.56
06/23/2025	2682	American Heritage Life Insurance Company	11167	572.76
06/23/2025	2683	PPL Electric Utilities	TLC Lighting	755.32
06/23/2025	2684	Blue Ridge Communications	Kenny's Way Internet	54.95
06/25/2025	2685	O'Brien's-Glose Moving & Storage	Move to NCC	8,356.92
06/25/2025	2686	AMERICAN UNITED LIFE INSURANCE CO. GTL		3,261.56
06/26/2025	2688	Bronze Memorials Inc.	Bronze Plaque & Post	2,554.16
06/30/2025	2689	PENTELEDATA	Police Internet	728.52
TOTAL General Fund Bills				\$ 21,967.92

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
06/16/2025	1372	BLUE RIDGE COMMUNICATIONS	Pump Station 5 Phone	66.23
06/16/2025	1373	PPL Electric Utilities*	Pump Station 1-5 Electric	3,797.38
06/16/2025	1374	Verizon	Sewer SCADA System	35.89
06/23/2025	1375	BLUE RIDGE COMMUNICATIONS	Pump Station 4 Phone	132.46
06/23/2025	1376	Verizon Wireless	Sewer Modems	120.03
06/25/2025	1377	MET-ED	Pump Station 4 Electric	412.82
TOTAL Sewer Operating Fund				\$ 4,564.81

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
06/23/2025	1111	First National Bank of Pennsylvania	Learn Road Easement for TASA	6,660.00
06/25/2025	1112	FNB EQUIPMENT FINANCE	Lease 8896-016 Peterbilt 548 Single Axel, CAT Back	79,549.61
TOTAL Capital Reserve Fund				\$ 86,209.61

TOTAL General Fund

TOTAL Sewer Operating

TOTAL Sewer Construction

Total Capital Reserve

\$ 21,967.92
\$ 4,564.81 Authorized by:
\$
\$ 86,209.61

Transferred by:

\$	112,742.34
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POCONO TOWNSHIP CHECK LISTING

Monday July 7, 2025

General Fund

Date	Check	Vendor	Memo	Amount
06/30/2025	2690	Ammerman, Michael	NCC Painting Exterior Contract	49,800.00
06/30/2025	2691	Austin Hardware & Supply, Inc.	Gas Spring	64.27
06/30/2025	2692	Bagley, Alex	6/10/25 Uniform Reimbursement	108.00
06/30/2025	2693	Best Auto Service & Tire Center	Police vehicle repairs	2,267.36
06/30/2025	2694	Blue Ridge Communications	TLC Park Internet	54.95
06/30/2025	2695	Central Square Technologies	2025 Annual Maint 8/15/25 - 12/31/25	3,716.53
06/30/2025	2696	Cleveland Brothers Equip. Co.	Glass	893.21
06/30/2025	2697	Cooper Electric	NCC Supplies	27.48
06/30/2025	2698	Creative Works Systems, Inc.	May 2025 Website Maintenance	107.50
06/30/2025	2699	Davidheiser's Inc.	Police Tracker & ENRADD Testing	172.00
06/30/2025	2700	DeHaven, Michael	MVP Parking Fee Reimb 2025	10.00
06/30/2025	2701	DIES-CPR, Inc.	TWP Recycling May 2025	30.00
06/30/2025	2702	Eric A. Moses Co.	Safety Glasses; Amber; FRT	116.62
06/30/2025	2703	Eureka Stone Quarry, Inc.	#3 Stone 31.58tn for NCC	710.56
06/30/2025	2704	Furino Mech Contracting & Furino Fuels	Install 5-Ton Carrier HP & new 2-Ton Goodman HP for NCC	21,939.81
06/30/2025	2705	Gotta Go Potties, Inc.	6/7/25 Event Rentals	410.00
06/30/2025	2706	Highway Equipment & Supply Co.	Poc TWP Equip Maint Supplies	529.42
06/30/2025	2707	Intouch PC Designs LLC	Poc TWP On-site Network Diagnosis & Service	340.00
06/30/2025	2708	J. P. Mascaro & Sons	MVP Waste/Recycle Service	626.00
06/30/2025	2709	Keystone Printing Group, Inc	Gen Fund Disb Checks	304.69
06/30/2025	2710	Koch 33 Auto	Unit 97 Service	1,379.78
06/30/2025	2711	Linex Striping Co.	Layout/Stripe 46 Park Spaces/1 Walkway	725.00
06/30/2025	2712	Locust Ridge Quarry	2A 16.23 tn	517.76
06/30/2025	2713	MAULA, MAURA	6/12, 6/19 & 6/26 MVP Yoga	80.00
06/30/2025	2714	McMaster-Carr	TWP Mailbox	796.14
06/30/2025	2715	MeLife - Non Uni. Pen. Plan	PENSION	13,182.41
06/30/2025	2716	Mountain Road Feed Store	NCC Landscaping	4,025.00
06/30/2025	2717	Mountain Valley Landscaping	Steele Green 2 Day Rental	550.00
06/30/2025	2718	Nationwide - 457	Pocono TWP Pay 11 2025	5,146.70
06/30/2025	2719	Nationwide - 457	Pocono TWP Pay 12 2025	5,099.92
06/30/2025	2720	Nationwide - 457	Pocono TWP Pay 13 2025	5,097.56
06/30/2025	2721	Newman Williams, P.C.	5/15 & 5/16/2025 Prof Services	100.00
06/30/2025	2722	PATRICIA J MICHAEL	Overpayment on #5 & #7 Report	1,213.91
06/30/2025	2723	Patriot Workwear	Body Armor w/Concealment Carriers	1,194.00
06/30/2025	2724	Pocono Farmstand & Nursery	Mulch; Plants; Osmocote; Soil Moist	4,170.67
06/30/2025	2725	Pure Water Technology of Central PA, Inc.	6/5/25 Move fm 112 TWP Dr to 205 Old Mill Rd	195.00
06/30/2025	2726	Richter Total Office	Coffee for NCC	754.82
06/30/2025	2727	Rohn, David	Mountain View Park Parking Fee Reimb	10.00
06/30/2025	2728	Sarcinello Planning & GIS Services	Zoning Ordinance Amendments	4,888.73
06/30/2025	2729	SealMaster Allentown	CP260 CrackPro 260 Rental; CrackMaster 3405 30lb Box & Delivery	3,663.90
06/30/2025	2730	Seigfried, Nicole	MVP Parking Fee Reimbursement	10.00
06/30/2025	2731	SFM Consulting LLC	May 2025 Zoning Services	93,186.69
06/30/2025	2732	Signal Service, Inc.	5/14/25 Movision Down - Service	910.00
06/30/2025	2733	Sparkle Car Wash on 248 LLC	May 2025 Police Car Washes	18.81
06/30/2025	2734	Staples	Police Office Supplies	123.01
06/30/2025	2735	Steele's Hardware, Inc.	Office Supplies	703.55

06/30/2025	2736	Steele's Hardware, Inc.	Office Supplies	453.58
06/30/2025	2737	Strand Pool Supply LLP	Pool Sample	20.00
06/30/2025	2738	STTC Service Tire Truck Centers, INC.	Truck 10 Flat Repair	57.50
06/30/2025	2739	Suburban Testing Labs	Water testing	601.00
06/30/2025	2740	T&M Associates	TWP Engineer	11,546.92
06/30/2025	2741	TRAISR, LLC	Monthly SaaS May 2025	733.33
06/30/2025	2742	UNIFIRST Corporation	TWP Mats	131.55
06/30/2025	2743	United States Treasury	Q2 2025 Fed Healthcare Tax	229.02
06/30/2025	2744	US BANK - Lockbox CM9722	EE Contribution	12,208.63
06/30/2025	2745	Valley Business Systems	Police Copy Machine	339.02
06/30/2025	2746	Weldon Tire	12 Tires	1,770.48
06/30/2025	2747	Wilson Products Compressed Gas Co.	Cylinder Rentals	16.50
06/30/2025	2748	World Fuel Services, Inc.	CONV Unleaded w/10% Ethanol	1,181.74
06/30/2025	2749	Steele's Hardware, Inc.	supplies	582.54
07/01/2025	2750	Motorola Solutions, Inc.	6/5/25 - 6/31/25 USS102137025 Sub	1,686.00
TOTAL GENERAL FUND				\$261,529.57

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
06/30/2025	1378	EEMA O&M Services Group, Inc.	O&M June 2025	13,710.45
06/30/2025	1379	Evoqua Water Technologies LLC	Bioxide Treatment	4,774.01
06/30/2025	1380	Exeter Supply Co., Inc.	Solid Paving Risers for Manholes	2,580.00
06/30/2025	1381	PA One Call System, Inc	Sewer Mapping	43.21
06/30/2025	1382	Pocono Township	May & June 2025 Sewer Admin & Overhead	30,606.50
06/30/2025	1383	SUBURBAN TESTING LABS	Monthly NPDES	627.00
06/30/2025	1384	T&M ASSOCIATES	Engineering	9,160.08
06/30/2025	1385	TRAISR, LLC	Monthly SaaS May 2025	366.67
TOTAL Sewer Operating Fund				\$61,847.92

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
06/30/2025	1018	MULTI-DIMENSIONAL INTEGRATION INC.	Sewer ext line	11,100.55
TOTAL Sewer Construction Fund				\$11,100.55

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
06/30/2025	1113	E M KUTZ INC	Gledhill Snowplow	14,950.00
06/30/2025	1114	T&M Associates	Engineering	14,526.00
TOTAL Capital Reserve Fund				\$29,476.00

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
06/30/2025	1063	PAT MICHAEL TAX COLLECTOR	TAX PMT 5 CORRECTION	\$ 71.15
6/30/2025	1064	POCONO TWP VOLUNTEER FIRE CO	PMT 11 & 12	4482.91
TOTAL Fire Tax				\$4,554.06

General Fund	\$	261,529.57	
Sewer Operating	\$	61,847.92	
Sewer Construction Fund	\$	11,100.55	Authorized by:
Capital Reserve		\$29,476.00	
Fire Tax Disbursement	\$	4,554.06	
Liquid Fuels	\$	-	
TOTAL TRANSFERS	\$	368,508.10	Transferred by:

BUDGET ADJUSTMENTS REQUEST 2025

Monday July 7, 2025

GENERAL FUND		FROM	Amount	TO	Amount	
401.460	ADMIN MEETINGS AND TRAINING		2,000.00	401.200 ADMINISTRATION ALLOWANCES	2,000.00	Line needs to be increased to ensure sufficient funding for the rest of the year
410.341	POLICE ADVERTISING & PRINTING		787.61	410.187 POLICE OVERTIME CIV SUPPORT	787.61	Line needs to be increased to ensure sufficient funding for the rest of the year
	410.231 VEHICLE FUEL		25,000.00	410.260 POLICE MINOR EQUIPMENT	25,000.00	Line needs to be increased to ensure sufficient funding for the rest of the year
430.220	PUBLIC WORKS OPER SUPPLIES		1,100.00	430.234 PUBLIC WORKS VEHICLE SUPPLIES	1,100.00	Line needs to be increased to ensure sufficient funding for the rest of the year
430.260	PUBLIC WORKS MINOR EQUIP		4,700.00	430.451 PUBLIC WORKS VEHICLE MAINT	4,700.00	Line needs to be increased to ensure sufficient funding for the rest of the year
433.220	TRAFFIC SIGNALS & SIGNS SUPPLY		2,500.00	438.613 VEGETATION CONTROL	2,500.00	Line needs to be increased to ensure sufficient funding for the rest of the year
	454.231 PARK VEHICLE FUEL		2,100.00	454.374 PARK EQUIPMENT MAINTENANCE	2,000.00	Line needs to be increased to ensure sufficient funding for the rest of the year
				454.451 PARK VEHICLE MAINTENANCE	100.00	Line needs to be increased to ensure sufficient funding for the rest of the year
TOTAL ADJUSTMENTS			38,187.61		38,187.61	

LifeFitness

**HAMMER
STRENGTH®**



HEALTH CLUBS



HOSPITALITY



ATHLETICS



MULTI-UNIT HOUSING



UNIFORMED SERVICE

David Galczyk

Email: david.galczyk@lifefitness.com

Phone: (302) 670-0558

Inspiring the world to work out



QUOTE : CPQ-10711

DATE : 05-27-2025

BILL TO : POCONO TOWNSHIP
112 TOWNSHIP DR
TANNERSVILLE
PA 18372-7957
US

SHIP TO : POCONO TOWNSHIP
205 OLD MILL RD
TANNERSVILLE
PA 18372
US

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable – capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
Cardio						
1	HEAT PERFORMANCE ROWER LCD <u>PRF-ROW-LCD-01</u>		1	\$3,119.00	\$2,027.35	\$2,027.35
2	Preventive Maintenance, 2PM Per Year- 3 Year. Rower <u>EW-ROWER-2PM-3YR</u>		1	\$415.00	\$237.00	\$237.00
3	Extended Warranty, Parts & Labor- 3 Year. Rower <u>EW-ROWER-PARTLBR-3YR</u>		1	\$440.00	\$251.00	\$251.00
4	Hammer Strength HD Airbike <u>PT-AB-01</u>		1	\$2,651.00	\$1,723.15	\$1,723.15
5	Preventive Maintenance, 2PM Per Year- 3 Year. Indoor Cycle <u>EW-INDOORCYCLE-2PM-3YR</u>		1	\$415.00	\$237.00	\$237.00
6	Extended Warranty, Parts & Labor- 3 Year. Indoor Cycle <u>EW-INDOORCYCLE-PARTLBR-3YR</u>		1	\$361.00	\$234.65	\$234.65
7	Hammer Strength HD Tread <u>PT-ST-01</u>		1	\$9,016.00	\$5,860.40	\$5,860.40
8	Preventive Maintenance, 2PM Per Year- 3 Year. Treadmill <u>EW-TREAD-2PM-3YR</u>		1	\$573.00	\$327.00	\$327.00
9	Extended Warranty, Parts & Labor- 3 Year. Treadmill <u>EW-TREAD-PARTLBR-3YR</u>		1	\$1,103.00	\$630.00	\$630.00
10	INTEGRITY+ TREADMILL w/ SE4 24 <u>INT-SE424-XF-14</u>	 INT PLUS TREAD SE4 ARCTIC SILVER LOW VOLT BASE SE4 24 ENG NFC PROIDIOM COAX POWER CORD DOM LOW VOLT 90 DEG 96 IN	2	\$15,449.00	\$10,041.85	\$20,083.70
11	Preventive Maintenance, 2PM Per Year- 3 Year. Treadmill <u>EW-TREAD-2PM-3YR</u>		2	\$573.00	\$327.00	\$654.00
12	INTEGRITY+ CROSS-TRAINER w/ SE4 16 <u>INX-SE416-XF-13</u>	 INT PLUS CROSS TRAINER SE4 ARCTIC SILVER BASE SE4 16 ENG NFC PROIDIOM COAX POWER CORD DOM LOW VOLT STRAIGHT	1	\$11,329.00	\$7,363.85	\$7,363.85
13	Preventive Maintenance, 2PM Per Year- 3 Year. Crosstrainer <u>EW-CROSSTRIN-2PM-3YR</u>		1	\$415.00	\$237.00	\$237.00

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
14	LIFE FITNESS POWERMILL w/ SE4 16 <u>INPM-SE416-XF-13</u>	 POWERMILL BASE HANDLEBAR ARCTIC SILVER KIT SE4 16 ENG NFC PROIDIOM COAX POWER CORD DOM LOW VOLT STRAIGHT	1	\$15,449.00	\$10,041.85	\$10,041.85
15	Preventive Maintenance, 2PM Per Year- 3 Year, Powermill and Stair Climber <u>EW-STAIRCLIMB-2PM-3YR</u>		1	\$415.00	\$237.00	\$237.00

Strength

1	LF B&R ACCESSORY STORAGE RACK <u>SAR</u>	 PLATINUM CLEAR FRAME ENGLISH 3 STABILITY BALLS MAT & ROLLERS	1	\$2,688.00	\$1,747.20	\$1,747.20
2	HAMMER STRENGTH DUMBBELL RACK TWO TIER <u>FW-D2</u>	 FRAME PLATINUM DUMBBELL TRAY	2	\$1,672.00	\$1,086.80	\$2,173.60
3	HAMMER STRENGTH FIXED PAD GLUTE/HAM <u>BW-GHF</u>	 PLATINUM FRAME BLACK UPHOLSTERY ENGLISH	1	\$2,678.00	\$1,740.70	\$1,740.70
4	HAMMER STRENGTH UTILITY BENCH-75 DEGREE <u>FW-UB75</u>	 PLATINUM FRAME BLACK UPHOLSTERY ENGLISH	1	\$809.00	\$525.85	\$525.85
5	HMR ADJUSTABLE BENCH (PRO STYLE) <u>FWMAB</u>	 PLATINUM FRAME BLACK UPHOLSTERY	2	\$1,766.00	\$1,147.90	\$2,295.80
6	LF CABLE MOTION DUAL ADJUSTABLE PULLEY 4:1 <u>CMDAP</u>	 PLATINUM FRAME GLB REAR SHROUD - LIGHT TRANSLUCENT LANG.ENG BOOM.HANDLES	1	\$9,574.00	\$6,223.10	\$6,223.10
7	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$181.35	\$181.35
8	HAMMER STRENGTH SELECT FLY/REAR DELT <u>HS-FLY</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY ENGLISH LB SE REAR SHROUD	1	\$5,716.00	\$3,715.40	\$3,715.40
9	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
Strength						
10	HAMMER STRENGTH SELECT SEATED LEG CURL <u>HS-SLC</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY ENGLISH LB SE REAR SHROUD	1	\$6,449.00	\$4,191.85	\$4,191.85
11	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00
12	HAMMER STRENGTH SELECT LEG EXTENSION <u>HS-LE</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY ENGLISH LB SE REAR SHROUD	1	\$6,165.00	\$4,007.25	\$4,007.25
13	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00
14	HAMMER STRENGTH SELECT CHEST PRESS <u>HS-CP</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY ENGLISH LB SE REAR SHROUD	1	\$5,716.00	\$3,715.40	\$3,715.40
15	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00
16	HAMMER STRENGTH SELECT SHOULDER PRESS <u>HS-SP</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY ENGLISH LB SE REAR SHROUD	1	\$5,569.00	\$3,619.85	\$3,619.85
17	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00
18	HAMMER STRENGTH SELECT ROW <u>HS-RW</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY ENGLISH LB SE REAR SHROUD	1	\$5,716.00	\$3,715.40	\$3,715.40
19	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00
20	HAMMER STRENGTH SELECT ASSIST DIP CHIN <u>HS-ADC</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY	1	\$6,480.00	\$4,212.00	\$4,212.00

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
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Strength

		ENGLISH LB SE REAR SHROUD				
21	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00
22	HAMMER STRENGTH SELECT SEATED LEG PRESS <u>HS-SLP</u>	 PLATINUM FRAME PLATINUM WORKARM BLACK UPHOLSTERY ENGLISH LB SE REAR SHROUD	1	\$9,021.00	\$5,863.65	\$5,863.65
23	Preventive Maintenance, 2PM Per Year- 3 Year, Strength Plate Loaded and Selectorized <u>EW-STR-PLSELECT-2PM-3YR</u>		1	\$279.00	\$159.00	\$159.00
24	HD ELITE ID CUSTOM HALF RACK <u>ELT-HR-ID</u>	 HIGH WEAR PLATINUM HIGH WEAR CHARCOAL HIGH WEAR PLATINUM ENGLISH 56IN / 244CM 007 TRAINING UPRIGHT 3 HANDLE PULL UP NONE HAMMER STRENGTH REAR XMEMBER 21IN/54CM LONG STORAGE DEPTH NONE NONE STABILITY FEET SPIDER GUSSET XM WITHOUT DOCK N LOCK NONE 4 XL WEIGHT HORNS 1 BULL HORN	1	\$5,800.00	\$3,770.00	\$3,770.00
25	4X8 IMPACT SUPPRESSION PLATFORM <u>ISP-4X8</u>	 NO LOGO ELT/HDW HALF RACK INSERT RAMP	1	\$6,511.00	\$4,232.15	\$4,232.15
26	HD ELITE ID NON DOCK N LOCK BENCH <u>ELT-ADJN</u>	 PLATINUM BLACK	1	\$1,505.00	\$978.25	\$978.25

Accessories

1	HAMMER DUMBBELL SET 5-50LB. URETHANE, 4sided <u>HS-DB-2100-02</u>		1	\$5,006.00	\$3,253.90	\$3,253.90
2	HAMMER DUMBBELL SET 55-75LB. URETHANE, 4sided <u>HS-DB-2100-03</u>		1	\$4,899.00	\$3,184.35	\$3,184.35
3	HAMMER DUMBBELL SET 80-100LB. URETHANE, 4sided <u>HS-DB-2100-04</u>		1	\$5,964.00	\$3,876.60	\$3,876.60

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
Accessories						
4	Collar, Lock Jaw Oliv 2. Black. (Pair) <u>ACC-CL-1001-03</u>		1	\$96.00	\$62.40	\$62.40
5	Hammer Gym Bar, 29MM, Chrome, Mix Bearing, 20K G <u>HS-OB-3000-01</u>		1	\$907.00	\$589.55	\$589.55
6	Hammer Bumper, 45LB, Urethane, Blue <u>HS-BP-1001-01</u>		6	\$439.00	\$285.35	\$1,712.10
7	Hammer Bumper, 35LB, Urethane, Yellow <u>HS-BP-1002-01</u>		4	\$363.00	\$235.95	\$943.80
8	Hammer Bumper, 25LB, Urethane, Green <u>HS-BP-1003-01</u>		4	\$315.00	\$204.75	\$819.00
9	HAMMER BUMPER, 10LB, URETHANE, BLACK <u>HS-BP-1012-01</u>		4	\$212.00	\$137.80	\$551.20
10	LF KETTLEBELL, 10LB, RUBBER, STAINLESS HANDLE <u>LF-KB-1120-01</u>		1	\$98.00	\$63.70	\$63.70
11	LF KETTLEBELL, 15LB, RUBBER, STAINLESS HANDLE <u>LF-KB-1122-01</u>		1	\$110.00	\$71.50	\$71.50
12	LF KETTLEBELL, 20LB, RUBBER, STAINLESS HANDLE <u>LF-KB-1124-01</u>		1	\$127.00	\$82.55	\$82.55
13	LF KETTLEBELL, 25LB, RUBBER, STAINLESS HANDLE <u>LF-KB-1125-01</u>		1	\$141.00	\$91.65	\$91.65
14	LF KETTLEBELL, 30LB, RUBBER, STAINLESS HANDLE <u>LF-KB-1126-01</u>		1	\$157.00	\$102.05	\$102.05
15	LF, CORE MAT, 55Lx24Wx0.39in(139x61cm x 10mm).BLK <u>LF-CM-1000-01</u>		3	\$63.00	\$40.95	\$122.85

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
Accessories						
16	LIFE FITNESS MEDICINE BALL,4LB,YELLOW <u>LF-MB-1130-01</u>		1	\$53.00	\$34.45	\$34.45
17	LIFE FITNESS MEDICINE BALL,6LB,GREEN <u>LF-MB-1131-01</u>		1	\$70.00	\$45.50	\$45.50
18	LIFE FITNESS MEDICINE BALL,8LB,ORANGE <u>LF-MB-1132-01</u>		1	\$86.00	\$55.90	\$55.90
19	LIFE FITNESS MEDICINE BALL,10LB,RED <u>LF-MB-1133-01</u>		1	\$100.00	\$65.00	\$65.00
20	LIFE FITNESS MEDICINE BALL,12LB,BLUE <u>LF-MB-1134-01</u>		1	\$117.00	\$76.05	\$76.05
21	HAMMER PLYO BOX, 20 24 30, SOFT FOAM <u>HS-PB-2000-01</u>		1	\$1,394.00	\$906.10	\$906.10
22	Hammer Olympic Plate 5LB,Rubber,RndX <u>HS-OP-3004-01</u>		4	\$19.00	\$12.35	\$49.40
23	LF STABILITY BALL,55CM,GREY <u>LF-SB-1102-01</u>		1	\$68.00	\$44.20	\$44.20
24	LF STABILITY BALL,65CM,GREY <u>LF-SB-1104-01</u>		1	\$75.00	\$48.75	\$48.75
25	LIFE FITNESS FOAM ROLLER, GRAY, SOFT, 36IN <u>LF-FR-1000-01</u>		1	\$56.00	\$36.40	\$36.40
26	LF FOAM ROLLER, GRAY, SOFT, 18IN/46CM <u>LF-FR-1001-01</u>		1	\$37.00	\$24.05	\$24.05
27	LF STABILITY BALL,75CM,GREY <u>LF-SB-1106-01</u>		1	\$84.00	\$54.60	\$54.60
28	Hammer Olympic Plate 2.5LB,Rubber,RndX <u>HS-OP-3005-01</u>		4	\$12.00	\$7.80	\$31.20



#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
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QUOTE : CPQ-10711

DATE : 05-27-2025

BILL TO : POCONO TOWNSHIP

SHIP TO : POCONO TOWNSHIP

SHIPMENT : STANDARD
FREIGHT TERMS : Prepaid
FOB : Shipping Point
PAYMENT TERM : NET 30

LIST PRICE	:	\$193,681.00
CUSTOMER DISCOUNT	:	- \$68,356.45
SELLING PRICE	:	\$125,324.55
TARIFF SURCHARGE	:	\$2,416.53
FREIGHT / FUEL/ INSTALLATION	:	\$14,861.67
ESTIMATED SALES TAX	:	AS APPLICABLE
TOTAL (USD)	:	\$142,602.75

REMITTANCE ADDRESS

2716 NETWORK PLACE
CHICAGO, IL 60673
USA



TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at www.lifefitness.com/en-us/legal/terms-conditions which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.



Pennsylvania
Department of Transportation

June 23, 2025

ESSA Bank and Trust
200 Palmer Street
Stroudsburg PA 18360

Re: Security Reduction for Highway Occupancy Permit No. 05054497 – TRAP
Enterprises LLC

Dear Sir and Madam:

The Department is in receipt of the permittee's request for the reduction of
Irrevocable Letter of Credit No. 7785015964 for the above referenced Highway
Occupancy Permit.

Please be advised that the Department hereby authorizes the reduction of the
security to the amount of \$53,658.78 which is 20% of the original value amount. The
Letter of Credit at the new value will be held for a warranty period of two (2) years from
September 27, 2024. The Letter of Credit holder shall request a final inspection on or
around September 27, 2026, at which time if there are no project related defects, we
will authorize the final release of this security instrument.

Should you have any questions or require additional information, please contact
the District Permit Office at 610.871.4167.

Sincerely,

A handwritten signature in black ink, appearing to read "Hunter Cero", with a stylized flourish at the end.

Hunter Cero
District Permit Manager
Carbon & Monroe Counties
Engineering District 5-0

cc: TRAP Enterprises LLC
3329 Mountain View Drive
Tannersville PA 18372

Pocono Township
112 Township Drive
Tannersville PA 18372



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

POCONO TOWNSHIP PLAN STATUS
07/07/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Latest Comment Letter	PC Recommend. Approve/Deny	BOC Approve/Deny	Approval Extended to	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
CONDITIONAL PRELIMINARY APPROVAL													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Devt	Prelim	1/23/2025	Cond. Preliminary Approval 2/28/22	Cond. Preliminary Approval 3/7/22					
1388		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Devt	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Devt	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
PRD TENTATIVE PLAN APPROVAL													
1388		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning RW 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIMINAL APPROVAL - NOT RECORDED													
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Devt	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017					
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Devt	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017					
1341		1730043R	SAPA Poconos Hospitality	Land Devt	Prelim/Final	7/19/2022		Conditional Approval 12/18/17					
1343		1730051R	Running Lane Hotel Land Devt (8/14/17)	Commercial Land Devt	Prelim/Final	3/19/2020	Recommended for Approval 7/23/2018	Approved 4/16/2020	Approval Extended to 2/6/26	8/6/2025	11/6/2025		Extension Requested 1/21/25
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Devt	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020					
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Devt	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Pending Withdrawal
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/8/2025	Recommended for approval 4/14/25	Approved 4/21/25	4/21/2026	10/21/2025	1/21/2026		Phase B
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/4/2025	Recommended for approval 2/10/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		Phase C
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		Phase D
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Devt	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21					
1392	N/A	2130169R	3101 Route 611 (Joe Rotco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22					
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		

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1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Devt	Final	8/1/2023	Conditional Approval 7/10/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		Project not moving forward per owner
1415	POCO-R0629	2230198R	Erle Development Wawa (10/10/23)	Land Devt	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/8/24	Approval Extended to 5/8/2026	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		
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt	Prelim/Final	5/12/2025	Conditional Approval 5/12/25	Approved 6/2/25	6/2/2026	12/2/2025	3/2/2026		
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laurel Lake Road (2/3/25)	Lot Comb.	Final	3/18/2025	N/A	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		
1444	POCO-R1150	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	4/11/2025	Conditional Approval 5/12/25	Approved 6/2/25	6/2/2026	12/2/2025	3/2/2026		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000	-	Swiftwater Inn/Trap Enl. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mauritian Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					

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RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Devt	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/2022	
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-76 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Devt	Prelim/Final	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 (6/10/21)	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	2030115R	Swiftwater Solar (06/14/21) (9/11/21)	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	Eukora 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				3/20/22	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/22)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Devt	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
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 6/8/22				12/2022	
1399	N/A	2230184R	Cover 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	2230186R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/21/22)	Land Devt	Prelim/Final	4/6/2024	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/Fallins (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 10/18/23				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 Pocomo 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	-	Persileo 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	Koppelson 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	Zifro & Rami 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 Sladden 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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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 Bogulskiy 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												
1447	POCO-R1240	-	122 & 144 Paweda Hill	Minor Sub./Consolid.	Final				6/30/2025			
Preliminary Plans Under Consideration												
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	9/7/2025	8/11/2025	9/2/2025		6/23/2025		
1445	POCO-R1180	-	Mtn. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Devt	Prelim/Final	10/31/2025	10/13/2025	10/20/2025	5/1/2025	6/23/2025		Extension to 10/31 rec'd 5/27
1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	9/9/2025	8/11/2025	9/2/2025	2/23/2024	6/23/2025		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	6/23/2025		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	6/23/2025		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
1372A	POCO-R0621	-	Camp Lindenmere Dining Hall LD (6/9/25)	Land Dev't	Prelim/Final	9/7/2025	N/A	9/2/2025	6/19/2025		Approval Rec. 6/23/25	
1425	POCO-R0880	-	Brookdale Spa (9/9/24)	Land Dev't	Prelim/Final	7/21/2025	N/A	7/21/2025	6/5/2025		Approval Rec. 6/9/25	Extension to 7/21 rec'd 5/23
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Dev't	Prelim/Final	9/5/2025	N/A	9/2/2025	6/5/2025		Approval Rec. 6/9/25	90 day ext. rec'd 5/1
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	8/31/2025	N/A	8/18/2025	3/11/2025		N/A	Extension to 8/31 rec'd 6/11
1443	POCO-R1160	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	9/4/2025	N/A	9/2/2025	6/25/2025		N/A	60 day ext. rec'd 6/11
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												