



POCONO TOWNSHIP COMMISSIONERS
AGENDA

August 4, 2025 | 6:00 p.m.
205 Old Mill Rd, Suite 2, Tannersville, PA

Zoom Participation

<https://us06web.zoom.us/j/85402655076?pwd=C82jan55kHgiLqajUJgE6K68b8TOI2.1>

Must Register

Meeting ID:

854 0265 5076

Passcode:

265469

Open Meeting

Pledge of Allegiance

Roll Call

Announcements

- Public Comment policy has changed. For public comment at the beginning of a meeting you will be permitted 3 minutes on non-agenda items only. For action items, you may speak at the podium and be permitted 1 minute for your comments during that agenda item.

Public Comment-NON-AGENDA ITEMS

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

Presentations

Hearings –

- Motion to open the hearing the new economic development restaurant liquor license for issuance to Serenite at Camelback Mountain LLC., recommendation. **(Action Item)**
- Board Comments & Public Comments.
- Motion to close the hearing **(Action Item)**
- Motion to _____ the recommendation of a new economic development restaurant liquor license to be issued to Serenite at Camelback Mountain LLC. **(Action Item)**

Hearing:

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

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

Resolutions

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the July 21, 2025 regular meeting of the Board of Commissioners.
 - Financial transactions through August 4, 2025 as presented, including ratification of expenditures in the amount of \$478,629.02 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. Discussion: **(Action Items)**

NEW BUSINESS

Personnel

- Motion to begin interview process following union guidelines for replacement for full-time public works position to replace vacancy created by retirement of Tom Shick. **(Possible Action Item)**

Report of the President

Richard Wielebinski

Commissioner Comments

Natasha Leap – Vice President

LERTA Discussion & Possible motion to amend (Possible Action Item)

Ellen Gndt – Commissioner

- Update – Solar Field
- Update – Kennel

Brian Winot – Commissioner

- Motion to direct Township Solicitor to create a Historic District Overlay for Pocono Manor **(Possible Action Item)**
- Discussion regarding On-line accusations of the Commissioners being complicit regarding contaminated Wells due to Sanofi.

Mike Velardi – Commissioner

- Golden Slipper Update
- Tent City Update

Reports

Zoning – SFM Consulting

Police – Chief James Wagner (First Meeting of Month)

Township Manager's Report – Jerrod Belvin

- Public Works Update
- Website Update
- Grants Update
- Civil Service Update

Public Works/Sewer Report – Patrick Briegel

- Sewer Business Update
- PennDOT / Intersection brush update
- MCTI & Sullivan Trail Expansions
- Current Public Works Projects

Township Events Report – Jennifer Gambino (First Meeting of Month)

Township Engineer Report – T&M Associates

- Sewer Business Update
- Learn Road safety enhancement project and roundabout survey work.
- TASA Project
- TLC walking bridge.
- Turkey Hill/Wendys Sidewalk update
- Stadden Rd signage & curve painting

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

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

Adjournment

**Pocono Township Board of Commissioners
Regular Meeting Minutes
July 21, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on July 21, 2025 and was opened by Chair Richard Wielebinski at 6:00 p.m. followed by the Pledge of Allegiance.

Roll Call: Ellen Gnandt, 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; Lindsay Scerbo, SFM Consulting; Paul Morgan, SFM Consulting;

Announcements

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

Public Comment

Frank Aubrey (Resident) covered several public concerns and updates to include ATV's and off-road motorcycles using local roads, causing noise and property damage. He requested action regarding illegal use of Richard Graber's Farm as a racetrack.

Matthew Bradley (Resident) expressed frustration over the Golden Slipper construction project's impact on traffic & emergency response times.

Representative Madden thanked the Board of Commissioners for their dedication on negotiating on a solution & assured ongoing efforts to expedite the project. She also confirmed efforts to negotiate with the library board for its continued operation.

Carmen Churiou (Non-Resident) highlighted the growing safety concerns on Stadden Road & concerns with keeping a library within Pocono Township.

Cheryl Parks (Resident) raised issues regarding the kennels dogs escaping.

Karen Doleiden (Resident) expressed concern regarding the safety of Stadden Road and the Kennel dogs.

Edward Gualtieri (Resident) disputed the comments of Karen Doleiden and Cheryl Parks regarding his dogs. He clarified that their dogs weigh 50 lbs. not 85, they do provide shelter for their dogs. Feels that their neighbors have been nothing but antagonistic & vindictive towards him and his partner since they moved in February 2024.

Guy Doleiden (Resident) has everything on camera in regard to the Kennel property.

Charles Keppler (Resident) Complaints about livestreaming vs zoom.

Presentations

Laurie Pryer – Pocono Township Library Tax – She has attended every library meeting and found that the library board has no interest in continuing to operate in Pocono Township. She has found a lot of inconsistencies within the library board. She outlined what the needs will be in order to move forward with funding a new library. (Open discussion with BOC, Laurie & attendees)

Civil Service interview of Robert Furino & Douglas Shook

R. Wielebinski made a motion, seconded by M. Velardi, to appoint Robert Furino & Douglas Shook to the Pocono Township Civil Service Commission. All in favor. Motion Carried.

Melissa E. Hutchison – T&M – MS-4 – outlined the requirements and control measures for stormwater management and clarified that private communities with their own stormwater facilities are not included in the MS4 area. E. Gmandt asked what Pocono Township's MS4 areas are. J. Tresslar explained further.

Hearings

R. Wielebinski made a motion, seconded by N. Leap to open the hearing to continue the appeal of the township code enforcement officers notice of dangerous structure/order to demolish. All in favor. Motion carried.

L. Devito commented on the process of the proceedings to date. R. Kidwell addressed the board.

R. Wielebinski made a motion, seconded by B. Winot, to continue the hearing until August 4th, at 6:00 pm at the township municipal building, All in favor. Motion carried.

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

Resolutions

Consent Agenda

R. Wielebinski made a motion, seconded by M. Velardi, to approve all old business consisting of the minutes of the July 7, 2025 regular meeting of the Board of Commissioners.

Financial transactions through July 21, 2025 as presented, including ratification of expenditures in the amount of \$537,306.26 for the following accounts: General Fund, Sewer Operations, Gross Payroll, Capital Reserve, Construction Fund, Transfers. All in favor. Motion carried.

NEW BUSINESS

Personnel – None

Commissioner Comments

Richard Wielebinski – President

- R. Wielebinski made a motion, seconded by B. Winot, to have Township Engineer conduct a traffic safety study on the following roads: Sky High Drive & Pocono Circle for the purposes of installation / recommendation of speed tables and or intersection safety enhancements. Discussion: Lew Ginsburg thanked the board. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to approve the following PTPD Policies: Vehicle Use; Cash Handling Security & Management; Personal Protective Equipment; Crime Analysis; Monroe County Control Center; Property & Evidence Room; Records Division; Records Maintenance & Release; Protected Information; Animal Control; Jeanne Clery Campus Safety; Temporary Custody of Juveniles. Discussion: E. Gmandt asked the police chief if he was good with the policies. All in favor. Motion carried.
- R. Wielebinski made a motion, seconded by N. Leap, to sponsor a public works team and a police team to attend the Annual Pocono Mountain Council of Governments Golf fundraiser in the amount of \$600.00. All in favor. Motion carried.

Natasha Leap – Vice President

N. Leap asked the Public Works Director to take a look at Laurel Lake, due to the line striping no longer being visible.

Ellen Gndt – Commissioner

- Update – Solar Field – E. Gndt asked J. Tresslar for an update. Nothing new to report. Some discussion was had regarding the site. B. Winot said they are now in compliance with the conservation district.
- Update – Kennel – E. Gndt asked for an update. L. Scerbo stated that they did issue a violation notice from the last episode. The owner updated the board.
- Knox Box update – L. DeVito commented on the ordinance. The board agreed to consider amending the ordinance to clarify requirements and adjust fines., while keeping the overall requirement for businesses with common corridors.
- E. Gndt commented on the RTK situation and asked that video be posted on the website of the board meetings.
- Food Truck Ordinance feedback.

Brian Winot – Commissioner

- B. Winot made a motion, seconded by R. Wielebinski, to amend the Code of Ordinances of Pocono Township Chapter 470, Zoning, to amend Section 470-8 to include the definition of a recreational use, public/non-profit/non-commercial; amend Chapter 470 Attachment 1, Use Schedule, to include recreational use, public/non-profit/non-commercial as a use permitted by conditional use within all Zoning Districts; and repealing all ordinances or parts of ordinances inconsistent therewith.
 -Proposed definition for recreational use, public/non-profit/non-commercial – “A recreational use which is operated by a municipal, governmental, or non-profit organization and is open to the public for the purpose of recreation, including but not limited to, municipal, state, or federal parks, state game lands, open space, nature preserves, wildlife preserves, and other similar recreational uses as determined by the Zoning Officer.” – Per the Zoning Ordinance amendment draft.
 Discussion – E. Gndt asked for an explanation. Representative Madden asked for clarity. B. Winot explained they shouldn't have restrictions imposed on them as a non-profit. All in favor. Motion carried.
- B. Winot made a motion, seconded by R. Wielebinski, to amend the Code of Ordinances of Pocono Township Chapter 470, Zoning, to amend Section 470-8 to include the definitions for 'domestic animal' and 'poultry or fowl'; amend Chapter 470 Attachment 1, Use Schedule, to include the keeping of poultry or fowl for home use as a use permitted by right within all Zoning Districts; to amend Section 470-53 to include the keeping of poultry or fowl as a customary accessory use to single family detached dwellings; to amend Chapter 470 to include additional regulations for the keeping of poultry and fowl for home use; and repealing all ordinances or parts of ordinances inconsistent therewith."
 Discussion: R. Wielebinski asked if it would include maintenance. N. Leap thinks a Rooster should be allowed based on acreage. Frank (Resident) asked that it be specified to the type and number of animals and cleanliness. Lew Ginsberg asked how it would affect the bylaws of an HOA. Tim Coover (Resident) asked the board be aware of how much they are governing residents' property uses. Charles Kepler (Resident) was apprehensive to allowing chickens since we are in exceptional value waterways and feels poultry would pollute the area. Kyle Hazelton (Resident) questioned the number suggested within the ordinance. Dawn Eilber believes it should be based on the size of the property. All in favor. Motion carried.
- B. Winot made a motion, seconded by M. Velardi, to direct the Township Engineer and Township Solicitor to perform an annual review of outstanding escrow accounts, ensuring the escalation factors accurately reflect current market conditions. Discussion: P. Briegel gave a scenario regarding what could happen if this in not kept up to date. Manager Belvin reminded the board of the EQ tank situation and spoke of how the LOC is not enough to cover in today's standards. All in favor. Motion carried.
- B. Winot made a motion, seconded by M. Velardi, to rescind the "paid parking program" for all non-county patrons at the conclusion of the summer season (budgeted through Labor Day), recognizing and empathizing with the community concerns expressed regarding the financial impacts on visitors and residents alike. Discussion: E. Gndt asked how they are collecting payment and reconciling. N. Leap asked how the process has been going so far. P. Briegel will check with the park staff along with getting a cost analysis to date. Manager Belvin had reported the updates from the staff members on

the parking. R. Wielebinski made a motion, seconded by N. Leap to table B. Winot's motion. All in favor. Motion carried.

- Library Development & Opportunity for Advancement.- B. Winot announced that he is on the advisory board with NCC and brokered a deal for use of the NCC library for Pocono Township residents. Any township resident wishing to use the library at NCC, the cost would be \$8.00 for the year. He will personally sponsor the cost if you are a Veteran, Senior, low income, or special needs resident. B. Winot thanked Dr. David Ruth and Precie Schroyer for their assistance in this matter.
- B. Winot made a motion, seconded by R. Wielebinski, to raise the TDU annual fee from \$500 to \$2,500. Representative Madden commended the township on this matter. All in favor. Motion carried.

Mike Velardi – Commissioner

- Golden Slipper Update – J. Belvin read the email from the project manager, stated they have adjusted the hours from 7-3 to 7-5 & that they had found more rock than anticipated in regard to the cathodic protection for the water lines, stated that they are still on track and the goal is to have the road open by mid-September.
- Tent City Update – Zoning spoke with the property owner, and they are cleaning up the site. The stipulation has been met regarding the judgement.
- J. Belvin stated that dried moisture was the past issue in the old building from a past employee taping up their vents, causing water to drip into the walls. Belvin had stated that the reports from ServPro, LaBella & Clean Scene would be sent to the BOC.

Reports

Zoning Report-SFM Consulting - L. Scerbo

Police – James Wagner, Chief

- R. Wielebinski made a motion, seconded by M. Velardi, to approve until Oct. 20, 2025 a trial period of the MACH software contract for CLEAN information (for all driver license, motor vehicle criminal history, PFA, "hot" vehicles, law enforcement messaging, access to NCIC & FBI, PSIN, and international justice repository. Discussion – software that will assist with electronic filing of reports. Austin Anglemyer explained the process. All in favor. Motion carried.

Manager Report – Jerrod Belvin

- Public Works Update – Saturday night a neighbor of TLC park hit the fence and electrical box. The road crew has fixed the fence, and the electrical box will be repaired by tomorrow. After 27 years, Tom Schick has retired, and we would like to thank him and wish him the best.
- Website Update- photos have been taken and we are looking at 9 weeks out.
- Joe Gilliland has donated the fire truck that he won at the carnival to the township and it will be going up at TLC park.
- Concert in the park will be July 24th.
- E. Gndt asked about a plaque done honoring the crew that did all the work on the building remodel, Belvin stated it had already been ordered.

Public Works – Patrick Briegel

- Sewer Business Update – Route complete to connect MCTI to the sewer. Easements being drafted for the township building to be connected. The park staff is doing a really good job this year.
- PennDOT / Intersection brush update
- MCTI & Sullivan Trail Expansions –
- Current Public Works Projects – drainage along Cherry Lane near Wawa needs to be addressed.
- R. Wielebinski made a motion, seconded by N. Leap, 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. E. Gndt asked if one of the sets could be put in by the Magistrate's office.

N. Leap feels that it should be the township's responsibility. Liability needs to be considered. All in favor. Motion carried.

- E. Gndt asked about getting air conditioning to the little office at the park building. N. Leap suggested using the money collected from the paid parking to purchase A/C.

Township Events Report-Jennifer Gambino

Township Engineer Report- Jon Tresslar

- Sewer Business Update – discussed prior
- Learn Road safety enhancement project and roundabout – on hold
- TASA Project – Comments are back, and we are working on them to re-submit.
- TLC walking bridge – working on getting ready for bid.
- Turkey Hill/Wendys Sidewalk update –. No update
- Stadden Rd signage & curve painting – adequate
- Drainage at Wawa, being addressed.

Township Solicitor Report-Leo V. DeVito

- Sewer Business Update -
- General legal update
- R. Wielebinski made a motion, seconded by N. Leap, to have solicitor attend the 383 Enforcement Notice appeal. Discussion: it has been continued to August 26th. All in favor. Motion carried.
- E. Gndt made a motion, seconded by L. DeVito, to have solicitor attend the ZHB meeting for Rt 611 Apartments to oppose the request. Discussion was had among the board. E. Gndt, aye; M. Velardi, aye; R. Wielebinski, aye; B. Winot, aye; N. Leap, nay. Motion carried.
- Discussion of current LERTA Ordinance. Discussion: E. Gndt & B. Winot both abstained from vote due to conflict. Lengthy discussion was had regarding the process of repealing or Amending the LERTA. N. Leap would like to amend the timeline, minimum for improvements based on public input.
- Update – Archer Lane
- Sunset Hill is still out for the commonwealth court decision.
- Learn Road Easement Process – issued a notice of taking. Waiting on appraisal.
- TASA Sidewalk Update – Easements will be in place soon.

Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting 10:08 p.m. All in favor. Motion carried.



CONFLICT OF INTEREST DISCLOSURE

I, Brian H. Hiot, hereby disclose that I have a conflict of

interest with regard to Discussion of LERTA ordinance
and possible vote

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

Because of my relationship with the matter, as follows; I own commercial

property within the Township

[Signature]
Signature/Name:

21 July 2025

Date

Received this ____ day of _____, 20__

Township Secretary/ Asst. Secretary



CONFLICT OF INTEREST DISCLOSURE

I, ELLEN D GRANDT, hereby disclose that I have a conflict of
interest with regard to LERTA DISCUSSION & POTENTIAL VOTE

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

LERTA

Because of my relationship with the matter, as follows; MY CLIENT

CAN BENEFIT FROM LERTA.

Ellen D Grandt

Signature/Name:

7/21/25

Date

Received this ____ day of _____, 20__

Township Secretary/ Asst. Secretary

POCONO TOWNSHIP

Monday August 4, 2025

SUMMARY

Ratify

General Fund	\$	80,717.35
Payroll	\$	157,606.84
Sewer Operating	\$	4,627.51

Bill List

TOTAL General Fund	\$	162,250.72
TOTAL Sewer <u>OPERATING</u> Fund	\$	45,434.45
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	-
TOTAL Capital Reserve Fund	\$	27,492.15
TOTAL EXPENDITURES	\$	<u>478,629.02</u>

POCONO TOWNSHIP CHECK LISTING
Monday August 4, 2025

General Fund

Date	TYPE	Vendor	Memo	Amount
07/11/2025	ACH		PAYROLL ENDING 7/20/25	\$ 157,606.84
TOTAL PAYROLL				\$ 157,606.84

General Expenditures

Date	Check	Vendor	Memo	Amount
07/17/2025	2829	PMHIC	HEALTH INS	73,320.27
07/17/2025	2830	Nazareth Ford	Contaminated Fuel Source	2,093.55
07/21/2025	2833	Blue Ridge Communications	PHONE	349.95
07/21/2025	2834	PPL Electric Utilities	ELECTRIC	4,158.63
07/21/2025	2835	Blue Ridge Communications	Kenny's Way Internet	54.95
07/22/2025	2836	Villani Rental Company	7/24/25 Event Rental	600.00
07/29/2025	2837	Elan Financial Services	EZ Pass Renewal	140.00
TOTAL General Fund Bills				\$ 80,717.35

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
07/21/2025	1399	Verizon Wireless	Sewer Modems	120.03
07/21/2025	1400	BLUE RIDGE COMMUNICATIONS	Pump Station Phones	131.96
07/21/2025	1401	PPL Electric Utilities*	Pump Stations Electric	3,934.55
07/21/2025	1402	BLUE RIDGE COMMUNICATIONS	Pump Station 3 Phone	65.98
07/25/2025	1403	MET-ED	Pump Station 4 Electric	374.99
TOTAL Sewer Operating Fund				\$ 4,627.51

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
07/23/2025	1117	Diele, John & Angela	TASA Easement	500.00
TOTAL Capital Reserve Fund				\$ 500.00

TOTAL General Fund
TOTAL Sewer Operating

\$ 80,717.35
 \$ 4,627.51 Authorized by: _____

TOTAL Sewer Construction
Total Capital Reserve

\$ -
 \$ 500.00 Transferred by: _____
\$ 85,844.86

7/31/2025

POCONO TOWNSHIP CHECK LISTING

Monday August 4, 2025

General Fund

Date	Check	Vendor	Memo	Amount
07/29/2025	2838	ADP, INC	Payroll Time & Attendance	1,424.85
07/29/2025	2839	AFLAC	Supplemental Insurance	349.56
07/29/2025	2840	AMERICAN UNITED LIFE INSURANCE CO.	GTL	3,261.56
07/29/2025	2841	Anthony Photo Creations	July 2025 Tom Shick Retirement Luncheon Photos	75.00
07/29/2025	2842	Best Auto Service & Tire Center	POLICE CAR SERVICE	5,090.35
07/29/2025	2843	Brodhead Creek Regional Authority	WATER	574.57
07/29/2025	2844	Commonwealth of Penn	Pocono TWP Aaron Anglemeyer 9/6-12/25 Training	500.00
07/29/2025	2845	Commonwealth of Pennsylvania - PWS	SDW Annual Fee 2025	100.00
07/29/2025	2846	Corona Butcher	Shick's Retirement Luncheon	79.00
07/29/2025	2847	Creative Works Systems, Inc.	May/June 2025 Website Maintenance	449.00
07/29/2025	2848	Eric A. Moses Co.	POLICE SUPPLIES	234.25
07/29/2025	2849	Eureka Stone Quarry, Inc.	Seasonal 9.5MM Warm R 8.8675 tn	7,670.85
07/29/2025	2850	Fry's Plastic, LLC	Pipe & Coupling	1,796.94
07/29/2025	2851	Glenn Van Gieson	37 Hickory Drive Mailbox Replacement	103.98
07/29/2025	2852	Gotta Go Potties, Inc.	Rental	1,300.00
07/29/2025	2853	Locust Ridge Quarry	AASHTO #3 65.67 tn	7,247.90
07/29/2025	2854	Maula, Anthony	G-2024-6 Grading Permit Refund Ck 7172	500.00
07/29/2025	2855	Medico Construction Equipment Inc.	Asphalt Bits	1,106.00
07/29/2025	2856	MetLife - Non Uni. Pen. Plan	PENSION	8,477.45
07/29/2025	2857	Michael J. McKeown, Inc.	329 & 330 Learn Rd Roundabout Easement Plans	400.00
07/29/2025	2858	Nationwide - 457	457 PLAN	5,003.16
07/29/2025	2859	PALMERTON GARAGE DOOR II	Door Repair	370.00
07/29/2025	2860	Patriot Workwear	E. Rath Body Armor	1,109.00
07/29/2025	2861	PENTELEDATA	Heritage Center Internet	126.13
07/29/2025	2862	PENTELEDATA	INTERNET	310.12
07/29/2025	2863	PMHIC	HEALTH INS	70,889.49
07/29/2025	2864	Portland Contractors, Inc.	June 2025 Services	350.00
07/29/2025	2865	PPL Electric Utilities	TLC Lighting	780.92
07/29/2025	2866	Reliable Sign & Striping, LLC	Overflow Parking Sign 1ea	23.00
07/29/2025	2867	Richter Total Office	Office Coffee	194.38
07/29/2025	2868	SCOTT, JAMES	5/30/2025 Uniform Reimb	97.02
07/29/2025	2869	SealMaster Allentown	MasterSeal Ultra 2lb Sand; 300 Gal Squeegee Rental; Tilt Trailer Rental	16,660.00
07/29/2025	2870	State Workers' Insurance Fund	Install 7 of 10 2025	2,770.00
07/29/2025	2871	Steele's Hardware, Inc.	SUPPLIES	301.40
07/29/2025	2872	Steele's Hardware, Inc.	SUPPLIES	244.66
07/29/2025	2873	Steele's Hardware, Inc.	SUPPLIES	139.59
07/29/2025	2874	Strand Pool Supply LLP	Pool Sample Testing Jun 2025	552.87
07/29/2025	2875	Suburban Testing Labs	MVP Bath House Water Testing	361.00
07/29/2025	2876	TRAISR, LLC	Traisr Sub June 2025	733.33
07/29/2025	2877	Troy Mechanical, Inc.	Replacement of Flush Valve	976.13
07/29/2025	2878	ULINE	Collapsible Wire Container 2ea	622.77
07/29/2025	2879	UNIFIRST Corporation	TWP Mats	87.70
07/29/2025	2880	US BANK - Lockbox CM9722	Employee Contribution	7,819.04
07/29/2025	2881	W F Welliver & Son Inc	2 Fans	40.17

Approve

7/31/2025

07/29/2025	2882	Waste Management of Pennsylvania, Inc.	Waste Removal	187.23
07/29/2025	2883	World Fuel Services, Inc.	FUEL	10,693.08
07/29/2025	2884	Zuvich, Regina	April - July 2025 Bank Runs Reimbursement	67.27
TOTAL GENERAL FUND				<u>\$162,250.72</u>

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
07/29/2025	1404	BRODHEAD CREEK REGIONAL AUTHORITY	WATER	121.84
07/29/2025	1405	BRODHEAD CREEK REGIONAL AUTHORITY	Bioxide Treatment	6,736.20
07/29/2025	1406	EEMA O&M Services Group, Inc.	July 2025 Services	13,126.79
07/29/2025	1407	Evoqua Water Technologies LLC	Pump Station 5 Bioxide Treatment & Vaporlink	5,426.00
07/29/2025	1408	General Carbon Corporation	Bags	2,692.00
07/29/2025	1409	LRM, Inc	Flow Meter Troubleshooting @ PS 5	400.00
07/29/2025	1410	PENTELEDATA	Pump Stations 1-5 Internet	369.75
07/29/2025	1411	Pocono Township	July 2025 Admin Serv & Overhead	15,303.25
07/29/2025	1412	Schnatter, John	Principles & Techniques in Buried Utility Location Training Reimb	175.00
07/29/2025	1413	Steele's Hardware, Inc.	Supplies	89.95
07/29/2025	1414	SUBURBAN TESTING LABS	Monthly NPDES	627.00
07/29/2025	1415	TRAISR, LLC	June 2025 Monthly Sub	366.67
TOTAL Sewer Operating Fund				<u>\$45,434.45</u>

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
07/30/2025	1118	P&D Emergency Services	2025 Ford Utility Unit 97 Ghost Lettering	25,897.15
07/30/2025	1119	Telco, Inc.	Pocono TWP 2023 Monroe Co. GLG Final Payment	1,595.00
TOTAL Capital Reserve Fund				<u>\$27,492.15</u>

General Fund	\$	162,250.72	Authorized by: _____
Sewer Operating	\$	45,434.45	
Sewer Construction Fund	\$	-	
Capital Reserve		\$27,492.15	Transferred by: _____
Fire Tax Disbursement	\$	-	
Liquid Fuels	\$	-	
TOTAL TRANSFERS	\$	235,177.32	

Approve

7/31/2025

BUDGET ADJUSTMENTS REQUEST 2025

Monday August 4, 2025

GENERAL FUND				
FROM	Amount	TO	Amount	Explanation
01.403.220	300.00	404.313 Special Council	300.00	Line needs to be increased to cover deficit
01.415.434	1,000.00	415.220 Emer Mgmt Operating Supplies	1,000.00	Line needs to be increased to cover deficit
TOTAL ADJUSTMENTS	1,300.00		1,300.00	
SEWER OPERATING				
	Amount	TO	Amount	Explanation
08.429.102	1,000.00	08.429.105	1,000.00	Line needs to be increased to meet expenses for the remainder of the year
08.429.401	10,000.00	08.429.400	10,000.00	Line needs to be increased to meet expenses for the remainder of the year

GENERAL FUND BUDGET	ORIGINAL BUDGET	Increase/(Decrease)	ADJUSTED BUDGET	Explanation
387.100 CONTRIBUTIONS AND DONATIONS	5,000.00	\$ 55,600.00	60,600.00	ADJUSTMENT NEEDED TO FUND REVENUE LINE
457.450 COMMUNITY EVENTS	17,000.00	\$ 55,600.00	72,600.00	ADJUSTMENT NEEDED TO REFLECT CONTRIBUTIONS TO COMMUNITY EVENTS
NET EFFECT TO FUND BALANCE		-		No effect on fund balance. Revenue offsets expenditure.



Pocono Township Monthly Zoning Report

TO: Pocono Township Board of Commissioners
FROM: Lindsay Scerbo, Zoning Administrator
CC: Shawn McGlynn, Zoning and Building Code Official
DATE: July 28, 2025

Following is a report on the Zoning and Building Code Office's activity from July 16th to July 28th:

Permits Issued: 20

Zoning Permits: 7

Commercial – 3
Residential – 4

New Construction: 0

Commercial – 0
Residential – 0

Building Permits: 11

Commercial – 4
Residential – 7

Certificate of Occupancy – 0

Driveway – 1

TDU – 1

Well – 0

Grading – 0

Enforcement Actions:

- July 17, 2025 – 3292 Route 611 – Email Communication – An email was sent to the property owner advising them that their tenant had initiated construction activity on the subject property without the necessary approvals. The owner instructed the tenant to contact our office, after which the tenant proceeded to remove the gazebo structure that was under construction. Upon further review, it appears that additional unpermitted improvements have been made to the property over the years. The owner was advised that these improvements must also be removed, or enforcement action will be initiated.
- July 21, 2025 – 3205 Mountain View Drive – Door Hanger – A door hanger was left at the property to notify the owners of a potential violation of the Property Maintenance Ordinance. Specifically, a large wooden trunk (bulk item) is being displayed in the front yard.
- July 23, 2025 – 3470 Route 715 – Email Correspondence – Our office received a letter from the property owner's legal representative stating that a neighboring property owner has been harassing them and interfering with their ability to operate as a Transient Dwelling Unit. Upon reviewing the file, it was determined that the TDU license that they obtained had expired. An email was sent to the property owner advising that all TDU activity must cease immediately and that a complete application must be submitted within five days to avoid formal enforcement action. An application was submitted later that same day.
- July 24, 2025 – 1157 Birchwood Road – Enforcement Notice – A Property Maintenance Enforcement Notice was issued to the property owner for allowing the accumulation, dumping, and depositing of bulk items on the subject property.

Previously Discussed Properties:

- 5327 Spruce Drive – Paving of an existing driveway and constructing a shed on the property without first obtaining permits. Zoning and driveway permit applications have since been submitted; however, no permits have been issued as of the date of this correspondence.

Closed Violations:

- 202 McKay Road – Installation of a new electrical service without permits. The property owner has since retroactively obtained permits, and the violation has been closed.
- 313 Orchard Road – Paving of an existing driveway without first obtaining a permit from the Township. A permit has since been retroactively obtained for the work completed, and the violation has been closed.

Civil Hearings:

- 2351 Route 715 – A civil complaint was filed for initiating construction activity and expanding the use of the subject property without first obtaining the necessary permits and land development approvals. This hearing has been rescheduled for Thursday, August 28, 2025, at 12:30 PM.
- 2756 Route 611 – Installation of accessory structures on the subject property and creation of an additional leasehold without obtaining zoning permits and land development approval. A denial letter was issued for the zoning permit application submitted, and the property owner did not file a timely appeal. A date for this matter has yet to be determined.
- Parcel 12.16D.1.30 – Establishment of a junkyard/salvage yard on the subject property, initiating construction activity without first obtaining the necessary approvals, and using and occupying said various structures without first obtaining a certificate of occupancy and providing evidence of adequate sewage and water supply. A date for this matter has yet to be determined.
- 1305 Cerise Way – Zoning and UCC Notices of Violation were issued for constructing a single-family dwelling on the property without first obtaining permit approvals. A judgment of \$12,219.75 was granted by the District Magistrate. The property owner has since appealed this decision to the Court of Common Pleas.

Upcoming Public Hearings:

- 383 Babbling Brook Road – An appeal to the Zoning Hearing Board for a Zoning Notice of Violation issued for the construction of various accessory structures without first obtaining permit approvals. This hearing has been scheduled for Tuesday, August 26, 2025, at 5:00 PM.

POCONO TOWNSHIP PLAN STATUS

08/04/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Sketch Plans												
		1730040R	KenBAR Investment Group (Inactive)	Commercial Land Devt					6/5/2020			
1380		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1402		2230188R	Iroquois Ridge	Major Sub, Land Devt					6/22/2022			
1403		2230189R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt					7/19/2022			
1380		2330219R	Lands of Yuriy Bogutskiy 2812 Rt 0611	Land Devt					5/3/2023			
1417		2330228R	Harmony Domes 310 Hallett Road	Land Devt					8/29/2023			
1422	POCO-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					1/7/2025			Sketch Plan #2 rec'd 12/10/24
1378	POCO-R0970	-	Incline Village Expansion	Land Devt					11/8/2024			
1436	POCO-R1010	-	437-439 Scotrun Avenue	Land Devt					11/25/2025			
Final Plans Under Consideration												
Preliminary Plans Under Consideration												
1439	POCO-R1090	-	Summit Road Solar Array (6/9/25)	Land Devt	Prelim	12/6/2025	11/10/2025	12/1/2025	7/10/2025	7/14/2025		Extension to 12/6 rec'd 7/10
1445	POCO-R1180	-	Mtn. Edge Village Comm. TH Units 57A-H (4/14/25)	Land Devt	Prelim/Final	10/31/2025	10/13/2025	10/20/2025	5/1/2025	7/14/2025		Extension to 10/31 rec'd 5/27
1414	POCO-R0612	2330220R	135 Warner Rd. (Schliers Towing) (2/12/24)	Land Devt	Prelim	9/9/2025	8/11/2025	9/2/2025	2/23/2024	7/14/2025		6 month extension rec'd 1/20/25
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Devt	Prelim/Final	11/9/2025	10/13/2025	11/3/2025	1/25/2024	7/14/2025		90 day extension rec'd 6/24/25

POCONO TOWNSHIP PLAN STATUS
08/04/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
1387	POCO-R1030	2130161R	Alaska Pete's - 173 Camelback Road (4/10/23)	Land Devt	Prelim/Final	12/31/2025	12/8/2025	12/15/2025	4/27/2023	7/14/2025		Extension rec'd 12/6/24
Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS
08/04/2025

Twp. Ref No.	T&M Proj. No.	LVL Proj. No.	Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Rec. Approve/Deny	Comments
Pending BOC Decision												
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt/Lot Consolidation	Prelim/Final	8/31/2025	N/A	8/18/2025	6/9/2025		Approval Rec. 6/9/25	Extension to 8/31 rec'd 5/22
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	8/31/2025	N/A	8/18/2025	3/11/2025		N/A	Extension to 8/31 rec'd 6/11
1447	POCO-R1240	-	122 & 144 Paweda Hill (7/14/25)	Minor Sub./Consolid.	Final	10/12/2025	9/8/2025	10/6/2025	7/10/2025		Approval Rec. 7/14/25	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

POCONO TOWNSHIP PLAN STATUS

08/04/2025

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 Expiration (1 yr.)	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 Dev't	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 Dev't	Prelim	9/20/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. Preliminary Approval 9/11/23	Cond. Preliminary Approval 9/18/23					
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Dev't	Preliminary	7/2/2025	Approval Rec. 6/9/25	Cond. Preliminary Approval 7/7/25					
PRD TENTATIVE PLAN APPROVAL													
1388		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/17/23		Tentative Plan Approved 1/16/24					
CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED													
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Dev't	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017	4/3/2018				
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Dev't	Prelim/Final	5/5/2017	Recommended for Approval 5/8/2017	Approved 6/5/2017	6/5/2018				
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 4/17/25				
1313		1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Prelim/Final	3/19/2020	Recommended for Approval 7/23/2018	Approved 4/16/2020	Approval Extended to 2/6/26	8/6/2025	11/6/2025		Extension Requested 1/21/25
1360	POCO-R0740			Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Residential Land Dev't	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						
1371		1630006R	Tannersville Point Apartments (10/22/18)	Land Dev't	Prelim/Final	6/19/2025	Recommended for approval 6/23/25	Approved 7/7/25	7/7/2026	1/7/2026	4/7/2026		Pending Withdrawal
1372A	POCO-R0621	-	Camp Lindenmere Dining Hall LD (6/9/25)	Land Dev't	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	4/8/2025	Recommended for approval 4/14/25	Approved 4/21/25	4/21/2026	10/21/2025	1/21/2026		Phase B
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	2/4/2025	Recommended for approval 2/10/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		Phase C
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Dev't	Prelim/Final	2/19/2025	Recommended for approval 3/10/25	Approved 4/7/25	4/7/2026	10/7/2025	1/7/2026		Phase D
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21	12/6/2022				
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				

POCONO TOWNSHIP PLAN STATUS

08/04/2025

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 Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	Approval Extended to 11/6/2025	5/6/2025	8/6/2025		Extension Received 10/7/24
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Final	6/12/2025	Conditional Approval 3/10/25	Conditional Approval 6/16/25	6/16/2026	12/16/2025	3/16/2026		
1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Devt	Final	8/1/2023	Conditional Approval 7/10/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		Project not moving forward per owner
1415	POCO-R0629	2230198R	Ertle Development Wawa (10/10/23)	Land Devt	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/6/24	Approval Extended to 5/6/2026	11/6/2025	2/6/2026		Extension Rec'd 6/16/25
1423	POCO-R0614	-	Brookslead 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-R0620	-	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	-	Inquois Ridge/Back Minor Subdivision (Sullivan Trail) (7/6/24)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24	12/16/2025	6/16/2025	9/16/2025		
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/5/2025	Conditional Approval 6/9/25	Conditional Approval 7/7/25	7/7/2026	1/7/2026	4/7/2026		
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt	Prelim/Final	7/28/2025	Conditional Approval 5/12/25	Approved 6/2/25	6/2/2026	12/2/2025	3/2/2026		
1444	POCO-R1150	-	2054 Route 611 Minor Subdivision (4/14/25)	Minor Sub.	Final	4/11/2025	Conditional Approval 5/12/25	Approved 6/2/25	6/2/2026	12/2/2025	3/2/2026		
LAND DEVELOPMENT WAIVER APPROVAL													
	POCO-R0910	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000	-	Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
LAND DEVELOPMENT WAIVER DENIAL													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					

POCONO TOWNSHIP PLAN STATUS

08/04/2025

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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-78 Seed Lab (6/10/19)	Commercial Land Devt	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-45 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 7/28/21	Conditional Approval 10/18/21				5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/23	
1375	POCO-R0624	2030115R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Devt	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/16/23	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Devt	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/2021	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/24	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Devt	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Devt	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Devt Partners (Wawa-Tannersville Inn) (8/8/21)	Land Devt	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land 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 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Devt	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/18/23				2/12/25	
1401	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/23	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Devt	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/23	
1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/18/23				10/31/23	

POCONO TOWNSHIP PLAN STATUS

08/04/2025

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1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Devt & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	
1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	
1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/26/2024	Conditional Approval 4/8/2024	Conditional Approval 4/23/24				7/2/24	
1426	POCO-R0750	-	Simpson Minor Subdivision (519-520 Post Hill Road) (7/8/24)	Minor Sub	Final	1/14/2025	Recommended for approval 2/10/25	Approved 2/18/25				3/31/2025	
1427	POCO-R0760	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24				10/28/25	
1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				11/21/24	
1433	POCO-R0920	-	Terrery - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/24	
1435	POCO-R0960	-	Persoleo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24				1/21/2025	
1440	POCO-R1100	-	Defazio Lot Joinder - 5120 Laurel Loop (2/3/25)	Lot Comb.	Final	3/19/2025	N/A	Approved 4/7/25				4/9/2025	
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				7/22/2025	
1443	POCO-R1160	-	1512 & 1516 Shady Lane Lot Consolidation (4/7/25)	Lot Line Adjust.	Final	6/25/2025	N/A	Approved 7/7/25				7/22/2025	

POCONO TOWNSHIP PLAN STATUS

08/04/2025

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 Expiration (1 yr.)	6 Mo. to Expiration	3 Mo. to Expiration	Recordation Date	Comments
DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Dev't (08/13/13)	Commercial Land Dev't	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 06/21/21					Appealed
	N/A	2030121R	Zitro & Roni Investments	Comm/Res Land Dev't	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 Dev't	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Dev't	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 4/30/25
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Dev't	Prelim	8/15/2024							Application Withdrawn 6/13/25
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	3/6/2025							