

**Pocono Township Board of Commissioners
Regular Meeting Minutes
August 4, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on August 4, 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; James Wagner, Chief of Police; Erica Tomas-Administrative Assistant; Lindsay Scerbo, SFM Consulting; Jennifer Gambino, Asst. Mgr. Public Works; Donna Kenderdine, Stenographer

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

Frank Aubrey (Resident) Commented on Off-road ATV's and motorcycles

Charles Keppler (Resident) Commented on a possible workshop

Edward Gualtieri (Resident) Commented on enforcement notices & adjustments made.

Cheryl Parks (Resident) Commented on neighbor's dogs & court proceedings.

Presentations

Hearings

- R. Wielebinski made a motion, seconded by N. Leap, to open the hearing the new economic development restaurant liquor license for issuance to Serenite at Camelback Mountain LLC., recommendation. All in favor. Motion carried. No comments
- Board Comments & Public Comments. L. DeVito, Esq.
- R. Wielebinski made a motion, seconded by B. Winot, to close the hearing. All in favor. Motion carried. No comments
- R. Wielebinski made a motion, seconded by N. Leap to approve the recommendation of a new economic development restaurant liquor license to be issued to Serenite at Camelback Mountain LLC. All in favor. Motion carried. No comments.
- R. Wielebinski made a motion, seconded by M. Velardi, 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. E. Gnandt Commented.
- R. Wielebinski made a motion, seconded by M. Velardi, to close the hearing. All in favor. Motion carried. No comments.
- R. Wielebinski made a motion, seconded by M. Velardi, to approve the appeal of the townships code enforcement's notice of dangerous structures orders demolished on subject property and agree to enter into the stipulation and agreement regarding the infrastructure located in Monroe County, Tax parcel ID 12.11A.1.93, C. Keppler and Gina Loyek commented. Roll Call: R. Wielebinski, aye; N. Leap, aye; M. Velardi, aye; E. Gnandt, nay; B. Winot, nay. Motion carried.

Resolutions

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 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. All in favor. Motion carried. No comments.

NEW BUSINESS

Personnel

- R. Wielebinski made a motion, seconded by N. Leap, to begin interview process following union guidelines for replacement for full-time public works position to replace vacancy created by retirement of Tom Shick. All in favor. Motion carried. No comments.

Commissioner Comments

Richard Wielebinski – President

Natasha Leap – Vice President

N. Leap made a motion, seconded by M. Velardi, to authorize the solicitor to repeal the existing LERTA. All voting members in favor. Motion carried. E. Gndt and B. Winot abstained from the vote due to conflict. No comments.

R. Wielebinski made a motion, seconded by N. Leap, to authorize the solicitor to draft a new LERTA Ordinance based on the following: Take the industrial abatement back to seven years, the minimum cost, and investments down to 50,000 from 1 million, carve out for data centers, warehouses, truck terminals, distribution centers, within their districts. Any project that currently has any standing in the township right now would be disqualified from the LERTA completely. No sitting board members who have equity interest in any properties would be disqualified from participating. Maximum applications limited to five per year. The entire ordinance would be null and void if the school district and the county do not adopt our ordinance along with us. M. Long and C. Keppler Commented. All voting members in favor. Motion carried.

Ellen Gndt – Commissioner

- Update – Solar Field – They are still in compliance and are being monitored per J. Tresslar.
- Update – Kennel – E. Gndt attended the district magistrate hearing where it was canceled. The address needs to be straightened out. Discussion was had.
- N. Leap asked the solicitor to clarify taking points on/off the agenda. Discussion was had by E. Gndt, R. Wielebinski, N. Leap, & L. DeVito.

Brian Winot – Commissioner

Mike Velardi – Commissioner

- Golden Slipper Update – looking to open on September 1st.
- Tent City Update – zoning will be moving forward regarding a property maintenance notice. Discussion was had by the public and board.

Reports

Zoning Report-SFM Consulting - L. Scerbo – Report attached to agenda packet. Discussion was had by the board.

Police – James Wagner, Chief

Manager Report – Jerrod Belvin

- Public Works Update – K. Prehart made the display case outside of the meeting room.
- Website Update- should be ready in a few weeks.
- Grants Update – Changes for TLC park should be ready by the end of September
- Civil Service Update – Looking for two alternate members to join the board. Discussion was had by the board.

Public Works – Patrick Briegel

- Sewer Business Update – Quarterly report was distributed to the board.
- Stadden bridge lines – new signs ordered per PennDOT's recommendations.
- Line striping will be reviewed to get the roads updated.
- Current Public Works Projects – Resurfacing will commence shortly. E. Gmandt commented on high grass.

Township Events Report-Jennifer Gambino

- August 16th Pocono Olympics. Looking for team members.
- August 21st Movie in the park.
- August 28th Concert in the park.
- August 30th Township wide yard sale.

Township Engineer Report- Jon Tresslar

- Sewer Business Update – Still working on design plans for various sewer extensions within the township.
- Learn Road safety enhancement project and roundabout – On hold.
- TASA Project – On going.
- TLC walking bridge – Working on plans.
- Turkey Hill/Wendys Sidewalk update – Still waiting for start date.
- Stadden Rd signage & curve painting – commented prior
- Stop sign recommended on Cranberry Road at the intersection of Antler.

Township Solicitor Report-Leo V. DeVito

- Drafts of food truck Ordinance, Chicken Ordinance & KNOX Box Ordinance sent out to review. E. Gmandt commented. Discussion was had by the public and board.
- TDU – Resolution to be on next meeting
- Learn Road Easement Process – No new changes.

Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting 7:30 p.m. All in favor. Motion carried.