



**POCONO TOWNSHIP COMMISSIONERS
AGENDA**

March 12, 2025 | 5:00 p.m.
112 Township Drive, Tannersville, PA
Dial-In Option: 646 558 8656
Meeting ID: 892 102 5946
Passcode: 18372

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

An executive session was held on March 3 for personnel

The Board of Commissioners meeting scheduled for March 17th has now been moved to Tuesday, March 25th due to the importance and large number of hearings and to allow all commissioners to be in attendance.

Presentations

Hearings

Resolutions

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the February 18, 2025 and March 3, 2025 regular meetings of the Board of Commissioners.
 - Financial transactions through February 27, 2025 as presented, including ratification of general fund expenditures, sewer operating expenditures and gross payroll, vouchers payable, sewer operating expenditures, construction fund expenditures, capital reserve expenditures and transfers in the amount of \$. **(Action Items)**

NEW BUSINESS

Personnel – None

Report of the President

Richard Wielebinski

- Motion to donate the meeting room conference table & chairs to Jackson Township once Pocono Township moves into the new location. **(Action Item)**
- Motion to authorize advertisement for the Learn Road Roundabout Bids **(Action Item)**

Commissioner Comments

Natasha Leap – Vice President

Ellen Gndt – Commissioner

- Update – SBA Cell Tower
- Update – Solar Field
- Update – Kennel

Brian Winot – Commissioner

- Motion to authorize and direct the Solicitor to research and prepare an amendment to the LERTA Ordinance of this Township to exclude from, or minimize the application of, the LERTA Ordinance to warehouse, distribution, wind and solar projects, for further consideration by the Board. **(Possible Action Item)**
- Motion to partner with Susquehanna Accounting & Consulting Services Inc, to perform long term Police Cost Study **(Possible Action Item)**
- Motion to direct the Township Solicitor to research and prepare a proposed amendment to the Township's Zoning Ordinance clarifying that solar farms and wind arrays are not defined or regulated as "essential services". **(Possible Action Item)**

Mike Velardi – Commissioner

Reports

Zoning – Report Attached

Police Report

Township Manager's Report

- County Hazard Mitigation Update
- Update Green Light Go
- LERTA Update
- NCC Update
- Motion to approve the purchase of a Canon TM-355 MFP Z36 Plotter/Scanner in the amount of \$9,495.00 **(Possible Action Item)(This price reflects an \$800 Rebate)**
- Civil Service – Resignation Letter **(Possible Action Item)**
- Grants Update
- PennDOT road study update

Public Works/Sewer Report

- Sewer Business Update
- MCTI & Sullivan Trail Expansions
- Motion to authorize the purchase of a PS#5 Flow Meter & Bioxide Pump in the amount of \$12,460.95. **(Action Item)**
- Road paving update
- Current Public Works Projects

- Parks Update

Township Events Report

- Motion to waive the pavilion fee for IU20 (Nonprofit) for 5/16/25. ***(Possible Action Item)***
- Motion to waive the pavilion fee for Boy Scouts troop 80 for 8/9/25 ***(Possible Action Item)***

Township Engineer Report

- Sewer Business Update
- Learn Road safety enhancement project and roundabout survey work.
- Discussion regarding addressing and center line for Moss Drive ***(Possible Action Item)***
- TASA Project
- TLC walking bridge.

Township Solicitor Report

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

Public Comment

Adjournment

**Pocono Township Board of Commissioners
Regular Meeting Minutes
February 18, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on February 18, 2025 and was opened by Chair Richard Wielebinski at 6:08 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 Tressler, Engineer; James Wagner, Chief of Police; Patrick Briegel, Public Works Director; Jennifer Gambino, Events Coordinator; Jerrod Belvin, Township Manager, Lindsay Scerbo, SFM Consulting.

Public Comment

Robert Quick (Resident) – expressed concerns regarding loud music from new neighbors late at night and asked if the township had a noise ordinance.

Charles Kepler (Resident) – raised concerns about the growing number of solar farms being developed on residential properties. He suggested the township should instead incentivize solar development on commercial properties through tax relief in order to protect residential areas.

Cheryl Parks (Resident) – Discussed runoff from a neighboring property that flooded her driveway. Ms. Parks read a letter criticizing the township for numerous waivers for the Core5 warehouse project. She expressed frustration with the townships' failure to enforce zoning ordinances and criticized the township for not publicly posting information about DEP ruling related to the Core5 project, which limited the time to appeal.

Commissioner Winot disagreed with the claim that runoff from the new development would inundate neighboring properties and stated that the township's ordinances are designed to ensure that post-construction runoff must be less than pre-construction, so it is impossible for the neighboring properties to be flooded.

Announcements – None

Presentations

Brookstead Apartments LDP # 1423 waiver requests

R. Wielebinski made a motion, seconded by M. Velardi, to approve a partial waiver for 390-57.C and 365-10.1(6)(b) [1]. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve the waiver for 390-29. K. E. Gndt questioned if a traffic study was done. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver for 390-43.A(6)(e)[2][a]. E. Gndt questioned what the man-made slope is meant to do. All in favor. Motion carried. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve the waiver 365-8. L. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by N. Leap, to approve the waiver 365-13. B. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve the waiver 390-59. B. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve waiver 390-55. G. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve waiver 390-55. D.(1)(a). All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve waiver 390-55. D.(3)(a). All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve waiver 390-55. F.(3)(a)[2]. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by M. Velardi, to approve waiver 390-55. F.(4)(a)[1]. All in favor. Motion carried.

E. Gnanadt, questioned the open space amount on the resolution resulting in a lengthy discussion between the board, solicitor, and developer.

Resolutions

R. Wielebinski made a motion, seconded by M. Velardi, to approve Resolution 2025-03 granting conditional preliminary/final land development plan approval of Brookstead Apartments LDP# 1423. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by N. Leap, to approve Resolution 2025-04 granting conditional approval of the Donald Simpson Minor Subdivision Plan LDP# 1426. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by B. Winot, to approve Resolution 2025-05 granting approval of Phase "C" of the Swiftwater Solar Amended Plan LDP# 1375A. All in favor. Motion carried.

Consent Agenda

- Old business consisting of the minutes of February 3, 2025 regular meeting of the Board of Commissioners.
- Financial transactions through February 12, 2025 as presented, including ratification of general fund expenditures, sewer operating expenditures and gross payroll, vouchers payable, sewer operating expenditures, construction fund expenditures, capital reserve expenditures and transfers in the amount of \$550,524.84.

R. Wielebinski made a motion, seconded by B. Winot, to approve the consent agenda. E. Gnanadt questioned if the corrections were made as per her request from the last meeting. N. Leap pointed out that the minutes reflect the correction. All in favor. Motion carried.

NEW BUSINESS –

Personnel – None

Travel/Training Authorizations - None

Commissioner Comments

Richard Wielebinski – President

R. Wielebinski made a motion, seconded by M. Velardi, to hire Erica Thomas to the open Administrative Assistant position to start March 3, 2025. All in favor. Motion carried.

Natasha Leap – Vice President

N. Leap made a motion, seconded by M. Velardi, to authorize the township solicitor to advertise for the public hearing regarding an Ordinance changing the speed limit on Post Hill Road to 25 MPH. All in favor. Motion carried.

- N. Leap asked if we could coordinate with PennDOT to repair the potholes on Cherry Lane Rd.

Ellen Gndt – Commissioner

- SBA Cell Tower – Waiting for revised plans to be submitted.
- Solar Field – Everything is moving forward.
- Kennel – the owners were fined.
- E. Gndt questioned that status of a bus that had to back out of Ruby Lane looking for a church. The residents questioned the action.
- Have we made any headway with the detour regarding 715 to Shine Hill? A discussion was had by the commissioners regarding detours and signs.

Brian Winot – Commissioner

B. Winot made a motion, seconded by R. Wielebinski, to purchase MioVision system from Signal Service (Costars Vendor) to replace dated loop detection system at Route 314 & 611 to be used from the ARPA funds in the amount of \$ 17,558.00. A lengthy discussion took place regarding updating the rest of the stop lights along Route 611 with an Ordinance and PennDOT. All in favor. Motion carried.

Mike Velardi – Commissioner

- The Tall Cedars, part of the Masons, will be holding a Pork and Sauerkraut dinner on March 1st to raise money for research of neuromuscular diseases, veterans' charities, valor house and vet stock. The Masonic center is located on Rim Rock Road and the dinner is from 4:30 to 7p.m. at a cost of \$12/person. They will also be holding a golf outing on May 3, 2025.

E. Gndt made a motion, seconded by B. Winot, to open the agenda. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by N. Leap to gather the Civil Service Commission, to update the requirements of hiring new police officers to laterally transfer from other police departments. All in favor. Motion carried.

Reports

Zoning Report –Lindsay Scerbo went over her report with the board.

Police Report – January Status were sent out to the board. Summary: 1140 calls for service, 29 criminal arrests, 13 summaries non traffic arrests, majority being disorderly conducts. 37 traffic accidents investigated and 356 traffic contacts for the month of January.

Manager Report

- County Hazard Mitigation Update – Draft should be out for public view by mid-June.
- Civil Service Commission 2024 Annual Report
- Update Green Light Go – no major updates. They are continuing to collect data.
- N. Leap asked about Public Works employees attending PSATS this year.
- Public Works attended the first of three defensive driving classes presented by EHD, our insurance provider and risk assessment group.
- LERTA Update – no new updates. It will be back in front of the school board tomorrow night. Further discussion was had amongst the board members.
- NCC Update – work continues to move forward.

- Grants Update – we were approved for a small dog park grant, along with a second Myo vision system.

Public Works

- Sewer Business Update – NCC, T&M is working on the easements for water and sewer.
- MCTI & Sullivan Trail Expansion – delayed by ice and weather.
- Current Public Works Projects – Restocking salt and cinder piles. Salt issues are being rectified. Door has been repaired at the heritage center. The TV is being replaced.
- Met with engineer and grant writers for a generator to serve the new building. Trucks are being repaired to get back on the road. Safety training will be on March 5th through LTAP.

Events Report - \$25,000 raised for events.

R. Wielebinski made a motion seconded by M. Velardi to approve a waiver of fees for a pavilion rental by the Boy Scouts. All in favor. Motion carried.

Township Engineer Report

- Sewer Business Update – Covered under Public works.
- Learn Road safety enhancement project and roundabout survey work. We are looking to advertise early March. Plans and specifications are ready.
- TASA Project. – We continue to have monthly meetings and moving forward.

Township Solicitor Report

- Sewer Business Update – Engineering letter is ready to go out to the engineers for Kalahari to resolve the issues.
- R. Wielebinski made a motion, seconded by B. Winot, to advertise the updated Nuisance comments throughout the non-zoning ordinances. A lengthy discussion was had regarding the wording of the potential updates by all board members. Roll Call vote: R. Wielebinski, aye; N. Leap, aye; B. Winot, aye; M. Velardi, aye; E. Gndt, nay. Motion carried.

Public Comment

Charles Keppler (Resident) – Stressed his point that we are incentivizing the right kind of development in Pocono Township. B. Winot stated that it is local businesses that are doing the work most of the time on the new construction coming into Pocono Township.

Cheryl Parks (Resident) – The kennel is advertising 9 dogs now on their website. She also commented on the concerns about the warehouse.

Adjournment – R. Wielebinski made a motion, seconded by M. Velardi, to adjourn the meeting into executive session at 8:41 p.m. All in favor. Motion carried.

**Pocono Township Board of Commissioners
Regular Meeting Minutes
March 3, 2025 | 6:00 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on March 3, 2025 and was opened by Vice Chair Natasha Leap at 6:05 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 via zoom.

In Attendance: Leo DeVito, Township Solicitor; Jon Tressler, Engineer; James Wagner, Chief of Police; Patrick Briegel, Public Works Director; Jennifer Gambino, Events Coordinator; Jerrod Belvin, Township Manager, Erica Tomas, Admin. Assistant.

Public Comment

Karen Doleiden (Resident) – expressed concerns regarding buses coming down the private road.

Meg Pilcher (Non-Resident) – questioned who would be hosting the hearing for the LERTA and is there a date set yet.

Charles Kepler (Resident) – Relayed concerns regarding the Eastern Pocono Library System Board of Trustees and where the Pocono Township Library will reside once the township offices move.

Cheryl Parks (Resident) – Discussed runoff from a neighboring property that flooded her driveway. She stated that she was trying to take pictures from the roadway when the homeowner confronted her. She stated that she feels harassed.

Unknown Speaker (Josh)– stated they are not against a LERTA and if used correctly can be a useful tool to revitalize a neighborhood.

E. Gndt made a motion, seconded by N. Leap to have a special meeting Thursday at 6pm to reconvene on the agenda that was advertised for 3/3/25. All in favor. Motion carried.

Adjournment – N. Leap made a motion, seconded by M. Velardi, to adjourn the meeting at 6:44 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

Monday March 3, 2025

SUMMARY

Ratify

General Fund	\$	14,677.45
Payroll	\$	133,143.26
Sewer Operating	\$	1,345.50
Sewer Construction	\$	-
Capital Reserve	\$	-

Bill List

TOTAL General Fund	\$	140,422.29
TOTAL Sewer <u>OPERATING</u> Fund	\$	36,537.67
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	7,456.05
TOTAL Capital Reserve Fund	\$	20,720.09
Liquid Fuels		
TOTAL EXPENDITURES	\$	354,302.31

Fire Tax Disbursement	\$	104.57
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Budget Adjustments

General Fund	\$	-
Capital Reserve		
Liquid Fuels		
Sewer Operating	\$	-

Budget Appropriations

\$	-
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Budgetary Interfund Transfer

\$	-
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Use of Grant Funds**ARPA FUNDS TO CAPITAL RESERVE**

TOTAL CAP. RESERVE	\$	-
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ARPA FUNDS TO GENERAL FUND

TOTAL GEN FUND	\$	-
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Total ARPA Transfers	\$	-
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Notes:

POCONO TOWNSHIP CHECK LISTING
Monday March 3, 2025

General Fund

Date	TYPE	Vendor	Memo	Amount
2/21/2025	ACH		PAYROLL ENDING 2/16/25	\$ 133,143.26
TOTAL PAYROLL				<u>\$ 133,143.26</u>

General Expenditures

Date	Check	Vendor	Memo	Amount
02/19/2025	2217	ADP, INC	2024 Q4 Y/E Info - Tax Reporting, W-2's	1,083.69
02/24/2025	2218	Pocono Township Volunteer Fire Company	2021 Fire Truck Ins Pymt Claim PHM124121687	4,408.81
02/24/2025	2219	Blue Ridge Communications	Kenny's Way Internet	54.95
02/27/2025	2220	Breathe EZ Air Duct Cleaning	NCC Air Duct Cleaning	9,130.00
TOTAL General Fund Bills				<u>\$ 14,677.45</u>

Sewer Operating Fund

Date	Check	Vendor	Memo	Amount
02/18/2025	1279	BLUE RIDGE COMMUNICATIONS	Pump Station 5 Phone	66.16
02/18/2025	1280	Verizon	Sewer SCADA System	35.87
02/18/2025	1281	Suburban Propane	Propane for Pump Stations 1 & 2	257.58
02/18/2025	1282	Verizon Wireless	Sewer Modems	120.03
02/24/2025	1283	MET-ED	Pump Station 4 Electric	733.54
02/24/2025	1284	BLUE RIDGE COMMUNICATIONS	Pump Station 3 & 4 Phone	132.32
TOTAL Sewer Operating Fund				<u>\$ 1,345.50</u>

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
TOTAL Sewer Construction Fund				<u>\$ -</u>

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
TOTAL Capital Reserve Fund				<u>\$ -</u>

TOTAL General Fund
TOTAL Sewer Operating

\$ 14,677.45
\$ 1,345.50
Authorized by:

**TOTAL Sewer Construction
Total Capital Reserve**

\$	-	
\$	-	
\$	16,022.95	Transferred by:

POCONO TOWNSHIP CHECK LISTING

Monday March 3, 2025

General Fund

Date	Check	AFLAC	Vendor	Memo	Amount
02/27/2025	2221	AFLAC		Supplemental Insurance	349.56
02/27/2025	2222	American Heritage Life Insurance Company		Supplemental Insurance	673.16
02/27/2025	2223	Anglemyer, Austin		2/19/25 Pullover Reimb	94.00
02/27/2025	2224	Axon Enterprise, Inc.		1 Taser & 2 Cartridges	1,068.28
02/27/2025	2225	Blue Ridge Communications		TLC Internet	54.95
02/27/2025	2226	Creative Works Systems, Inc.		Jan 2025 Services	172.00
02/27/2025	2227	Cyphers Truck Parts		Truck 8 Service	75.14
02/27/2025	2228	Davidheiser's Inc.		Tracker & Enradd Testing	215.00
02/27/2025	2229	Eric A. Moses Co.		PW Safety Gear/Latex Gloves/Brake Clear	332.46
02/27/2025	2230	Gotta Go Potties		TLC Park Rental/TLC Park Rentals/MVP Rentals	975.00
02/27/2025	2231	HEIDELBERG MATERIALS NORTHEAST LLC		1/4 Inch 99.14 tns/1/4 Inch 194.42 tns/1/4 Inch 97.79 tns/1/4 Inch 96.96 tns	8,081.56
02/27/2025	2232	Holiday Outdoor Decor		1/4 Inch 99.14 tns/1/4 Inch 194.42 tns/1/4 Inch 97.79 tns/1/4 Inch 96.96 tns	1,136.19
02/27/2025	2233	HUNTER KEYSTONE PETERBILT		Hometown Heros Bracket Kits&Vinyl Banner	9,505.22
02/27/2025	2234	J. P. Mascaro & Sons		Truck 8 Parts&Supplies	430.10
02/27/2025	2235	J. P. Mascaro & Sons		TWP Waste Removal	253.70
02/27/2025	2236	KENNETH PREHART		MVP Waste Removal	19.06
02/27/2025	2237	Lauter, Kevin		1/13/25 Lowe's Cab Oil Purchase Reimb.	6.87
02/27/2025	2238	Marki Rolloff Container, Inc.		2/12/25 Lowe's Cab Oil Purchase Reimb	640.00
02/27/2025	2239	MAULA, MAURA		TWP Garbage	25.00
02/27/2025	2240	MAY EQUIPMENT INC		12/19/24 MVP Yoga	1,796.67
02/27/2025	2241	MCR Medical Supply, Inc.		Pocono TWP Pressure Washer Service	1,742.35
02/27/2025	2242	MetLife - Non Uni. Pen. Plan		CPR Adult & Infant Mannequins	8,445.93
02/27/2025	2243	Miller, Larry		Pension	302.98
02/27/2025	2244	Monroe County Control Center		2/14/25 Uniform Reimb	29,970.08
02/27/2025	2245	Nationwide - 457		Pocono TWP Q2 2025 Dispatch Fees	4,890.48
02/27/2025	2246	Nationwide - 457		Pay 3 2025 EE Contribution	5,133.79
02/27/2025	2247	Night and Day Diesel		Pay 4 2025 EE Contribution	4,000.00
02/27/2025	2248	O'Brien's-Glose Moving & Storage		Truck 8 Service	815.35
02/27/2025	2249	Pitney Bowes		NCC 2/25/25 Moving	193.11
02/27/2025	2250	Pocono Township		Postage Machine Rental 12/15/24 - 3/14/25	500.00
02/27/2025	2251	PPL Electric Utilities		Transfer to Escrow account for Deposit LDP 1441 Leisure Lake	326.85
02/27/2025	2252	Pure Resonance Audio		TLC Lighting	514.11
02/27/2025	2253	Reserve Account		120W Rack Mount Mixer Amplifier w/Bluetooth	2,500.00
02/27/2025	2254	Scicutella, Michael		Postage Replenishment	259.47
02/27/2025	2255	Shick, Tom		1/26 - 1/31/2025 Training Reimb	144.99
02/27/2025	2256	Silvi Cement / Slag / Salt		2/18/25 Boot Reimbursement	8,824.84
02/27/2025	2257	Steele's Hardware		Salt, Bulk Rollup Untreated 64.85 tns&42.77 tns	99.94
02/27/2025	2258	Steele's Hardware		Gear Head 1ea for MVP	1,498.92
02/27/2025	2259	Steele's Hardware		Supplies	14.38
02/27/2025	2260	Suburban Testing Labs		Electrical Tape & Silicone Lube for Firearms Maintenance	120.00
02/27/2025	2261	T&M Associates		SDWA Monthly 701	15,401.13
02/27/2025	2262	Teamster Local 773 - Non-Uniform		Twp Engineering	972.00
				PW Union Dues Feb 2024	

02/27/2025	2263	Teamster Local 773 - Police	Police Union Dues Feb 2025	1,826.00
02/27/2025	2264	TRAISR, LLC	Jan 2025 SaaS	733.33
02/27/2025	2265	UNIFIRST Corporation	TWP Mats	87.70
02/27/2025	2266	US BANK - Lockbox CM9722	EE Police Pension Contribution Jan	7,476.48
02/27/2025	2267	US BANK - Lockbox CM9722	EE Police Pension Contribution Feb	6,936.44
02/27/2025	2268	Weldon Tire	11 Tires	1,622.94
02/27/2025	2269	World Fuel Services, Inc.	Blodiesel, CONV Unleaded, ULS Heating Oil	9,164.78
TOTAL GENERAL FUND				<u>\$140,422.29</u>

Sewer Operating

Date	Check	Vendor	Memo	Amount
02/27/2025	1285	BRODHEAD CREEK REGIONAL AUTHORITY	Evoqua Inv 906848167	6,127.47
02/27/2025	1286	Evoqua Water Technologies LLC	Pump Station 5 Vaporlink	1,100.00
02/27/2025	1287	J P Mascaro & Sons	Pump Station 5 Waste Removal	293.85
02/27/2025	1288	Pocono Township	Jan 2025 Sewer Admin Services & Overhead	14,753.25
02/27/2025	1289	T & M ASSOCIATES	Engineering	11,597.87
02/27/2025	1290	TRAISR	Jan 2025 SaaS	366.67
02/27/2025	1291	World Fuel Services, Inc.	Winterblend B2 Clear Biodiesel 121 gal for PS 4	2,298.56
				<u>\$36,537.67</u>

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
02/27/2025	1012	T & M Associates	Bartonsville Ave Sewer & Camp Lindenmere Line Ext	7,456.05
TOTAL Sewer Construction Fund				<u>\$7,456.05</u>

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
02/27/2025	1090	KIRBY BUILT LLC	TLC Dog Park Waste Receptacles; Benches; Archway Run; Triple Hoop Jump DOG PARK GR	4,707.76
02/27/2025	1091	T&M Associates	Proj POC000152 Learn Rd Roundabout Safety Enhance ARPA FUNDS	16,012.33
TOTAL Capital Reserve Fund				<u>\$20,720.09</u>

Liquid Fuels

Date	Check	Payee	Memo	Amount
				<u>\$0.00</u>

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
02/24/2025	1055	Pocono Township Volunteer Fire Co.	2024 Interest/ Int A Jan 2025	\$ 104.57

TOTAL Fire Tax \$104.57

General Fund	
Sewer Operating	\$ 140,422.29
Sewer Construction Fund	\$ 36,537.67
Capital Reserve	\$ 7,456.05
Fire Tax Disbursement	\$20,720.09
Liquid Fuels	104.57
TOTAL TRANSFERS	\$ -
	\$ 205,240.67

Authorized by: _____

Transferred by: _____



Pocono Township Monthly Zoning Report

TO: Pocono Township Board of Commissioners
FROM: Lindsay Scerbo, Zoning Administrator
CC: Shawn McGlynn, Zoning Officer
DATE: February 26, 2025

Following is a report of the Zoning and Building Code Office's activity from February 14th to February 26th:

Permits Issued: 31

Zoning Permits: 6

Commercial – 5

Residential – 1

New Construction: 0

Commercial – 0

Residential – 0

Building Permits: 15

Commercial – 9

Residential – 6

Certificate of Occupancy – 8

Driveway – 0

TDU – 2

Well – 0

Grading – 0

Enforcement Actions:

- February 14, 2025 – Zoning and UCC NOV – 1563 Sullivan Trail –Initiating alterations and modifications to the existing single-family dwelling on the subject property. These Notices were also posted on the subject property. No response has been received from the property owner.
- February 26, 2025 – Letter – 162 Poe Voll Court – A letter was sent to the owner of the above-referenced property for an inquiry about a potential change of use on the property as well as the access route in which people are attempting to reach the property.

Previously Discussed Properties:

- 690 Cranberry Road –Initiating construction activity on the subject property without first obtaining the necessary approvals. The property owner has since submitted zoning and building permit applications. However, a complete grading permit application has yet to be submitted.

Closed Violations:

- 2975 Bartonsville Avenue – A Property Maintenance Notice for permitting the accumulation of municipal waste and/or bulk items on the subject property. The property owner has since submitted photographs showing the removal of the bulk items and municipal waste.

- 437 Scotrun Avenue – Creating an accessory apartment on the subject property. Following an inspection conducted by our office, it was determined that no accessory apartment unit exists on the second level of the office building located on the property.
- 2716 Route 611 – Establishing a take-out food use on the subject property and displaying feather flags. The property owner has obtained a zoning permit for a temporary use and the feather flags have been removed.
- 2531 Route 611 – Displaying feather flags on the subject property.

District Magistrate Hearings:

- 20 Ski Side Court – Seven (7) non-traffic citations were filed for operating a TDU without a license in violation of Chapter 302 of the Township Code of Ordinances. **This hearing has been scheduled for Thursday, March 13, 2025, at 11:15 AM.**
- 541 Upper Deer Valley Road – Eight (8) non-traffic citations were refiled to a new address of the owner for operating a TDU without a license in violation of Chapter 302 of the Township Code of Ordinances. **A hearing date has yet to be determined.**
- Merry Hill Road – Parcel 12.9C.1.34 – A civil complaint was filed for initiating construction activity on the subject property without first obtaining the necessary permits. **A default date for this matter has been scheduled for Monday, March 24, 2025, at 10:00 AM.**
- 136 Beaver Trail – A civil complaint was filed for initiating construction activity on the subject property without first obtaining the necessary permits. **A default date for this matter has been scheduled for Monday, March 24, 2025, at 10:00 AM.**

Upcoming Public Hearings:

- 5221 Sunset Terrace – An appeal of a zoning permit denial letter that was issued by the Zoning Officer. The application was denied, as the boulder wall is located within a required drainage and utility easement. **This hearing has been scheduled for Wednesday, March 5, 2025, at 5:00 PM.**
- Parcel 12.11A.1.93 – An appeal of a Dangerous Structure Notice of Violation to go before the Board of Commissioners. **A date for this hearing has yet to be determined.**
- 156 Doe Road – A waiver request before the Board of Commissioners requesting relief from the wetland buffer requirements of the Stormwater Management Ordinance. **A date for this hearing has yet to be determined.**

NOTICE TO BIDDERS

Online bids will be received by Pocono Township, Monroe County, for the **Learn Road Roundabout Project** until 1:00 p.m. (prevailing time) on Monday, April 7, 2025. Bids will be publicly displayed on PennBid by 3:00 p.m. on Monday, April 7, 2025, and read aloud during the Board of Commissioners meeting on Monday, April 7, 2025 beginning at 6:00 p.m.

All documents and solicitation details are available at no cost at PennBid™ - <https://pennbid.net>. Click on the "Access Projects on the Active Bidding Site" then "Open Public Opportunities" tabs.

Bids must be accompanied by a certified check or bid bond issued by a Surety licensed to conduct business in the Commonwealth of Pennsylvania, in the amount of at least 10 percent (10%) of the total bid.

The successful bidder will be required to furnish and pay for a Satisfactory Performance and Payment Bond and Labor and Material Bond in an amount of 100% of the contract amount. A Certificate of Insurance, showing proof of Workers Compensation Coverage, must also be submitted.

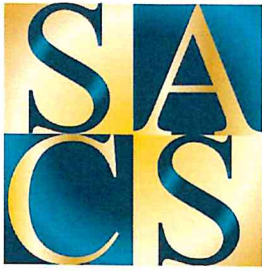
The project will require minimum wages and salaries to meet the PA Prevailing Wage requirements. The Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex, national origin, or handicap.

Pocono Township reserves the right to reject any or all Bids, to waive any informalities, or take such other action that may deem to be in the best interest of the Township and as may be permitted by law.

Bids may be held by the Township for a period of 45 days from date of Bid opening for the purpose of reviewing Bids and investigating qualifications of bidders, prior to awarding Contract.

Prospective bidders are required to attend a Mandatory Pre-Bid Conference on Thursday, March 20, 2025, at 10:00 AM, at the Pocono Township Municipal Building, 112 Township Drive, Tannersville, PA 18372. All questions concerning the bid documents or the project in general should be submitted through PennBid no later than 5:00 p.m., Thursday, March 27, 2025.

Pocono Township
03/07, 03/14



Susquehanna Accounting & Consulting Solutions, Inc.

February 27, 2025

Jerrod Belvin
Township Manager
Pocono Township
112 Township Drive
Tannersville PA 18372

Dear Mr. Belvin:

Susquehanna Accounting and Consulting Solutions, Inc. ("SACS") is pleased to present this proposal to you to provide non-attest accounting and consulting services to Pocono Township (the "Township") under the direct supervision, review, and approval of the Board of Commissioners and Management of the Township. This letter is to serve as our proposal and agreement, and to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide to the Township.

Specifically, we will provide the following consulting services to the Township:

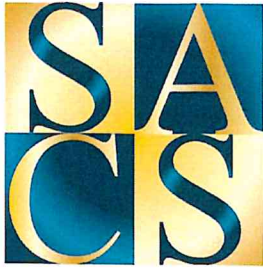
We will prepare a report and develop a model to assist the Township in projecting the future budgetary impacts of expanding the Township's police department.

Our fees with respect to this engagement will be at the following hourly rates plus actual out-of-pocket expenses. We estimate the fee to range between \$5,000 and \$7,500 plus actual out of pocket expenses for a total contract fee not to exceed \$7,600.

Shareholder	\$360
Senior Consultant	\$165

SACS will bill monthly for these services at the above hourly. All invoices are due and payable upon presentation. The Township shall pay undisputed bills within thirty (30) days. We reserve the right to halt work if balances remain unpaid after ninety (90) or more days from the invoice date, and not to resume work until all overdue amounts are paid in full.

It is understood and agreed that either party to the agreement may terminate this agreement with ten (10) days advance written notice to the other party. It is understood that should the Township disengage Susquehanna Accounting & Consulting Solutions, Inc. prior to the completion of this engagement, SACS will be paid for all undisputed and verified time incurred at the hourly rates quoted above.



Susquehanna Accounting & Consulting Solutions, Inc.

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

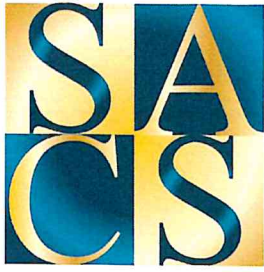
SACS may transmit confidential information that you provided us to third parties in order to facilitate delivering our services to you. We have obtained confidentiality agreements with all of our service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have the appropriate procedures in place to prevent the unauthorized release of confidential information to others. We will remain responsible for the work provided by any third-party service providers used under this agreement. By your signature below, you consent to having confidential information transmitted to entities outside SACS.

It is understood that SACS has spent time developing its people and intellectual assets, including but not limited to computer software programs and business practices and procedures. Accordingly, you agree that any means of presentation of financial data, which represents our internal or external work product or any other of our intellectual assets, shall, at all times, remain the property of SACS and shall not be disseminated or shared with any entity not a party thereto without our prior written consent. Additionally, you and your affiliates or related entities agree not to employ any current or former employees or subcontractors of SACS, during the term of this engagement or for a period of three (3) years thereafter without our prior written consent.

The parties agree that venue for any disputes involving this agreement shall be heard in the Court of Common Pleas of Dauphin County, PA and shall be heard by a judge and the parties waive their right to trial by jury. In addition, this agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

The Township and SACS agree that any claim arising from this agreement shall be commenced within one year of the date of completion of services.

This letter comprises the complete and exclusive statements of the agreement between the parties, supersedes all proposals oral or written and all other communications between the parties. If any provisions of this letter are determined to be unenforceable, all other provisions shall remain in force and effect.



Susquehanna Accounting & Consulting Solutions, Inc.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the acknowledgement on the next page and return this letter to us.

Sincerely yours,

A handwritten signature in black ink that reads "Nathan W. Swartz". The signature is written in a cursive style with a large, stylized 'S' at the end.

Nathan Swartz
Shareholder
Susquehanna Accounting & Consulting Solutions, Inc.

ACKNOWLEDGEMENT

Pocono Township is in agreement with and accepts the above proposal:

Signature

Title

Date



Quote prepared by: Andy Richter

Quote prepared for: Krisann MacDougall, Jerrod Belvin

Description	Item #	Richter's Price		60 Month FMV		60 Month \$1.00 Buyout	
Canon TM-355 MFP Z36	CNMTM355MFPZ36	\$	10,295.00	\$	194.58	\$	209.40
Canon Rebate		\$	(800.00)	\$	(15.12)	\$	(16.27)
Total		\$	9,495.00	\$	179.46	\$	193.13

Pricing includes:

Installation

\$800 Trade-In Rebate from Canon

Starter Inks

First Hour of IT Work, Additional IT Work to be billed at \$150.00/hour

Please note:

If there are stairs or tight turns that can complicate delivery, we must know about it prior to delivery, and additional charges may apply

Please note this is an estimated price for 2025.



LRM, Inc

Instrumentation & Disinfection Systems

QUOTATION

03 March 2025

TO: EEMA O&M SERVICES GROUP

ATTN: RICK WELLER

EMAIL:

PROJECT NO: KC-25-104

REF: POCONO TWP – PS#5 CHEM PUMP

We are pleased to offer the following proposal for your review and consideration:

PROPOSED EQUIPMENT LIST

<u>Item</u>	<u>Qty.</u>	<u>Description</u>	<u>Total Price</u>
001	1	DFXAUS0365FPTRQ100UD0130EN07EN CAPACITY: 17.2 GPH, 44PSI	3,198.05

FOB: PrePay&Add
TERMS: NET 30 DAYS
PRICES: FIRM FOR 120 DAYS

Regards,

Mackenzie Crawford

Please Address Purchase Orders to:

LRM, Inc.
PO. BOX 244
HILLTOWN, PA 18927





LRM, Inc
Instrumentation & Disinfection Systems

QUOTATION

10 February 2025

TO: POCONO TWP
ATTN: PATRICK BRIEGEL
EMAIL:
PROJECT NO: KC-25-066
REF: PS#5 FLOW METER & BIOXIDE PUMP

We are pleased to offer the following proposal for your review and consideration:

PROPOSED EQUIPMENT LIST

<u>Item</u>	<u>Qty.</u>	<u>Description</u>	<u>Total Price</u>
001	1	PROMINENT SIGMA/1 CONTROL VERSION B S1CBH04084PVTS070UD01001EN01 CAPACITY: 26.7 GPH, 58 PSI	4,846.23
002	1	#1001302 UNIVERSIAL CONTROL CABLE 30FT	109.50
003	1	#1006863 PRESSURE RELIEF VALVE 3/4" PVC NPT	569.40
004	1	TELEDYNE ISCO 4350 SIGNATURE AV METER #68-4350-000 350 AREA VELOCITY SENSOR W/ 32.8FT CABLE #60-4304-044 POWER CORD #68-3000-043 SCISSORS RING FOR 16" TO 36" DIAMETER PIPE #60-4304-006 ANALOG 4-20mA OUTPUT CARD	8,584.00

SHIPPING: TBD

TOTAL PRICE: 14,109.13

\$9262.90

FOB: PrePay&Add
TERMS: NET 30 DAYS
PRICES: FIRM FOR 120 DAYS

Regards,

Mackenzie Crawford

Please Address Purchase Orders to:

LRM, Inc.
PO. BOX 244
HILLTOWN, PA 18927



POCONO TOWNSHIP PLAN STATUS

03/03/2025

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 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 Scootrun Avenue	Land Devt					11/25/2025			
1439	POCO-R1090	-	Summit Road Solar Array	Land Devt					1/29/2025			
Final Plans Under Consideration												
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	4/18/2025	3/10/2025	4/7/2025	12/5/2024	2/10/2025		Extension rec'd 12/4
Preliminary Plans Under Consideration												
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt/Lot Consolidation	Prelim/Final	4/13/2025	3/10/2025	4/7/2025	2/6/2025	2/10/2025		
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025	2/19/2025	2/10/2025		Phase A
1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025	2/7/2025	2/10/2025		Phase B

POCONO TOWNSHIP PLAN STATUS

03/03/2025

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1375A	POCO-R0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025	2/19/2025	2/10/2025		Phase D
1437	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/7/2025	5/12/2025	6/2/2025	1/21/2025	2/10/2025		90 day ext. rec'd 1/13
1425	POCO-R0680	-	Brookdale Spa (9/9/24)	Land Devt	Prelim/Final	3/30/2025	3/10/2025	3/17/2025	2/3/2025	2/10/2025		Extension to 3/30 rec'd 1/9
1358	POCO-R0730	1630006R1	Tannersville Point Apartments (2023) (6/10/24)	Land Devt/Lot Consolidation	Prelim/Final	3/31/2025	3/10/2025	3/17/2025	10/22/2024	2/10/2025		Extension to 3/31 rec'd 1/20
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel LD (4/8/24)	Land Devt	Prelim	4/18/2025	3/10/2025	4/7/2025	12/5/2024	2/10/2025		Extension rec'd 12/4
1424	POCO-R0660	-	1124 Sky View Dr. Monopine Tower (4/8/24)	Land Devt	Prelim	6/2/2025	5/12/2025	6/2/2025	8/15/2024	2/10/2025		90 day extension rec'd 1/20
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	2/10/2025		6 month extension rec'd 1/20/25
1369	POCO-R0617	2130150R	Cranberry Creek Apartments (7/25/22)	Land Devt	Prelim/Final	8/11/2025	7/14/2025	8/4/2025	1/25/2024	2/10/2025		6 month extension rec'd 1/8/24
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	2/10/2025		Extension rec'd 12/6/24
Land Development Waiver Applications Under Consideration												

POCONO TOWNSHIP PLAN STATUS
03/03/2025

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												
1440	POCO-R1100	-	Defazio Lot Joinder - 5120 Laurel Loop (2/3/25)	Lot Comb.	Final	5/4/2025	N/A	4/21/2025	2/26/2025		N/A	
1441	POCO-R1110	-	Leisure Lake @ the Poconos - 1157 Wiscasset Dr. (2/3/25)	Lot Comb.	Final	5/4/2025	N/A	4/21/2025			N/A	
1442	POCO-R1120	-	Mendez Lot Consolidation - 267 Laurel Lake Road (2/3/25)	Lot Comb.	Final	5/4/2025	N/A	4/21/2025			N/A	
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												

POCONO TOWNSHIP PLAN STATUS

03/03/2025

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. <u>Preliminary</u> Approval 2/28/22	Cond. <u>Preliminary</u> Approval 3/7/22					
1368		2130146R	Sladden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
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		1130284R	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
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1371		1630006R	Tannersville Point Apartments (10/22/18)	Residential Land Dev't	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Pending Withdrawal
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
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				
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	11/6/2025	5/6/2025	8/6/2025		Extension Received 10/7/24
1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Dev't	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 Dev't	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/6/24	5/6/2025	11/6/2024	2/6/2025		
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Dev't	Prelim/Final	10/1/2024	Recommended for approval 1/13/25	Approved 2/18/25	2/18/2026	8/18/2025	11/18/2025		
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	2/18/2026	8/18/2025	11/18/2025		

POCONO TOWNSHIP PLAN STATUS
03/03/2025

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
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		
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

03/03/2025

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
RECORDED													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Dev't	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 Dev't	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 Dev't	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 Dev't	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 Dev't	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Dev't	Prelim	12/13/2021	Conditional Approval 3/14/22	Conditional Approval 3/21/22				6/29/23	
1375	POCO-R0624	2030145R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Dev't	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 Dev't	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 Dev't	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 Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/2022	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville Inn) (8/8/22)	Land Dev't	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Dev't	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/2022	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/2022	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/2022	
1400	POCO-R0611	2230185R	Neighborhood Hospital Golden Slipper Rd (Emtree) (6/27/22)	Land Dev't	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 Dev't	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
03/03/2025

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
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	
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	-	Terry - 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	

POCONO TOWNSHIP PLAN STATUS
03/03/2025

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DENIED													
1272	N/A	1130255E	Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 06/21/21					Appealed
	N/A	2030121R	Zilro & Roni Investments	Comm/Res Land Devt	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Rejected 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Rejected 10/17/22					
WITHDRAWN													
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Devt	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Devt	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn