POCONO TOWNSHIP COMMISSIONERS
AGENDA
December 5, 2022 | 6:00 p.m.
112 Township Drive, Tannersville, PA
Dial-In Option: 646 558 8656
Meeting ID: 892 102 5946
Passcode: 18372
Zoom Link:
https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWTUvdlFrSHJ1cE1Tdz09

PLEASE NOTE: THE POCONO TOWNSHIP COMMISSIONERS MEETING OCCURS IMMEDIATELY AFTER THE SEWER COMMITTEE MEETING ON THE FIRST MEETING DATE OF EACH MONTH.

Open Meeting

Pledge of Allegiance

Roll Call

Public Comment

For any individuals wishing to make public comment tonight, including those dialed in by phone, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

Please limit individual comments to five (5) minutes and direct all comments to the President. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation…prior to taking official action" [PA Sunshine Act, Section 710.1].

Announcements

- The Board of Commissioners held an executive session on Thursday, December 1 for the purpose of discussing the potential acquisition of Pocono Elementary Center.

Presentations

- Swearing-in of new Patrol Officer Kylie Tausendfreundt – District Magistrate Daniel Kresge.
- Re-zoning request of Khalid Mashriqi, owner of 386 Camelback Road. **(Possible Action Item)**
- Westhill Villas – Discussion regarding proposed land development plan, including stormwater mitigation, sidewalks and curbing.

Hearings

- Local Agency Hearing – 249 Camelback Road – Appeal of Lori A. Grossi and Felicia Damato regarding an enforcement notice dated September 9, 2022 and revocation of a transient dwelling unit permit dated September 12, 2022, issued by the Township Zoning Officer for violations of Chapter 302, Transient Dwelling Use of Single-Family Dwellings
    - Motion to open public hearing. **(Action Item)**
    - Motion to close public hearing. **(Action Item)**

Resolutions

- Resolution 2022-38 – Motion to authorize the submission of a PA Small Water & Sewer grant application to the PA DCED in an amount not to exceed $500,000 for the purpose of extending public sewer and water service up Warner Road to the site of the proposed Tannersville Point apartments. **(Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:

    - Old business consisting of the minutes of the November 21, 2022 regular meeting of the Board of Commissioners.
    - Financial transactions through December 1, 2022 including:
        - Ratification of general fund expenditures in the amount of $226.80 and sewer operating expenditures of $644,928.35.
        - Ratification of gross payroll for pay period ending December 2, 2022 in the amount of $144,539.64.
        - Vouchers payable in the amount of $70,382.26.
        - Sewer operating fund expenditures in the amount of $670.42.
        - Capital reserve fund expenditures in the amount of $28,341.54.

        (Action Items)

NEW BUSINESS

1. **Personnel – None**

2. **Travel/Training Authorizations – None**

Report of the President

Richard Wielebinski

- Motion to approve Construction Escrow Release No. 3 in the amount of $64,822.94 for the Trapasso Hotel Land Development project. **(Action Item)**
- Motion to approve an agreement with Penn Strategies for community planning and grant writing services in the amount of $3,500 per month for the period January 1, 2023 through December 31, 2023. **(Action Item)**

Commissioner Comments

Jerrod Belvin – Vice President

- Emergency Management Update
- Update – PPL utility lines and possible drainage issues on Bartion Court.

Ellen Gnandt – Commissioner

Jerry Lastowski – Commissioner

Keith Meeker – Commissioner

Reports

Zoning

Police Report

- General police updates.

Ambulance Report

Public Works Report

- Current Public Works projects.
- Mountain View Park updates.
  - Update – MVP fencing project.
  - Update – Installation of new slide.
- TLC Park updates.

Administration – Manager's Report

- Update – Transfer of PJJWA Small Water & Sewer grant to BCRA.
- General thanks to the Board of Commissioners and Township staff for a successful year.

Township Engineer Report

- Sidewalk installation for Wendy's and Turkey Hill.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement.
  - Easement needed from adjoining property owner (Lovito).
- Update – TASA SR 611 sidewalk project.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue.

Township Solicitor Report

- Zoning Hearing Board updates.
  - 11/22/22 – Wawa hearing request for variance related to underground detention basin located within the floodplain.
- Update – Tobyhanna Act 537 Sewage Capacity Request
- Update – Closing for sale of Bartonsville Avenue parcel.
- Update – Johnson Appeal Commonwealth Court argument.
- Update – PJJWA transfer agreement.

Public Comment

For any individuals wishing to make public comment tonight, including those dialed in by phone, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township. Please limit individual comments to five (5) minutes and direct all comments to the President.

Adjournment

Pocono Township
112 Township Drive
Tannersville, PA 18372
P: 570-629-1922 F: 570-629-7325

Must submit original plus
16 Copies of Application,
Plans & Back up documentation

APPLICATION FOR PUBLIC HEARING

APPLICANT NAME: Khalid Mashriqi

Mailing Address: 12 Hattie Court, Hicksville, NY 11801

Phone Number: 914-704-7652

Email: kmashriqi@ yahoo.com

PROPERTY OWNER NAME: Khalid Mashriqi

Mailing Address: Same as Above

Phone Number:

ATTORNEY (if represented): Aaron M. DeAngelo, Esq.

Mailing Address: 712 Monroe Street, Stroudsburg, Pa 18360

Phone Number: 570-421-9090

Email: adeangelo@newmanwilliams.com

If Applicant is not the Property Owner, state Applicant's authority to submit this application:

ADDRESS OF SUBJECT PROPERTY: 386 Camelback Road, Tannersville, Pa 18372

TAX ACCOUNT NUMBER: 12.16.1.33-1 **ZONING CLASSIFICATION:** R-1/C-1

PRESENT USE OF PROPERTY: Residence and Billboard

APPLICATION MUST INCLUDE:

- **PROOF OF OWNERSHIP**
- **SITE PLAN OF PROPERTY - SITE PLAN MUST BE DRAWN TO SCALE, INDICATING LOCATION AND SIZE OF IMPROVEMENTS, BOTH PROPOSED AND EXISTING, RELATION TO EXISTING STREETS OR ROADS, BUILDINGS, ETC.**
- **STATEMENT OF PURPOSE, INTENT AND EXTENT OF PROPOSED CONDITIONAL USE OR SPECIAL EXCEPTION.**
- **APPROPRIATE FEE (See Pocono Township Fee Schedule)**

Application is hereby made for consideration of the following request at a public hearing in conformance with the requirements of the Pocono Township Ordinance.

THE APPLICANT HEREBY:

A. _____ Appeals from the action of the Zoning Officer **(complete section 1 only)**

B. _____ Requests a Special Exception **(complete section 2 only)**

C. _____ Requests a Variance **(complete section 3 only)**

D. _____ Requests a Conditional Use **(complete section 4 only)**

E. _____ Challenges the validity of a land use ordinance **(complete section 5 only)**

F. _____ Appeal to UCC Board of Appeals **(complete section 6 only)**

G. ✓ Other **(complete section 7 only)**

---

1. **The applicant appeals from the action of the Zoning Officer:**
   a. The action taken was: _____
   b. The date the action was taken: _____
   c. The foregoing action was in error because : _____
   _____

2. **The applicant requests a Special Exception:**
   a. Nature of Special Exception sought: _____
   b. The special Exception is requested under Article: _____, Section _____, Subsection _____ of the Pocono Township Zoning Ordinance.
   c. The reason for the request is: _____
   _____

3. **The applicant requests a Variance:**
   a. Nature of Variance sought: _____
   b. The Variance is requested from section: _____
   _____of the Pocono Township Zoning Ordinance.
   c. The nature of the unique circumstances and the unnecessary hardship justifying the request for a Variance is: _____
   _____
   _____
   _____

4. **The applicant requests a Conditional Use:**
   a. Conditional Use sought: _____

5. **The applicant challenges the validity of a land use ordinance:**
   a. Ordinance(s) challenging: _____
   b. Nature of Challenge: _____

6. **The applicant Appeals to the UCC Board of Appeals on the following basis:**

   a. The true intent of the Act or Code was incorrectly interpreted. _____

   b. The provisions of the Act do not apply. _____

   c. An equivalent form of construction is to be used. _____

7. **If "other" please explain the relief sought below and the basis for same:**

   Change of Zoning Map

The applicant hereby agrees that all material and information submitted with this application shall become the property of Pocono Township and shall not be returned except as the Ordinance provides and does also hereby certify that all information, data, and statements submitted on or with this application are true and correct.

The applicant further agrees to reimburse Pocono Township for all costs incurred by the Township in the processing of this Application (includes, but is not limited to, filing fees, hearing costs) to the extent that the costs exceed the filing fee.

SIGNATURE OF APPLICANT

11-4-2022

DATE

****

THIS PAGE TO BE COMPLETED BY TOWNSHIP

****

Reviewed by: _____

Date completed application received: _____

* Complete application includes all required copies and fees

Required Fee: $ _____ Received: _____

Planning Commission hearing date: _____

Board of Supervisors hearing date: _____

Zoning Hearing Board hearing date: _____

UCC Board of Appeals hearing date: _____

Publication: _____ Notices: _____

Hearing:_____ Referred to Planning Commission: _____

Order: _____ Planning Commission Action:_____

NOTES:

Parcel ID 12/16/1/33-1
GIS PIN 12-6363-00-14-6444

THIS DEED

Made the___ day of_____in the year Two Thousand Twenty-Two (2022)

Between **ZHIRI 7 CORP.**, having an office address of 12 Hattie Court, Hicksville, NY 11801

GRANTOR

AND

KHALID MASHRIQI

GRANTEE

WITNESSETH that in consideration of SIX HUNDRED TEN THOUSAND DOLLARS ($610,000.00) in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee, its successors and/or assigns,

All that certain tract or piece of land situate in the Township of Pocono, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the middle of the creek, commonly known as Pocono Creek, said point being North Fifty one degrees eleven minutes East two hundred six feet from the southwest corner of the stump lot; thence by other land, North fifty one degrees eleven minutes East five hundred twenty feet to a stone corner, a corner of the Mader tract; thence along the Mader tract North sixty one degrees nineteen minutes West one hundred and ninety five feet to a corner; thence by land of the grantors of which this was formerly a part, South fifty-one degrees, eleven minutes West four hundred thirty-six feet to a point near the middle of the creek; thence by the same and down the Pocono Creek South thirty eight degrees forty nine minutes East one hundred eighty feet to the place of beginning. Containing one and ninety-five one hundredths acres, more or less.

Together with the right of ingress and egress as set forth in deed of easement between Side II Associates, Ltd., a Pennsylvania Limited Partnership, and Patricia Stead Marhefka, her heirs and assigns, dated April 18, 2005, and recorded in the aforesaid Recorder's Office in Record Book Volume 2223 Page 4668.

Being the same premises conveyed to Grantor herein by deed of Ken Morris, Monroe County Sheriff dated March 8, 2021, and recorded May 26, 2021, in Monroe County Recorder of Deeds Office in Book 2577 Page 9985, Instrument No. 202117903.

TOGETHER WITH, unto the Grantee herein, Grantee's heirs and assigns, all rights of way and UNDER AND SUBJECT TO all covenants, reservations, restrictions, and conditions of record, if any.

TOGETHER WITH, all and singular the buildings, improvements, way, streets, alleys, driveway, passages, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging or in any wise appertaining and the reservations and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well as law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, Grantee's heirs, and assigns, to and for the only proper use and behoof of the said Grantee, Grantee's heirs and assigns, forever.

AND the said Grantor, Grantor's heirs, executors, and administrators do covenant, promise, and agree, to and with the said Grantees, Grantee's heirs and assigns, by these presents that the said Grantor and Grantor's heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances unto the said Grantee, Grantee's heirs and assigns, against the said Grantor and Grantor's heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from and under the Grantors or any of them, shall and will SPECIALLY WARRANT and forever defend.

And the said Grantor Will Warrant Specially the property hereby conveyed.

In Witness Whereof, the Grantor has caused the due execution hereof the day and year first above written.

ATTEST:

ZHIRI 7 CORP. President

(SEAL)

Khalid Mashriqi, President

State of NY
COMMONWEALTH OF ~~PENNSYLVANIA~~

COUNTY OF Suffolk :SS

On this, the 28 day of Jan , 2022, before me, a notary public, the undersigned officer, personally appeared Khalid Mashriqi, who is the President of ZHIRI 7 CORP., and as said President, he has the authority and capacity to execute the within document on behalf of ZHIRI 7 CORP. for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

JOSEPH MARINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02MA6354893
Qualified in Suffolk County
Commission Expires February 21, 2025

I hereby certify that the address for the Grantee is:

For Grantee

Exhibit A - Property Description

Borrower(s): Khalid Mashriqi

Property Address: 386 Camelback Road, Tannersville, PA 18372

ALL THAT CERTAIN tract or piece of land situate in the Township of Pocono, County of Monroe, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the middle of the creek, commonly known as Pocono Creek, said point being North Fifty one degrees eleven minutes East two hundred six feet from the southwest corner of the stump lot; thence by other land, North fifty one degrees eleven minutes East five hundred twenty feet to a stone corner, a corner of the Mader tract; thence along the Mader tract North sixty one degrees nineteen minutes West one hundred and ninety five feet to a corner; thence by land of the grantors of which this was formerly a part, South fifty one degrees, eleven minutes West four hundred thirty-six feet to a point near the middle of the creek; thence by the same and down the Pocono Creek South thirty eight degrees forty nine minutes East one hundred eighty feet to the place of beginning.

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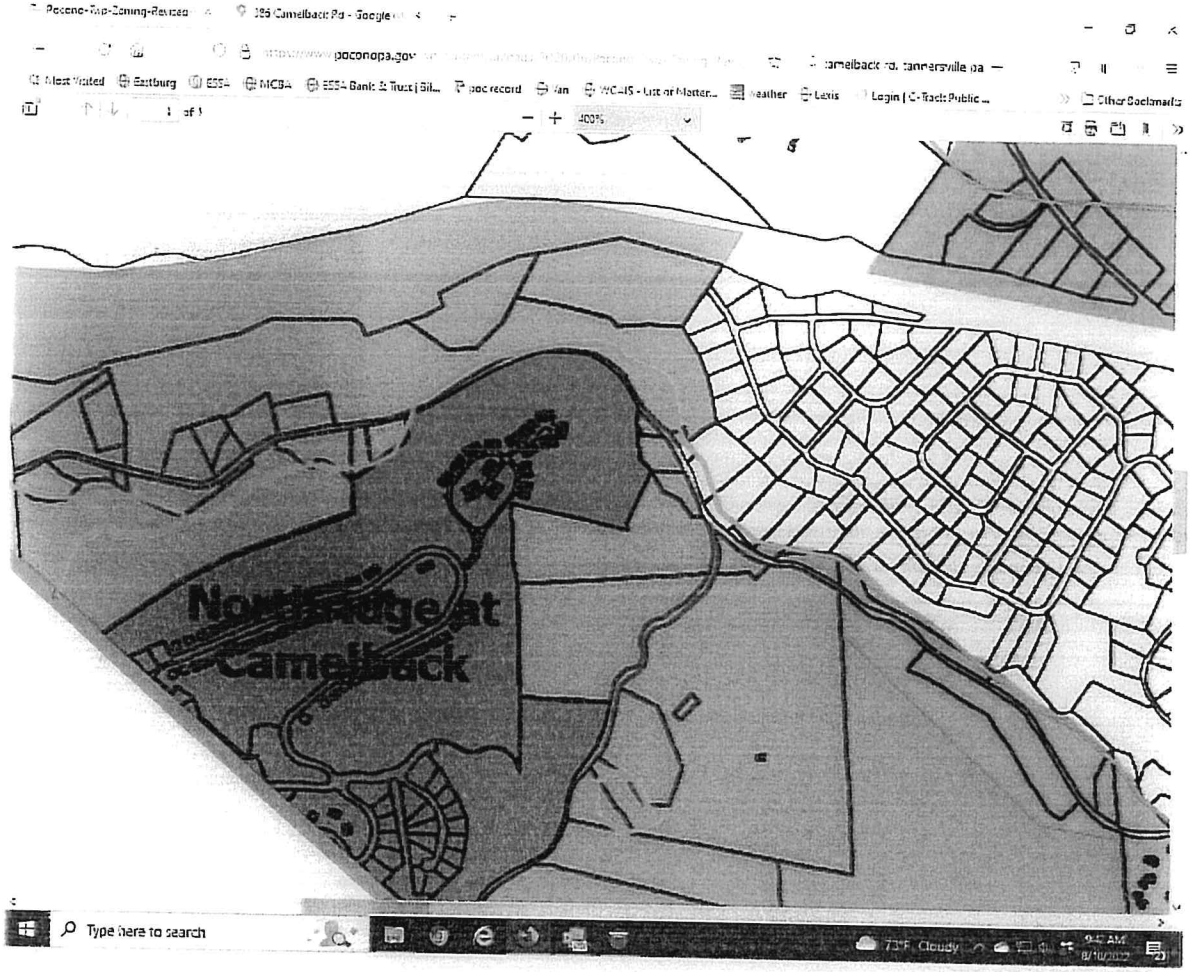
Pocono-Twp-Zoning-Revised
386 Camelback Rd - Google
poconopa.gov
camelback rd, tannersville pa
Most Visited
Eastburg
ESSA
MCBA
ESSA Bank & Trust | Bil...
poc record
Yan
WCMS - List or Matter...
Weather
Lexis
Login | C-Track Public ...
Other Bookmarks
1 of 1
400%
Camelback
Type here to search
73°F Cloudy
9:15 AM
8/10/2022

BEFORE THE BOARD OF SUPERVISORS OF POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

IN RE: PETITION OF KHALID MASHRIQI TO AMEND THE TOWNSHIP ZONING MAP BY ENLARGING ZONING DISTRICT C-1 (COMMERCIAL DISTRICT) TO INCLUDE A TRACT OR PARCEL OF LAND BEARING PARCEL ID NO. 12.16.1.33-1 AND PIN #12636300146444

TO THE SUPERVISORS OF POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA:

Khalid Mashriqi, an adult individual (the "Petitioner") respectfully petitions the Board of Supervisors of Pocono Township, Monroe County, Pennsylvania (the "Township") for an amendment of the Township Zoning Map to add the hereinafter described property fully to the Commercial (C-1) Zone and in support thereof Petitioner avers as follows:

1. Petitioner is Khalid Mashriqi, an adult individual with a mailing address of 12 Hattie Court, Hicksville, New York, 11801.
2. Petitioner owns the property located at 386 Camelback Road, Tannersville, Pennsylvania, 18372, which has been assigned Tax Assessment Map No. 12.16.1.33-1 and PIN #12636300146444 (the "Property"). The Property is more fully described in a certain deed dated January 28, 2022, to Petitioner recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe (the "Recorder's Office") in Record Book 2600, page 9382.
3. Petitioner desires to utilize his entire property in a commercial manner, rather than the small portion currently zoned for commercial uses.
4. The Property which is the subject of this Petition for a Zoning Amendment is more fully described in a certain deed to Khalid Mashriqi dated January 28, 2022, which is recorded in the Recorder's Office in Record Book 2600, page 9382.

5. The Property is currently zoned for both commercial and residential uses.
6. The front portion of the Property is zoned commercial, specifically C-1, and the rest of the property exists in the R-1 zone.
7. Petitioner currently uses the front portion of the property for a billboard, and the rear portion of the property is a residence.
8. The Property and its neighboring properties along Camelback Rd. have a unique Commercial zone in front of their properties that supports the use of billboards, but no other commercial uses due to the size of the Commercial zones.
9. This unique situation, of properties existing in both a commercial (C-1) and Residential (R-1), is not addressed by the Zoning Ordinance.
10. To the best of Petitioner's knowledge, this situation is unique to the properties along north side of Camelback Rd.
11. The general character of the area where these properties are located is commercial in nature.
12. The Property is across from Camelback Resort and its multitude of commercial uses (retail sale, resort, food and beverage etc.), adjacent to time shares, and near short term rentals. Additionally, numerous properties along Camelback Road have billboards along the unique corridor of C-1 zone.
13. Petitioner believes that the enlarge of the C-1 zone to encompass the entirety of the properties with currently small section of C-1 and amending the Township Zoning map will enhance the Townships economy, correct an unaddressed inconsistency in the Zoning Ordinance and Zoning map created by this situation, increase revenue, bring these properties into full conformity with the surrounding commercial uses, and

enhance the education, safety, and welfare of the community and provide additional support of the local economy.

14. The Zoning Map amendment requested in the Petition will enable the Property as a whole to be utilized in a commercial manner that is consistent and compatible with the surrounding commercial uses.

WHEREFORE, based upon the foregoing, Petitioner respectfully requests that the Board of Supervisors of Pocono Township, Monroe County, Pennsylvania, grant the relief requested in this Petition by amending the Zoning Map to extend and enlarge the C-1 Zoning District to include the part of the Property presently zoned R-1 in the Township so that the Petitioner's entire Property will be zoned entirely for commercial uses both in the Township and in the Borough.

Respectfully Submitted,

NEWMAN | WILLIAMS, P.C.

Aaron M. DeAngelo, Esq.
Attorney for Petitioner
Attorney ID: 89169

TOWSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2022-38

A RESOLUTION AUTHORIZING THE SUBMISSION OF A PA SMALL WATER & SEWER GRANT APPLICATION TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT (DCED)

BE IT HEREBY RESOLVED, that the Board of Commissioners of the Township of Pocono, located in Monroe County Pennsylvania, approves the submission of PA Small Water & Sewer grant application not to exceed $500,000 to the Department of Community and Economic Development for the purpose of extending public sewer and water service along Warner Road to the proposed Tannersville Point LLC apartment project.

BE IT FURTHER RESOLVED, that the Applicant does hereby designate the President of the Board of Commissioners, and Penn Strategies when applicable, with approval to execute all documents and agreements between the Township of Pocono, Department of Community & Economic Development, and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant funds.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono this 5th day of December, 2022.

ATTEST:

Township of Pocono
Board of Commissioners

By:_____
Print Name: Taylor Munoz
Title: Township Manager

By:_____
Print Name: Richard Wielebinski
Title: President

Pocono Township Board of Commissioners
Regular Meeting Minutes
November 21, 2022 | 6:00 p.m.

The regular meeting of the Pocono Township Board of Commissioners was held on November 21, 2022 and was opened by Vice President Jerrod Belvin at 6:00 p.m. followed by the Pledge of Allegiance.

Roll Call: Jerrod Belvin, present; Ellen Gnandt, present; Jerry Lastowski, present; Keith Meeker, present; and Rich Wielebinski, present via Zoom.

In Attendance: Taylor Munoz, Township Manager via Zoom; Leo DeVito, Township Solicitor; Jon Tresslar, Township Engineer; Shawn Goucher, Acting Chief of Police; and Jennifer Gambino, Administrative Assistant.

Public Comment – None

Announcements

- The Pocono Township Christmas tree lighting ceremony will take place on December 2, 2022 at TLC Park. More details will follow via the Township Facebook page and website.
- The Board of Commissioners held an executive session prior to tonight's meeting regarding personnel issues and a recently received lawsuit from Kalahari Resorts.

Hearings – None

Presentations

- Tannersville Point, LLC, represented by Attorney Andrew Wolf, requested the Township's support to serve as applicant for grant funds for extension of water and sewer lines up Warner Road to serve their proposed apartment project. E. Gnandt asked clarifying question about land development approval for the project. J. Lastowski asked clarifying question about fallback position should the applicant not receive grant funds. The developer will provide letter of financial security and Township will need to certify that they will own the facilities after construction as a public facility.

J. Belvin made a motion, seconded by R. Wielebinski, to sign off on the Tannersville Point LLC application for Small Water & Sewer funding to extend public sewer and water up Warner Road to the Tannersville Point project site, with the Township and Developer entering into an agreement for the developer to cover all costs associated with the application. Under discussion, E. Gnandt asked question regarding sewer service area. All in favor. Motion carried.

- 2022 3rd Quarter Treasurer's Report – Frank Cefali, CPA & Township Treasurer. F. Cefali provided Treasurer's Report, including total revenues and expenses for each fund. E. Gnandt asked question about sewer use fees.

- Re-zoning request of Khalid Mashriqi, owner of 386 Camelback Road. L. DeVito stated that Mashriqi asked that the matter be placed on the next agenda, as his attorney is ill.

Resolutions

J. Belvin made a motion, seconded by K. Meeker, to approve Resolution 2022-36 authorizing the submission of a H2O PA grant application to the PA DCED in an amount not to exceed $5 million for the purpose of extending public sewer service to Monroe Career & Technical Institute. E. Gnandt asked whether other property owners adjacent to the line would be required to hook into sewer when run up to MCTI. All in favor. Motion carried.

DRAFT

Consent Agenda

- Motion to approve a consent agenda of the following items:
    - Old business consisting of the minutes of the November 7, 2022 regular meeting of the Board of Commissioners.
    - Financial transactions through November 17, 2022 including:
        - Ratification of general fund expenditures in the amount of $6,034.73 and sewer operating expenditures of $1,979.71.
        - Ratification of gross payroll for pay periods ending November 13, 2022 in the amount of $128,844.95.
        - Vouchers payable in the amount of $170,554.78.
        - Sewer operating fund expenditures in the amount of $123,600.12.
        - Sewer construction fund expenditures in the amount of $116,846.71.
        - Capital reserve fund expenditures in the amount of $109,487.63.
        - Transfers of American Recovery Plan Act funds in the amount of $733.33 to the Township General Fund for Traisr permitting system costs.
          (Action Items)

J. Belvin made a motion, seconded by R. Wielebinski, to approve the consent agenda. All in favor. Motion carried.

NEW BUSINESS

Report of the President

Richard Wielebinski

- Discussion regarding Westhill Villas land development plan, including curbing and sidewalk design features. Stated developer of project along Learn Road does not plan to put sidewalks or curbing throughout his property where he proposes 10 structures. Discussed concerns about drainage along Learn Road and need for sidewalks. Developer will be at next meeting.

R. Wielebinski made a motion, seconded by J. Belvin, to prepare and advertise an ordinance for public hearing for the re-zoning of six properties located on Talon Drive in Tannersville from Commercial (C) to Residential (R1). E. Gnandt asked for clarification regarding whether all homeowners were supportive. R. Wielebinski confirmed that all signed the petition. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by K. Meeker, to prepare and advertise an ordinance for public hearing for the re-zoning of a property owned by TL Realty, parcel number 12.94172 on Learn in Tannersville from Residential (R1) to Commercial (C). Discussion regarding concerns about potential for a short term rental on the property. J. Belvin, yes; E. Gnandt, no; J. Lastowski, yes; K. Meeker, yes; R. Wielebinski, yes. Motion carried.

Commissioner Comments

Jerrod Belvin – Vice President – No update.

Ellen Gnandt – Commissioner – No update.

Jerry Lastowski – Commissioner

Stated trash is still accumulating at the bus stop in Swiftwater. The church in Swiftwater is starting their food bank hours earlier to avoid traffic backup issues.

Keith Meeker – Commissioner – No update.

DRAFT

Reports

Zoning – None

Police Report

Presented report regarding the first year of 12-hour shifts with the Department. J. Lastowski asked about attitude of Department toward the 12-hour shifts and whether fatigue has been a problem. Acting Sgt. Eric Rath stated the morale is high in the Department and 12-hour shifts attracted a new officer to Pocono. Also stated that fatigue was greater in the 8-hour shift schedule than the 12-hour shifts. Discussion regarding extending the 12-hour shifts and whether MOU should be extended.

J. Lastowski made a motion, seconded by E. Gnandt, to extend the 12-hour shifts MOU another year, subject to discussion with the Union. All in favor. Motion carried.

The new officer will be sworn in on November 28 and will be ceremonially sworn in at the December 5 meeting.

Ambulance Report – None

Public Works Report

- Park fencing project will be underway shortly. Completing fall cleanup and preparing for upcoming tree lighting.

Administration – Manager's Report

J. Belvin made a motion, seconded by K. Meeker, to approve a COSTARS quote for a new TLC Park entrance sign from Bartush Signs. All in favor. Motion carried.

Budget work session will be held at 4:30 p.m. on December 5.

Township Engineer Report

- Legal letter is going out this week calling in the deferral for Turkey Hill's sidewalks.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement. In progress.
- Update – TASA SR 611 sidewalk project. Environmental report complete and moving on to design.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue. Placeholder.

J. Tresslar was contacted by the MCCD regarding the Swiftwater Solar project regarding ongoing inspections of detention basins once the project is complete. They would like to see the basins inspected on at least an annual basis and after major storms, and asked whether the Township has a mechanism to require that inspection. The commissioners indicated they are amenable to the requirement. Will include on agenda for December 5.

Township Solicitor Report

- Zoning Hearing Board updates.
    - Recap: Anthony Maula received a parking area variance for the Spirit of Swiftwater property. Sunset Hill Shooting Range matter was decided by ZHB, who ruled against Sunset Hill.
    - 11/22/22 – Wawa hearing request for variance related to underground detention basin located within the floodplain. Discussion regarding the hearing and requirements when a detention basin is located in a floodplain. J. Tresslar stated he does not see issues with the request for a special exception, but just concerns with the design as currently proposed, which he believes can be addressed.
- Update – Tobyhanna Act 537 Sewage Capacity Request

DRAFT

Had meeting with representatives this past week. Pocono Township was agreeable to come to a resolution that day, and the next day Pocono Township was sued by Kalahari Resorts. Asked that L. DeVito be authorized to contact Tobyhanna Township to amend their Act 537 Plan as-is and to proceed with EQ tank while the litigation proceeds. J. Lastowski stated he was proud of Township staff and professionals for representing the Township in discussions regarding Tobyhanna's Act 537.

- Update – Closing date for sale of Bartonsville Avenue parcel. Looking to close the week of December 5.
- Update – Johnson Appeal Commonwealth Court argument. Nothing received back yet.
- Update – PJJWA transfer agreement. Another round of comments were delivered to BCRA this past weekend and BCRA solicitor indicated conclusion of the transfer is expected by the end of the year.

Public Comment – None

Adjournment

J. Belvin made a motion, seconded by E. Gnandt, to adjourn the meeting at 7:46 p.m. All in favor. Motion carried.

DRAFT

POCONO TOWNSHIP
Monday, December 5, 2022
SUMMARY

Ratify		
General Fund	$	226.80
Payroll	$	144,539.64
Sewer Operating	$	644,928.35
Sewer Construction	$	-
Capital Reserve	$	-
Bill List		
TOTAL General Fund	$	70,382.26
TOTAL Sewer OPERATING Fund	$	670.42
TOTAL Sewer CONSTRUCTION Fund	$	-
TOTAL Capital Reserve Fund	$	28,341.54
Liquid Fuels	$	-
TOTAL EXPENDITURES	$	889,089.01
Fire Tax Disbursement		
Budget Adjustments	$	95,060.00
Budget Appropriations		
Budgetary Interfund Transfer		
Use of Grant Funds		
ARPA FUNDS TO CAPITAL RESERVE		
ARPA FUNDS TO GENERAL FUND		
Total Transfers	$	-

Notes:

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POCONO TOWNSHIP CHECK LISTING

RATIFY

Monday, December 5, 2022

DRAFT

General Fund

	Date	Check	Vendor	Memo		Amount
Payroll	12/02/2022			PAYROLL ENDING 11/27/2022	$	144,539.64
				TOTAL PAYROLL	**$**	**144,539.64**

General Expenditures

Date	Check	Vendor	Memo		Amount
11/30/2022	62778	HAB-DLT	WAGE ATTACHMENT	$	226.80
			TOTAL General Fund Bills		**$226.80**

Sewer Operating Fund

Date	Check	Vendor	Memo		Amount
11/18/2022	2335	First Keystone Community Bank	PRINCIPAL & INTEREST LOAN 5001146580	$	644,392.94
11/18/2022	2336	MET-ED	ELECTRIC SERVICE PUMP STATION 4	$	290.04
11/18/2022	2337	Verizon Wireless	SEWER MODEMS	$	120.03
11/18/2022	2338	BLUE RIDGE COMMUNICATIONS	SEWER INTERNET SERVICE PUMP STATION	$	62.67
11/18/2022	2339	BLUE RIDGE COMMUNICATIONS	SEWER INTERNET SERVICE PUMP STATION	$	62.67
				$	**644,928.35**

Sewer Construction Fund

Date	Check	Vendor	Memo		Amount
			TOTAL Sewer Construction Fund	**$**	**-**

Capital Reserve Fund

Date	Check	Vendor	Memo		Amount
			TOTAL Capital Reserve Fund	**$**	**-**

TOTAL General Fund	$	144,766.44
TOTAL Sewer Operating	$	644,928.35
TOTAL Sewer Construction	$	-
Total Capital Reserve	$	-
	$	**789,694.79**

Authorized by: _____

Transferred by: _____

POCONO TOWNSHIP CHECK LISTING
Monday, December 5, 2022

General Fund

Date	Check	Vendor	Memo		Amount
12/1/2022	62779	AMERICAN ROCK SALT COMPANY	BULK ICE CONTROL SALT	$	18,417.95
12/1/2022	62780	AMERICAN UNITED LIFE INSURANCE CO.	GTL & STD Ins	$	3,042.78
12/1/2022	62781	APMM	2023 TWP MANAGER MEMBERSHIP	$	165.00
12/1/2022	62782	Auto Parts of Tannersville, Inc.	PW SUPPLIES	$	4,026.28
12/1/2022	62783	Best Auto Service Center	POLICE VEHICLE REPAIR	$	2,837.90
12/1/2022	62784	Cyphers Truck Parts	PW TRUCK PARTS	$	566.55
12/1/2022	62785	Fry's Plastic	PUBLIC WORK SUPPLIES	$	1,858.00
12/1/2022	62786	Gotta Go Potties, Inc	MV PARK PORTABLE TOILET RENTALS	$	300.00
12/1/2022	62787	H. M. Beers, Inc.	SEO SERVICES OCT AND NOV 2022	$	4,800.00
12/1/2022	62788	J. P. Mascaro & Sons	Poc TWP Waste Removal Nov 2022	$	545.95
12/1/2022	62789	Locust Ridge Quarry	ANTI SKID	$	2,462.98
12/1/2022	62790	Marshalls Creek Quarry	SURGE TLC PARK	$	191.65
12/1/2022	62791	MAULA, MAURA	NOV 17 22 YOGA	$	10.00
12/1/2022	62792	MetLife - Non Uni. Pen. Plan	NOV 22 ER CONTRIBUTION	$	7,174.14
12/1/2022	62793	Patriot Workwear	BAGLEY UNIFORM	$	229.00
12/1/2022	62794	Pitney Bowes	NOV 2022 POSTAGE METER LEASE	$	142.35
12/1/2022	62795	PSATS	Hartshorn Testing	$	41.00
12/1/2022	62796	Signal Service, Inc.	8/10/2022 EMERGENCY REPAIR	$	1,875.00
12/1/2022	62797	Smith, Doug	UNIFORM ALLOWANCE 2022	$	508.78
12/1/2022	62798	Staples Credit Plan	POLICE OPERATING SUPPLIES	$	193.90
12/1/2022	62800	Stephenson Equipment, Inc.	PW SUPPLIES	$	167.74
12/1/2022	62801	Strategic Investigative Resources LLC	TAUSENDFRUNDT POLYGRAPH	$	395.00
12/1/2022	62802	Tulpehocken Mountain Spring Water Inc	TOWNSHIP DRINKING WATER	$	60.94
12/1/2022	62803	UNIFIRST Corporation	PW Uniforms & TWP Carpets	$	190.76
12/1/2022	62804	US BANK - Lockbox CM9722	NOV 2022 EE	$	11,408.75
12/1/2022	62805	Nationwide - 457	PAY 23 ER & EE CONTRIBUTION	$	4,369.50
12/1/2022	62806	Nationwide - 457	PAY 24 ER & EE CONTRIBUTION	$	4,400.36
			TOTAL GENERAL FUND		**$70,382.26**

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Sewer Operating

Date	Check	Vendor	Memo		Amount
12/1/2022	2340	Aspen Pest Control	FALL PEST CONTROL PS 1 & 5	$	110.00
12/1/2022	2341	J P Mascaro & Sons	Pump Station 5 Waste Removal	$	223.85
12/1/2022	2342	NEPA BUSINESS TECHOLOGIES	EQUIPMENT MAINTENANCE & REPAIR	$	336.57
			TOTAL Sewer Operating		**$670.42**

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
			TOTAL Sewer Construction Fund	

Capital Reserve Fund

Date	Check	Vendor	Memo		Amount
12/1/2022	1372	FNB EQUIPMENT FINANCE	8896-FML2 2019 PETERBILT VIN 618084 PRINCIPAL & INTEREST	$	27,205.25
12/1/2022	1373	FRY'S PLASTIC LLC	TLC PARK MATERIALS	$	136.29
12/1/2022	1374	MERWINE FARMS & NURSERY	TLC PARK TREE	$	1,000.00
			TOTAL Capital Reserve Fund		**$28,341.54**

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
			TOTAL Fire Tax	**$ -**

ESSA

General Fund $ 70,382.26

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Sewer Operating	$	670.42	
Sewer Construction Fund	$	-	Authorized by:_____
Capital Reserve	$	28,341.54	
Fire Tax Disbursement	$	-	
Liquid Fuels	$	-	
TOTAL ESSA TRANSFER	$	99,394.22	Transferred by:_____

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BUDGET ADJUSTMENT REQUEST

The following line items in the General Fund require additional funding to cover expenditures for the remainder of the year. Department heads request Board of Commissioners approval to move surplus funding to the lines indicated below.

FROM	Amount	TO	Amount	Explanation
400.460 · Legislaive -Meetings & Training	800.00	**405.120 · Secretary OT**	800.00	Additional funding is needed to cover expected expenditures to the end of the year.
406.540 · Gen. Gov Grants	10,000.00	**408.310 · Township Engineer**	10,000.00	Additional funding is needed to cover expected expenditures to the end of the year.
410.130 · Police Salaries & Wages-Officer	5,000.00	**410.180 · Police Overtime Wages**	40,000.00	Additional funding is needed to cover current overage and expected expenditures to the end of the year.
410.192 · Police SSI Taxes	20,000.00			
410.451 · Police Vehicle Maintenance	10,000.00			
410.460 · Police Meetings & Training	5,000.00			
410.451 · Police Vehicle Maintenance	1,800.00	**410.196 · Police Health Insurance**	1,800.00	Additional funding is needed to cover overage.
427.450 · Contracted Srvs - Clean-Up Days	5,000.00	**410.231 · Vehicle Fuel**	5,000.00	Additional funding is needed to cover expected expenditures to the end of the year.
410.310 · Police Professional Services	1,500.00	**410.373 · Police Maint & Repair Bldg**	1,500.00	Additional funding is needed to cover expected expenditures to the end of the year.
410.310 · Police Professional Services	2,000.00	**414.314 · Planning & Zoning Legal**	8,000.00	Additional funding is needed to cover current overage and expected expenditures to the end of the year.
414.421 · Planning & Zoning SAS subs.	2,000.00			
414.319 · MS4 Fees	2,000.00			
427.450 · Contracted Srvs - Clean-Up Days	2,000.00			
427.450 · Contracted Srvs - Clean-Up Days	510.00	**415.364 · Emergency Management Operations**	510.00	Additional funding is needed to cover overage.
430.196 · Public Works Insurance	9,000.00	**430.231 · Public Works Gasoline**	9,000.00	Additional funding is needed to cover expected expenditures to the end of the year.
438.220 · Road Maint Supplies	10,000.00	**430.260 · Public Works Minor Equip Purch**	10,000.00	Additional funding is needed to cover expected expenditures to the end of the year.
454.192 · Park SSI	450.00	**452.390 · Recreation fees**	450.00	Additional funding is needed to cover overage.
427.450 · Contracted Srvs - Clean-Up Days	8,000.00	**483.195 · Employer Pd Worker's Comp**	8,000.00	Additional funding is needed to cover expected expenditures to the end of the year.

TOTAL ADJUSTMENTS	**95,060.00**		**95,060.00**	