



POCONO TOWNSHIP COMMISSIONERS
AGENDA

March 6, 2023 | 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=Q1VtaFVkVEpRWTUvdIFrSHJ1cE1Td09>

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

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

- Pocono Township is bringing back the Fishing Derby to TLC Park on April 15 from 9 a.m. to noon! More information is posted on the Township's website and Facebook page. We ask that everyone pre-register, as space is limited.
- The Pocono Township Spring Cleanup will be held Thursday, April 27th through Saturday, April 29th at the Township complex. Residents are welcome to bring their items between 7:30 a.m. and 3:00 p.m. each day. The Cleanup Fee Schedule is on the Township website at www.poconopa.gov.

Presentations – None

Hearings

- Ordinance 2023-02 – Public hearing for consideration of Ordinance 2023-02 authorizing and approving the sale of the water system assets of the Pocono-Jackson Joint Water Authority (PJJWA) to the Brodhead Creek Regional Authority (BCRA).

- Motion to open a public hearing for consideration of Ordinance 2023-02 authorizing and approving the sale of the water system assets of the Pocono-Jackson Joint Water Authority (PJJWA) to the Brodhead Creek Regional Authority (BCRA). **(Action Item)**
- Motion to close public hearing. **(Action Item)**
- Motion to approve Ordinance 2023-02 (i) authorizing and approving the sale of the water system assets of the Pocono-Jackson Joint Water Authority to the Brodhead Creek Regional Authority; (ii) authorizing and directing the execution and delivery of the asset purchase agreement by the Township and Pocono-Jackson Joint Water Authority; (iii) authorizing and approving the form of an asset purchase agreement; (iv) authorizing and directing the proper officers of the township to do all things necessary to carry out the ordinance and the sale of the water system assets; (v) authorizing incidental actions; (vi) providing for severability of the provisions of the ordinance; (vii) rescinding inconsistent ordinances and resolutions; and (viii) establishing the effective date of the ordinance. **(Action Item)**

Resolutions

- Resolution 2023-07 – Motion to approve Resolution 2023-07 granting conditional approval of the Lots 36 and 38, Laurel Lane, Crescent Lake and Resort Lot Combination Plan submitted by Kevin S. Carpenter and Deidre L. Carpenter. **(Action Item)**
- Resolution 2023-08 – Motion to approve Resolution 2023-08 authorizing Commissioners Richard Wielebinski, Jerrod Belvin, Ellen Ghandt, Jerry Lastowski and Keith Meeker; Township Manager Taylor Munoz; and Treasurer Frank Cefali as authorized signatories for all ESSA bank accounts required for the receipt of DCNR grant funds for the TLC Park Splash Pad Project. **(Action Item)**

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the February 21, 2023 meeting of the Board of Commissioners.
 - Financial transactions through March 2, 2023 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. **(Action Items)**

NEW BUSINESS

1. Personnel – None

2. Travel/Training Authorizations – None

Report of the President

Richard Wielebinski

- Discussion and motion to award the 2023 Spring and Fall Cleanup bids. **(Action Item)**
- Motion to authorize Construction Escrow Release No. 4 for the Trapasso Hotel Land Development project in the amount of \$277,182.73 per the recommendation of the Township Engineer's letter dated February 21, 2023. **(Action Item)**
- Discussion and possible action regarding expansion of the Township's sewer service area. **(Possible Action Item)**
- Update – Recognition of Fishing Derby sponsors to-date. Update provided by Jennifer Gambino.
- Update – Research ongoing regarding a formal audit of the Township's Amusement Tax.

Commissioner Comments

Jerrod Belvin – Vice President

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

Ellen Gndt – 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.
- TLC Park updates.
 - Dog Park Project(s)
 - Sealing of Lower Pond
- Update regarding the rental or lease of a new sweeper truck.

Administration – Manager’s Report

- Completed application to receive \$102,000.00 of grant funds obtained by Representative Madden from the PA DCED.
- Completed grant application for \$20,000.00 to the Pocono Mountains Visitors Bureau (PMVB) to offset the cost of installing the Old Learn Farm trailhead.
- Completing punch list of items for installation of splash pad.
- Due diligence ongoing regarding Swiftwater bus stop dumping issues.

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.
- Update – TASA SR 611 sidewalk project.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue.

Township Solicitor Report

- Easement agreement with Tom Lovito for access to Old Learn Farm open space parcel. **(Possible Action Item)**
- Discussion regarding preparation of an ordinance codifying BCRA’s public water service area for consistency with the Township’s central sewage (Act 537) service area. **(Possible Action Item)**
- Update – Closing for sale of Bartonsville Avenue parcel.
- Zoning Hearing Board updates.
- 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
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE TOWNSHIP OF POCONO, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA (I) AUTHORIZING AND APPROVING THE SALE OF THE WATER SYSTEM ASSETS OF THE POCONO-JACKSON JOINT WATER AUTHORITY TO THE BRODHEAD CREEK REGIONAL AUTHORITY; (II) AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF THE ASSET PURCHASE AGREEMENT BY THE TOWNSHIP AND POCONO-JACKSON JOINT WATER AUTHORITY; (III) AUTHORIZING AND APPROVING THE FORM OF AN ASSET PURCHASE AGREEMENT SUBSTANTIALLY IN THE FORM PRESENTED AT THIS MEETING; (IV) AUTHORIZING AND DIRECTING THE PROPER OFFICERS OF THE TOWNSHIP TO DO ALL THINGS NECESSARY TO CARRY OUT THE ORDINANCE AND THE SALE OF THE WATER SYSTEM ASSETS; (V) AUTHORIZING INCIDENTAL ACTIONS; (VI) PROVIDING FOR SEVERABILITY OF THE PROVISIONS OF THIS ORDINANCE; (VII) RESCINDING INCONSISTENT ORDINANCES AND RESOLUTIONS; AND (VIII) ESTABLISHING THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the Township of Pocono, County of Monroe, Pennsylvania (the “Township”), is a Township of the First Class governed by the Pennsylvania First Class Township Code (the “Code”); and

WHEREAS, The Pocono-Jackson Joint Water Authority, a municipal authority created jointly by the Township and the Township of Jackson (“PJJWA”), owns and operates a water treatment and distribution system, which includes water treatment works and approximately ten and nine-hundredths (10.09) miles of water transmission and distribution mains, laterals and pipes, including associated pump, storage and filtering assets and various mechanisms and treatment equipment relating thereto that furnish drinking water to approximately one hundred forty-five (145) residential, commercial, institutional and governmental users within the Pocono Service Area and the Jackson Service Area (collectively, and together with the all real and personal property rights and assets owned by PJJWA, the “Water System Assets”); and

WHEREAS, the Township desires to enact this Ordinance to authorize and approve (i) the sale of the Water System Assets (the “Sale”) by PJJWA to the Brodhead Creek Regional Authority, a regional authority furnishing water and wastewater services to multiple municipalities within the County of Monroe (“BCRA”), (ii) the execution and delivery of an Asset Purchase Agreement among PJJWA, BCRA, the Township and the Township of Jackson, and (iii) the undertaking of all incidental action in connection therewith.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, the following:

SECTION 1. APPROVAL OF SALE OF PJJWA WATER SYSTEM. The Sale of the Water System Assets by PJJWA to BCRA is hereby approved.

SECTION 2. AUTHORIZATION TO EXECUTE ASSET PURCHASE AGREEMENT.

Each of the President and Vice President of the Township Board of Commissioners (each, an "Authorized Officer") is hereby authorized, directed and empowered to execute and deliver the Asset Purchase Agreement on behalf of the Township, and the Township Manager is hereby authorized, directed and empowered to attest the execution of the Asset Purchase Agreement by an Authorized Officer.

SECTION 3. APPROVAL OF FORM OF ASSET PURCHASE AGREEMENT.

The Asset Purchase Agreement shall be substantially in the form presented to this meeting, which form is hereby approved in all respects, together with such changes therein as shall be approved by the Authorized Officer executing the same after consultation with the Township Solicitor, with the execution thereof to conclusively constitute and demonstrate such Authorized Officer's approval of the same.

SECTION 4. AUTHORIZATION TO EXECUTE ADDITIONAL DOCUMENTS.

Each Authorized Officer is hereby authorized, directed and empowered to execute on behalf of the Township any and all additional agreements, consents, applications, assignments, certificates, instruments, permits, licenses and other documents determined by such Authorized Officer, after consultation with the Township Solicitor, to be necessary or proper to effectuate (i) the Sale, (ii) the execution and delivery by the Township and PJJWA of the Asset Purchase Agreement, and (iii) the performance by each of the Township and PJJWA of their respective obligations under the Asset Purchase Agreement and the transactions contemplated hereby and thereby.

SECTION 5. AUTHORIZATION TO TAKE INCIDENTAL ACTIONS.

Each Authorized Officer is hereby further authorized, directed and empowered to execute on behalf of the Township any and all other agreements and documents and to do and take, or cause to be done and taken, any and all actions and things necessary or proper for the carrying out of the provisions of this Ordinance.

SECTION 6. SEVERABILITY.

In the case any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal, invalid or enforceable, such illegality, invalidity or unenforceability shall not affect any other provisions of this Ordinance, and this Ordinance shall be construed and enforced as if such illegal, invalid or unenforceable provisions had not been contained herein.

SECTION 7. REPEALER.

All ordinances or resolutions or parts thereof inconsistent herewith shall be, and the same hereby are, rescinded, cancelled and annulled.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall become effective immediately.

ENACTED AND ADOPTED by the Board of Commissioners this 6th day of March, 2023.

ATTEST:

TOWNSHIP OF POCONO,
MONROE COUNTY

TAYLOR MUNOZ
Township Manager

RICHARD WIELEBINSKI
President, Board of Commissioners

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2023-07

A RESOLUTION GRANTING CONDITIONAL APPROVAL OF THE LOTS 36 AND 38, LAUREL LANE, CRESCENT LAKE AND RESORT LOT COMBINATION PLAN

WHEREAS, the applicants, Kevin S. Carpenter and Deidre L. Carpenter, submitted a lot combination plan application titled “Lots 36 And 38, Laurel Lane, Crescent Lake and Resort Lot Combination Plan” (the “Plan”). The Plan proposes to merge two pre-existing lots, into a larger lot of 0.8103 acres, identified as Monroe County Tax Parcel I.D.’s 12/16A/1/273 and 12/16A/1/38; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated September 20, 2022, December 9, 2022 and February 21, 2023; and

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

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

That the “Lots 36 And 38, Laurel Lane, Crescent Lake and Resort Lot Combination Plan” as shown on the lot consolidation plan prepared by prepared by Policelli Associates, Inc., dated October 5, 2020, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letters dated September 20, 2022, December 9, 2022 and February 21, 2023.
2. The applicant shall provide the Township with a copy of the proposed deed of merger, which deed shall be recorded concurrently with the Plan.
3. The applicant shall pay all necessary fees associated with the Plan, including but not limited to any outstanding plan account charges and all professional services fees, prior to the recording of the Plan.
4. The applicant shall obtain all required permits and approvals from other governmental agencies prior to presenting the Plan for signatures.
5. The applicant shall provide the requisite number of plans which are signed and notarized by the owner and sealed by the engineer.

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

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the 6th day of March, 2023.

ATTEST:

Township of Pocono
Board of Commissioners

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

By: _____
Print Name: Richard Wielebinski
Title: President

**TOWNSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2023-08

BE IT RESOLVED, by the authority of the Board of Commissioners of the Township of Pocono, Monroe County, that Commissioner Richard Wielebinski, Commissioner Jerrod Belvin, Commissioner Ellen Gndt, Commissioner Jerry Lastowski, Commissioner Keith Meeker, Township Manager Taylor Munoz and Treasurer Frank Cefali are hereby authorized signatories for all ESSA bank accounts required for the receipt of DCNR grant funds for the TLC Park Splash Pad Project.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the 6th day of March, 2023.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Taylor Munoz
Title: Secretary

By: _____
Print Name: Richard Wielebinski
Title: President

**Pocono Township Board of Commissioners
Regular Meeting Minutes
February 21, 2023 | 6:03 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on February 21, 2023 and was opened by President Rich Wielebinski at 6:03 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Taylor Munoz, Township Manager; Leo DeVito, Township Solicitor; Jon Tresslar, Township Engineer; Paola Razzaq, Finance Administrator; and Jennifer Gambino, Administrative Assistant.

Public Comment

Mary McIsaac (Jackson Resident) – Discussed steps other municipalities are taking to address concerns and impact of warehouses.

Elizabeth Casciano (Resident) – Appreciates the hard work and progress with the establishment of the enterprise overlay district. Expressed continued concerns about the proposed Core5 warehouse projects.

Lisa Buccholz (Jackson Resident) – Thanked the Township for work on the curative amendment. Expressed concerns regarding impact of solar fields and warehouse development and discussed potential of putting solar panels on top of warehouses.

Announcements

- Pocono Township is bringing back the Fishing Derby to TLC Park on April 15 from 9 a.m. to noon! More information will follow soon on the Township's Facebook and website.
- The Pocono Township Spring Cleanup will be held Thursday, April 27th through Saturday, April 29th at the Township complex. Residents are welcome to bring their items between 7:30 a.m. and 3:00 p.m. each day. The Cleanup Fee Schedule is on the Township website at www.poconopa.gov.

Presentations

- Q4 2022 Treasurer's Report – Frank Cefali, CPA & Township Treasurer

F. Cefali presented the revenues and expenses for Q4 and provided a summary of each fund.

E. Gndt questioned the amusement tax numbers. Discussion regarding a potential audit of the amusement tax producers. Board authorized Township Manager to discuss with the Township auditor and costs that would be involved.

- Running Lane LLC – Discussion regarding request for extension of the conditional approval for proposed hotel project in Scotrun.

Developer has requested a one-year extension on their hotel approval and hopeful for a construction start this year.

R. Wielebinski made a motion, seconded by K. Meeker, to prepare a resolution to further extend the plan for an additional 9 months beyond the 3 months given at the last meeting. E. Gndt asked for clarification. J. Lastowski stated he has no issue giving the additional 9 months for the full year to accomplish the necessary tasks. All in favor. Motion carried.

R. Wielebinski made a motion, seconded by J. Belvin, to amend the agenda to hear Monroe County Conservation District presentation. All in favor. Motion carried.

John Motz presented on behalf of the MCCD regarding the Act 167 model stormwater ordinance. Act 167 is designed to protect water resources. The County has recently completed updates to the model ordinance. The plan was approved on a county level by DEP at the end of 2022. He recapped certain revisions including weather calculations, definitions, digital mapping, and a number of “fill in the blanks” for municipalities to tailor the new model for their use. Municipalities are supposed to adopt the plan by May 2, 2023.

Hearings – None

Resolutions

R. Wielebinski made a motion, seconded by K. Meeker, to approve Resolution 2023-06 granting the President and Vice President of the Board of Commissioners signatory authority for executing all documentation pertaining to the acquisition of ROW for the S.R. 715 bridge replacement project. All in favor. Motion carried.

Consent Agenda

- Motion to approve a consent agenda of the following items:
 - Old business consisting of the minutes of the February 6, 2023 meeting of the Board of Commissioners.
 - Financial transactions through February 16, 2023 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.

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

NEW BUSINESS

1. Personnel

R. Wielebinski made a motion, seconded by K. Meeker, to authorize the Township Manager and Public Works director to hire a total of seven seasonal park staff for Mountain View Park as provided for in the 2023 budget. E. Gmandt asked for clarification on number of park staff. All in favor. Motion carried.

2. Travel/Training Authorizations – None

Report of the President

Richard Wielebinski

- Interview of interested candidates for two Zoning Hearing Board alternate positions:
 - Dee Ackerman – Stated she wants to help the community and served as the secretary for the ZHB for ten years while employed by the Township. Working in the Township for over 30 years, and having served as zoning assistant and ZHB secretary, prepared her for the role. Familiar with various provisions governing hardship, etc. Confident in ability to remain unbiased in the position – has no agenda.
 - Gary Gallerie – Would like to give back to the community. Has not sat on a board in the Township prior and stated it would be a good steppingstone to become more involved in the Township. Has overseen projects up to \$90 million and has managed properties up and down the East Coast. Has grown up around Township projects, dealing with building codes, plans and Township requirements. Affirmed ability to be neutral.

- Elizabeth Casciano – Expressed interest in serving on the ZHB after witnessing activity of the Board of Commissioners and Planning Commission at work. Has the ability to show up, listen and be part of a team. Has worked as a realtor for 35 years and has developed skills including listening, problem solving, organization, STR management, and contract negotiation. Stated she can be unbiased in her approach and would be conscious of any situations where she may need to recuse herself if there was a potential conflict.
- Kyle VanFleet – Lifelong resident of Pocono Township. Used to serve with the volunteer fire department and feels this opportunity would be better aligned with his work schedule. Has experience in welding, construction, and planning. Professional experience aligns with what would be needed on a Zoning Hearing Board. Stated he has the ability to remain neutral in all decisions.
- Motion to advertise the 2023 Material Bids – No action taken.

R. Wielebinski made a motion, seconded by J. Lastowski, to engage Zelenkofske Axelrod for completion of the 2022 Township audit. E. Gndt asked whether this should include an audit of the amusement tax producers. Further discussion regarding use of auditor separately. All in favor. Motion carried.

- Discussion and possible action regarding expansion of the Township's sewer service area – Discussion regarding survey of residents to see whether there is interest in connecting to public sewer. Would like to have a survey of residents first to see whether it is something desired. Discussion regarding exploratory cost.

Commissioner Comments

Jerrold Belvin – Vice President

J. Belvin made a motion, seconded by R. Wielebinski, to open agenda to consider filling open spot in ZHB. All in favor. Motion carried.

J. Belvin made a motion, seconded by R. Wielebinski, to appoint Natasha Leap as full member of the Zoning Hearing Board to fill the remainder of the position vacated by Bill Sayre, to be ratified via resolution at the next Board meeting. All in favor. Motion carried.

- Emergency Management Update – Thanked Township personnel for work to move fallen trees in storm this afternoon.
- Update – PPL utility lines and possible drainage issues on Barton Court – No update.

Ellen Gndt – Commissioner

Expressed concerns regarding language in PJJWA transfer agreement. Discussion regarding specific provisions in the agreement. L. DeVito to review the PJJWA agreement further and provide answer to submitted questions.

Jerry Lastowski – Commissioner – None

Keith Meeker – Commissioner - None

Reports

Police Report

Discussion regarding change with local MDJ no longer allowing for a court liaison, which could increase costs to the Township for overtime expense.

Planning to host Coffee-with-a-Cop and National Night Out Event.

E. Gmandt made a motion, seconded by K. Meeker, to approve a quote from Mount Pocono Fence to install barbed wire around the perimeter of the police impound yard in the amount of \$2,275.00. All in favor. Motion carried.

- General police updates. Officers Iannazzo, Dehart, and Moser saved life of a victim using an AED back in November. Officer Kylie completed her FTO program.

Discussion regarding need for a generator.

Public Works Report

- Current Public Works projects – New Foreman and Assist Foreman did good work wrapping up an emergency tonight to the benefit of the residents. Continuing to cut back roads, completing drainage repairs, repairing mowers, inventory of all equipment and tools, tour of the parks and getting project list together.
- Mountain View Park updates – Preparing for opening of season.
- TLC Park updates
 - Dog Park Project(s) – Completed mulch in the dog park and will conduct drainage/grading work.
 - Sealing of Lower Pond – Working to address lower pond leaks.
- Update regarding the rental or lease of a new sweeper truck – Township has looked at multiple units and still evaluating options.

Administration – Manager's Report

- Coordination of DCNR punch list items for installation of splash pad – Working on punch list.
- Due diligence ongoing regarding Swiftwater bus stop dumping issues – Working with PennDOT to identify ownership, and various issues at the Swiftwater bus stop.

Township Engineer Report

- Sidewalk installation for Wendy's and Turkey Hill – On hold for Wendy's and waiting on response from Turkey Hill. L. DeVito will reach out and ask them to communicate with solicitor.
- Parking area design for Old Learn Farm open space parcel adjacent to PPL easement – Completing survey work for parking area design.
- Update – TASA SR 611 sidewalk project – Had a meeting with consultant regarding street lighting. Will review layout with T. Munoz for proposed sidewalk design.
- Update – Righthand turn lanes from Rt. 611 onto Rimrock Road and Bartonsville Avenue – On hold.

Township Solicitor Report

- Easement agreement with Tom Lovito for access to Old Learn Farm open space parcel – Comments received from engineer and will plan on action item at next meeting.
- Discussion regarding preparation of an ordinance codifying BCRA's public water service area for consistency with the Township's central sewage (Act 537) service area – Would like permission from Board to talk with Patrick, Mike, and Jon to see what is required.
- Update – Closing for sale of Bartonsville Avenue parcel – Monroe County has been difficult in recordation of the deed for the parcel, which has held up the closing. Working to resolve.
- Update – Request for sewer service received for the proposed Hawthorne development – Majority of the property is located in Paradise Township. Request needs to come from Paradise Township.
- Zoning Hearing Board updates
 - February 16, 2023 – Cima Network, Inc. seeing variance from the ordinance restricting wall signs to a maximum of 50 square feet - Relief was granted.
- Update – Johnson Appeal Commonwealth Court argument – Nothing from Commonwealth Court.
- Update – PJJWA transfer agreement – Discussed previously.

Public Comment - None

Adjournment

R. Wielebinski made a motion, seconded by J. Belvin, to adjourn the meeting at 8:53 p.m. All in favor.
Motion carried.

DRAFT

POCONO TOWNSHIP

Monday, March 6, 2023

SUMMARY

Ratify

General Fund	\$	8,112.92
Payroll	\$	117,407.63
Sewer Operating	\$	757.18
Sewer Construction	\$	-
Capital Reserve	\$	-

Bill List

TOTAL General Fund	\$	81,449.26
TOTAL Sewer <u>OPERATING</u> Fund	\$	17,845.07
TOTAL Sewer <u>CONSTRUCTION</u> Fund	\$	-
TOTAL Capital Reserve Fund	\$	7,986.36
Liquid Fuels	\$	-
TOTAL EXPENDITURES	\$	233,558.42

Fire Tax Disbursement

Budget Adjustments

Budget Appropriations

Budgetary Interfund Transfer

Use of Grant Funds

ARPA FUNDS TO CAPITAL RESERVE
 LVL Engineering

ARPA FUNDS TO GENERAL FUND

TRAISR 1729	\$	833.33
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Total Transfers	\$	833.33
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Notes:

POCONO TOWNSHIP CHECK LISTING

RATIFY

Monday, March 6, 2023

General Fund

	Date	Check	Vendor	Memo	Amount
Payroll	02/24/2023			PAYROLL ENDING 02/19/2023	\$ 117,407.63
TOTAL PAYROLL					\$ 117,407.63

General Expenditures

	Date	Check	Vendor	Memo	Amount
	02/15/2023	63085	Cardmember Service	Police supplies & subscriptions	\$ 2,231.63
	02/21/2023	63086	Pocono Record	TWP advertisement	\$ 620.59
	02/22/2023	63087	D'Amico's Auto Body Shop	2017 GMC Sierra 3500 HD	\$ 5,149.96
	02/23/2023	63088	Staples Credit Plan	Office Supplies Police	\$ 110.74
TOTAL General Fund Bills					\$ 8,112.92

Sewer Operating Fund

	Date	Check	Vendor	Memo	Amount
	02/21/2023	2414	BLUE RIDGE COMMUNICATIONS	Phone service pump stations	\$ 127.00
	02/21/2023	2415	MET-ED	Electric service pump station	\$ 510.13
	02/21/2023	2416	Verizon Wireless	Scada line	\$ 120.05
					\$ 757.18

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	\$	125,520.55	
TOTAL Sewer Operating	\$	757.18	Authorized by:
TOTAL Sewer Construction	\$	-	
Total Capital Reserve	\$	-	Transferred by:
	\$	126,277.73	

POCONO TOWNSHIP CHECK LISTING

Monday, March 6, 2023

General Fund

Date	Check	Vendor	Memo	Amount
3/1/2023	63089	ADP, LLC	2022 Q4 Y/E Info - Tax Reporting, W-2's	\$ 341.60
3/1/2023	63090	Allegiance Trucks	Valve, Assy Exh Brake for Truck 12	\$ 799.33
3/1/2023	63091	ALTRONICS	Replaced 3G Cell Communicator w/LTE AT&T Cell Communicator	\$ 344.00
3/1/2023	63092	American Heritage Life Insurance Company	Supp Ins	\$ 844.08
3/1/2023	63093	AMERICAN UNITED LIFE INSURANCE CO.	STD/ GTL PREMIUM	\$ 3,229.71
3/1/2023	63094	Anglemyer, Aaron	Uniform Allowance	\$ 136.49
3/1/2023	63095	Baranko, Laura M.	Hearing	\$ 175.00
3/1/2023	63096	Best Auto Service Center	Police vehicle maintenance	\$ 224.95
3/1/2023	63097	Bianchi Joe	Uniform Allowance	\$ 90.98
3/1/2023	63098	BoxCast Inc	Streaming Sub 2/22/23-2/22/24	\$ 1,188.00
3/1/2023	63099	Cefali and Associates PC	Jan 2023 Treasury Services	\$ 670.00
3/1/2023	63100	Chiusano, Christopher	Uniform Allowance	\$ 90.99
3/1/2023	63101	Cyphers Truck Parts	PW equipment parts	\$ 363.04
3/1/2023	63102	Galls	Police operation supplies	\$ 321.03
3/1/2023	63103	Goucher, Shawn	Uniform Allowance	\$ 45.50
3/1/2023	63104	Iannazzo, Marc	Uniform Allowance	\$ 111.99
3/1/2023	63105	J. P. Mascaro & Sons	TWP Waste Removal	\$ 370.08
3/1/2023	63106	J. P. Mascaro & Sons	MVP Waste Removal	\$ 218.30
3/1/2023	63107	JDM Consultants, LLC	Feb 2023 Grant Writing Services	\$ 3,500.00
3/1/2023	63108	Lexipol LLC	Law Enforcement Full Implementation & Subscription	\$ 27,775.90
3/1/2023	63109	Macmillan Oil Co. Of Allentown	PW supplies	\$ 77.00
3/1/2023	63110	MAULA, MAURA	2/23/23 MVP Yoga	\$ 10.00
3/1/2023	63111	Medico Construction Equipment Inc.	PW supplies	\$ 56.25
3/1/2023	63112	MetLife - Non Uni. Pen. Plan	Non uniform pension	\$ 6,561.10
3/1/2023	63113	Nationwide - 457	Supplemental ret. Plan	\$ 8,975.06
3/1/2023	63114	Patriot Workwear	New hire uniforms	\$ 2,181.00
3/1/2023	63115	Pitney Bowes	Postage Rental 12/15/22 - 3/14/23	\$ 106.76
3/1/2023	63116	Pocono Mountain COG	Krisann MacDougall 2023 Membership	\$ 350.00
3/1/2023	63117	Shinetime Auto Wash & Lube	Jan 23 Washes	\$ 22.00

3/1/2023	63118	STTC Service Tire Truck Centers, INC.	PW truck tires	\$	1,022.94
3/1/2023	63119	Suburban Propane	Fuel oil & vehicle fuel	\$	5,081.95
3/1/2023	63120	Tausendfreundt, Kylie	Uniform Allowance	\$	90.98
3/1/2023	63121	TRAISR, LLC	Jan 2023 SaaS	\$	833.33
3/1/2023	63122	Tulpehocken Mountain Spring Water Inc	TWP Drinking Water	\$	80.59
3/1/2023	63123	UNIFIRST Corporation	PW Uniforms & TWP carpets	\$	268.24
3/1/2023	63124	US BANK - Lockbox CM9722	Police pension EE Cont	\$	7,247.09
3/1/2023	63125	Vigilant Solutions	Police SaaS	\$	7,644.00

TOTAL GENERAL FUND **\$81,449.26**

Sewer Operating

Date	Check	Vendor	Memo	Amount
3/1/2023	2417	Emergency Systems Service Co.	Pump Station 2 Service	\$ 2,740.65
3/1/2023	2418	J P Mascaro & Sons	Sewer Station 5 Waste Removal	\$ 252.84
3/1/2023	2419	ONYX VALVE CO	Budgeted Repairs to Pinch Valve	\$ 11,876.69
3/1/2023	2420	Pitney Bowes	Postage Machine Rental 12/15/22 - 3/14/23	\$ 35.59
3/1/2023	2421	Pocono Management Associates LLC	1/23 - 1/29/23 Sewer Consulting	\$ 2,572.63
3/1/2023	2422	TRAISR	Jan 2023 Monthly SaaS	\$ 366.67

TOTAL Sewer Operating **\$17,845.07**

Sewer Construction Fund

Date	Check	Vendor	Memo	Amount
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TOTAL Sewer Construction Fund **\$0.00**

Capital Reserve Fund

Date	Check	Vendor	Memo	Amount
3/1/2023	1397	Kimmel Brogrette	Architectural services	\$ 7,986.36

TOTAL Capital Reserve Fund **\$7,986.36**

Liquid Fuels

Date	Check	Payee	Memo	Amount
------	-------	-------	------	--------

\$ -

Fire Tax Disbursement

Date	Check	Payee	Memo	Amount
------	-------	-------	------	--------

TOTAL Fire Tax \$ -

ESSA

General Fund	\$	81,449.26	
Sewer Operating	\$	17,845.07	
Sewer Construction Fund	\$	-	Authorized by:_____
Capital Reserve		\$7,986.36	
Fire Tax Disbursement	\$	-	
Liquid Fuels	\$	-	
TOTAL ESSA TRANSFER	\$	107,280.69	Transferred by:_____



February 21, 2023

Pocono Township Board of Commissioners
112 Township Drive
Tannersville, PA 18372

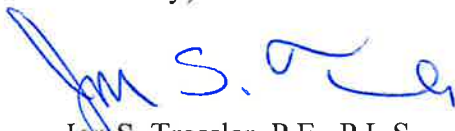
**SUBJECT: TRAPASSO HOTEL LAND DEVELOPMENT
CONSTRUCTION ESCROW RELEASE NO. 4
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1330276B**

Dear Commissioners:

Based upon our review of this request and construction inspections to date, we recommend that the Applicant be allowed to reduce their construction escrow by **TWO HUNDRED SEVENTY-SEVEN THOUSAND ONE HUNDRED EIGHTY-TWO DOLLARS AND SEVENTY-THREE CENTS (\$277,182.73)**. A line-item tabulation for this release is attached for your files. Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

If you have any questions regarding the attached and/or recommendation, please do not hesitate to call.

Sincerely,



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

JST/meh/tms

Enclosure

cc: Taylor Muñoz – Township Manager
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire, Broughal & DeVito, LLP
Brian K. Winot, Trapasso & Winot Enterprises, LLC
Vincent Trapasso, Trapasso Enterprises, LLC – Property Owner
Thomas Serpico, P.E. – Pennoni Associates, Inc.
Melissa E. Hutchison, P.E., LVL Engineering Group

S:\2013\1330276B\Construction\Payment Applications\No. 4\Escrow Release #4 Cover Letter.docx

Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

1456 Ferry Road, Building 500
Doylestown, PA 18901

2756 Rimrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 699
Bartonsville, PA 18321

CONSTRUCTION COST & QUANTITY ESTIMATE
TRAPASSO HOTEL LAND DEVELOPMENT
POCONO TOWNSHIP LDP NO. 1277, LVL ENGINEERING PROJECT NO. 1330276B
POCONO TOWNSHIP, MONROE COUNTY
APRIL 5, 2022 (REVISED MAY 25, 2022)

APPLICATION NO.: 4
DATE: February 16, 2023

TOTAL REQUIRED FINANCIAL SECURITY \$2,641,185.22

ITEM	QUANTITY	UNIT	COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	
I. EROSION CONTROL									
A Construction Entrance	4,000 SF	\$	1.50	\$ 6,000.00	- SF	\$ -	4,000 SF	\$ 6,000.00	100%
B S75 Slope Matting	30,000 SF	\$	0.30	\$ 9,000.00	30,000 SF	\$ 9,000.00	30,000 SF	\$ 9,000.00	100%
C Swale A w/C125 Lining	4,445 SF	\$	1.35	\$ 6,000.75	3,445 SF	\$ 4,650.75	4,445 SF	\$ 6,000.75	100%
D Inlet Protection (Includes HOP Inlets)	28 EA	\$	150.00	\$ 4,200.00	5 EA	\$ 750.00	9 EA	\$ 1,350.00	32%
E 12" CFS	105 LF	\$	7.75	\$ 813.75	- LF	\$ -	105 LF	\$ 813.75	100%
F 18" CFS	65 LF	\$	13.50	\$ 877.50	- LF	\$ -	65 LF	\$ 877.50	100%
G 32" CFS	355 LF	\$	21.50	\$ 7,632.50	- LF	\$ -	355 LF	\$ 7,632.50	100%
H Construction Fencing (Chain Link)	840 LF	\$	5.75	\$ 4,830.00	- LF	\$ -	840 LF	\$ 4,830.00	100%
I Rock Filters	2 EA	\$	185.00	\$ 370.00	- EA	\$ -	- EA	\$ -	0%
J Swale Matting C350	1,350 SF	\$	5.75	\$ 7,762.50	- SF	\$ -	1,350 SF	\$ 7,762.50	100%
K Temporary Stabilization	50,000 SF	\$	0.16	\$ 8,000.00	- SF	\$ -	2,500 SF	\$ 400.00	5%
SUBTOTAL ITEM I				\$ 55,487.00		\$ 14,400.75		\$ 44,667.00	
II. EXCAVATION									
A Respread Topsoil - Slope	400 CY	\$	9.60	\$ 3,840.00	400 CY	\$ 3,840.00	400 CY	\$ 3,840.00	100%
B Seeding	30,000 SF	\$	0.11	\$ 3,300.00	- SF	\$ -	- SF	\$ -	0%
C 6" Stone for Temporary Parking	7,835 SY	\$	5.50	\$ 43,092.50	3,920 SY	\$ 21,560.00	3,920 SY	\$ 21,560.00	50%
D Cut to Export	3,549 CY	\$	12.75	\$ 45,249.75	- CY	\$ -	3,549 CY	\$ 45,249.75	100%
E Back Retaining Wall/Slope Excavation	2,835 CY	\$	24.00	\$ 68,040.00	- CY	\$ -	2,835 CY	\$ 68,040.00	100%
F South Parking Lot Retaining Wall Excavation	438 CY	\$	17.00	\$ 7,446.00	- CY	\$ -	438 CY	\$ 7,446.00	100%
G North Parking Lot Retaining Wall Excavation	1,055 CY	\$	17.00	\$ 17,935.00	- CY	\$ -	1,055 CY	\$ 17,935.00	100%
H 611 Retaining Wall	298 CY	\$	17.00	\$ 5,066.00	- CY	\$ -	- CY	\$ -	0%
I Sidewalk Excavation	2,845 SF	\$	1.50	\$ 4,267.50	- SF	\$ -	- SF	\$ -	0%
J Curb Extension	5,050 LF	\$	4.50	\$ 22,725.00	- LF	\$ -	- LF	\$ -	0%
K Fine Grade	194,000 SF	\$	0.13	\$ 25,220.00	- SF	\$ -	- SF	\$ -	0%
SUBTOTAL ITEM II				\$ 246,181.75		\$ 25,400.00		\$ 164,070.75	
III. RETAINING WALL									
A Stamped Wall Drawings	9,385 SF	\$	0.80	\$ 7,508.00	- SF	\$ -	9,385 SF	\$ 7,508.00	100%
B Segmental Retaining Walls	9,385 SF	\$	24.00	\$ 225,240.00	7,885 SF	\$ 189,240.00	7,885 SF	\$ 189,240.00	84%
SUBTOTAL ITEM III				\$ 232,748.00		\$ 189,240.00		\$ 196,748.00	
IV. STORM SEWER									
A 18" RCP (HOP)	90 LF	\$	75.00	\$ 6,750.00	- LF	\$ -	90 LF	\$ 6,750.00	100%
** B 18" HDPE	375 LF	\$	63.00	\$ 23,625.00	- LF	\$ -	375 LF	\$ 23,625.00	100%
C 24" RCP	70 LF	\$	100.00	\$ 7,000.00	- LF	\$ -	70 LF	\$ 7,000.00	100%
D C Inlet (HOP D-2) 4.56 VF	1 EA	\$	3,006.00	\$ 3,006.00	- EA	\$ -	1 EA	\$ 3,006.00	100%
E M Inlet (HOP D-3) 3.00 VF	1 EA	\$	2,625.00	\$ 2,625.00	- EA	\$ -	1 EA	\$ 2,625.00	100%
F Type 4 M Inlet (HOP D-4) 3.51 VF	1 EA	\$	4,575.00	\$ 4,575.00	- EA	\$ -	1 EA	\$ 4,575.00	100%
G C Inlet (D-6) 3.71 VF	1 EA	\$	2,850.00	\$ 2,850.00	- EA	\$ -	1 EA	\$ 2,850.00	100%
H Storm MH (48" - D-7) 4.05 VF	1 EA	\$	2,810.00	\$ 2,810.00	- EA	\$ -	1 EA	\$ 2,810.00	100%
I M Inlet (D-8) 5.62 VF	1 EA	\$	3,075.00	\$ 3,075.00	- EA	\$ -	1 EA	\$ 3,075.00	100%
*** J M Inlets (Avg. 3.87 VF)	8 EA	\$	2,755.00	\$ 22,040.00	1 EA	\$ 2,755.00	1 EA	\$ 2,755.00	13%
*** K C Inlets (Avg. 6.02 VF)	12 EA	\$	4,150.00	\$ 49,800.00	4 EA	\$ 16,600.00	4 EA	\$ 16,600.00	33%

CONSTRUCTION COST & QUANTITY ESTIMATE
TRAPASSO HOTEL LAND DEVELOPMENT
POCONO TOWNSHIP LDP NO. 1277, LVL ENGINEERING PROJECT NO. 1330276B
POCONO TOWNSHIP, MONROE COUNTY
APRIL 5, 2022 (REVISED MAY 25, 2022)

APPLICATION NO.: 4
DATE: February 16, 2023

TOTAL REQUIRED FINANCIAL SECURITY \$2,641,185.22

ITEM	QUANTITY	UNIT	COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	
*** L 48" Storm Manholes (Avg. 7.19 VF)	5 EA	\$	4,285.00	\$ 21,425.00	- EA	\$ -	- EA	\$ -	0%
M 18" HDPE	1,141 LF	\$	63.00	\$ 71,883.00	180 LF	\$ 11,340.00	180 LF	\$ 11,340.00	16%
N Underground Basin	1 LS	\$	615,665.00	\$ 615,665.00	- LS	\$ -	0.67 LS	\$ 412,495.55	67%
O Tie into Existing HOP Inlet	1 EA	\$	875.00	\$ 875.00	- EA	\$ -	1 EA	\$ 875.00	100%
P 24F Snouts	4 EA	\$	1,606.00	\$ 6,424.00	- EA	\$ -	2.50 EA	\$ 4,015.00	63%
Q Mechanical Rock Excavation	713 CY	\$	130.00	\$ 92,690.00	- CY	\$ -	100 CY	\$ 13,000.00	14%
SUBTOTAL ITEM IV				\$ 937,118.00		\$ 30,695.00		\$ 517,396.55	
V. SANITARY SEWER									
A 8" SDR-35	187 LF	\$	65.00	\$ 12,155.00	- LF	\$ -	- LF	\$ -	0%
B Cleanout	1 EA	\$	265.00	\$ 265.00	- EA	\$ -	- EA	\$ -	0%
C Raise Existing Manhole	5 VF	\$	410.00	\$ 2,050.00	- VF	\$ -	- VF	\$ -	0%
D Mechanical Rock Excavation	152 CY	\$	130.00	\$ 19,760.00	- CY	\$ -	- CY	\$ -	0%
				\$ 34,230.00		\$ -		\$ -	
VI. MISCELLANEOUS UTILITIES									
*** A Site Lighting	11 EA	\$	8,765.00	\$ 96,415.00	- EA	\$ -	- EA	\$ -	0%
B Underground Electric-Dig/Backfill Only	350 LF	\$	90.50	\$ 31,675.00	- LF	\$ -	- LF	\$ -	0%
C Gas Stub	50 LF	\$	20.25	\$ 1,012.50	- LF	\$ -	- LF	\$ -	0%
SUBTOTAL ITEM VI				\$ 129,102.50		\$ -		\$ -	
VII. CONCRETE WORK									
A 18" Concrete Curb	5,050 LF	\$	20.50	\$ 103,525.00	- LF	\$ -	- LF	\$ -	0%
B 4" Concrete Sidewalk	2,845 SF	\$	8.10	\$ 23,044.50	- SF	\$ -	- SF	\$ -	0%
**** C Steps	3 SETS	\$	4,500.00	\$ 13,500.00	- SETS	\$ -	- SETS	\$ -	0%
D HC Ramps with ADA Mats	4 EA	\$	1,350.00	\$ 5,400.00	- EA	\$ -	- EA	\$ -	0%
E Island Infill	170 SF	\$	16.20	\$ 2,754.00	- SF	\$ -	- SF	\$ -	0%
F Mountable Curb (Partial HOP)	180 LF	\$	35.00	\$ 6,300.00	- LF	\$ -	- LF	\$ -	0%
SUBTOTAL ITEM VII				\$ 154,523.50		\$ -		\$ -	
VIII. STONE/PAVING									
** A 6" 2A Modified	11,000 SY	\$	8.00	\$ 88,000.00	- SY	\$ -	- SY	\$ -	0%
B 2.5" WMA Superpave 25mm Base	11,000 SY	\$	13.50	\$ 148,500.00	- SY	\$ -	- SY	\$ -	0%
C 1.5" WMA Superpave 9.5mm Wearing	11,000 SY	\$	9.75	\$ 107,250.00	- SY	\$ -	- SY	\$ -	0%
D Traffic Signs	37 EA	\$	222.00	\$ 8,214.00	- EA	\$ -	- EA	\$ -	0%
E Line Painting	1 LS	\$	7,560.00	\$ 7,560.00	- LS	\$ -	- LS	\$ -	0%
* F Emergency Access	675 SF	\$	2.00	\$ 1,350.00	- SF	\$ -	- SF	\$ -	0%
* G Bollards	1 LS	\$	2,000.00	\$ 2,000.00	- LS	\$ -	- LS	\$ -	0%
SUBTOTAL ITEM VIII				\$ 362,874.00		\$ -		\$ -	
IX. LANDSCAPING									
* A Evergreen Trees	43 EA	\$	250.00	\$ 10,750.00	- EA	\$ -	- EA	\$ -	0%
* B Deciduous Trees	49 EA	\$	300.00	\$ 14,700.00	- EA	\$ -	- EA	\$ -	0%
* C Shrubs	86 EA	\$	45.00	\$ 3,870.00	- EA	\$ -	- EA	\$ -	0%
* D Perennials	1,489 EA	\$	20.00	\$ 29,780.00	- EA	\$ -	- EA	\$ -	0%

CONSTRUCTION COST & QUANTITY ESTIMATE
 TRAPASSO HOTEL LAND DEVELOPMENT
 POCONO TOWNSHIP LDP NO. 1277, LVL ENGINEERING PROJECT NO. 1330276B
 POCONO TOWNSHIP, MONROE COUNTY
 APRIL 5, 2022 (REVISED MAY 25, 2022)

APPLICATION NO.: 4
 DATE: February 16, 2023

TOTAL REQUIRED FINANCIAL SECURITY \$2,641,185.22

ITEM	QUANTITY	UNIT	COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	
E Split Rail Fence	223 LF	\$	35.35	\$ 7,883.05	- LF	\$ -	- LF	\$ -	0%
F Fence of Walls	900 LF	\$	41.00	\$ 36,900.00	- LF	\$ -	- LF	\$ -	0%
G Respread Topsoil	472 SF	\$	35.00	\$ 16,520.00	- SF	\$ -	- SF	\$ -	0%
H Seeding	65,000 SF	\$	0.11	\$ 7,150.00	- SF	\$ -	- SF	\$ -	0%
SUBTOTAL ITEM IX				\$ 127,553.05		\$ -		\$ -	
X. GENERAL CONDITIONS									
A Survey	1 LS	\$	11,000.00	\$ 11,000.00	0.15 LS	\$ 1,650.00	0.50 LS	\$ 5,500.00	50%
B Mobilization	1 LS	\$	5,865.00	\$ 5,865.00	- LS	\$ -	0.60 LS	\$ 3,519.00	60%
SUBTOTAL ITEM X				\$ 16,865.00		\$ 1,650.00		\$ 9,019.00	
SUBTOTAL SITE ITEMS II-XI:				\$ 2,296,682.80		\$ 261,385.75		\$ 931,901.30	
CONTINGENCY (10%)				\$ 229,668.28		\$ -		\$ -	
INSPECTION AND ADMINISTRATION (5%)				\$ 114,834.14		\$ 13,069.29		\$ 46,595.07	
TOTAL REQUIRED FINANCIAL SECURITY				\$ 2,641,185.22		\$ 274,455.04		\$ 978,496.37	

* Line Item Added
 ** Unit Cost Adjusted
 *** Quantity Adjusted
 **** Unit Cost and Quantity Adjusted

TOTAL ORIGINAL FINANCIAL SECURITY	\$ 2,641,185.22
TOTAL VALUE OF WORK CONSTRUCTED	\$ 978,496.37
LESS RETAINAGE (10%)	\$ 97,849.64
NET AMOUNT	\$ 880,646.73
LESS AMOUNT PREVIOUSLY RELEASED	\$ 603,464.00
AMOUNT OF WORK THIS PERIOD (LESS RETAINAGE)	\$ 277,182.73
AMOUNT REMAINING INCLUDING RETAINAGE	\$ 1,662,688.86

CONSTRUCTION AND QUANTITY ESTIMATE
TRAPASSO ENTERPRISES - HOTEL PROJECT
POCONO TOWNSHIP, MONROE COUNTY

Biditem	Description	Quantity	Units	Unit Price	Amount	Current Release			Released To Date			% Complete
						Quantity	Unit	Cost	Quantity	Unit	Cost	
	Erosion Control											
40	CONSTRUCITON ENTRANCE	4000	SF	\$ 1.50	\$ 6,000.00		SF	\$ -	4000	SF	\$ 6,000.00	100%
50	S75 SLOPE MATTING	30000	SF	\$ 0.30	\$ 9,000.00	30000	SF	\$ 9,000.00	30000	SF	\$ 9,000.00	100%
60	SWALE A W/C125 LINING	4445	SF	\$ 1.35	\$ 6,000.75	3445	SF	\$ 4,650.75	4445	SF	\$ 6,000.75	100%
70	INLET PROTECTION (INCLUDES HOP INLETS)	28	EA	\$ 150.00	\$ 4,200.00	5	EA	\$ 750.00	9	EA	\$ 1,350.00	32%
80	12" CFS	105	LF	\$ 7.75	\$ 813.75		LF	\$ -	105	LF	\$ 813.75	100%
90	18" CFS	65	LF	\$ 13.50	\$ 877.50		LF	\$ -	65	LF	\$ 877.50	100%
100	32" CFS	355	LF	\$ 21.50	\$ 7,632.50		LF	\$ -	355	LF	\$ 7,632.50	100%
110	CONSTRUCTION FENCING (CHAIN LINK)	840	LF	\$ 5.75	\$ 4,830.00		LF	\$ -	840	LF	\$ 4,830.00	100%
300	ROCK FILTERS	2	EA	\$ 185.00	\$ 370.00		EA	\$ -		EA	\$ -	0%
310	SWALE MATTING C350	1350	SF	\$ 5.75	\$ 7,762.50		SF	\$ -	1350	SF	\$ 7,762.50	100%
315	TEMPORARY STABILIZATION	50000	SF	\$ 0.16	\$ 8,000.00		SF	\$ -	2500	SF	\$ 400.00	5%
	Total				\$ 55,487.00			\$ 14,400.75			\$ 44,667.00	80%
	Excavation											
170	RESPREAD TOPSOIL - SLOPE	400	CY	\$ 9.60	\$ 3,840.00	400	CY	\$ 3,840.00	400	CY	\$ 3,840.00	100%
180	SEEDING	30000	SF	\$ 0.11	\$ 3,300.00		SF	\$ -		SF	\$ -	0%
185	6" STONE FOR TEMPORARY PARKING	7835	SY	\$ 5.50	\$ 43,092.50	3920	SY	\$ 21,560.00	3920	SY	\$ 21,560.00	50%
330	CUT TO EXPORT	3549	CY	\$ 12.75	\$ 45,249.75		CY	\$ -	3549	CY	\$ 45,249.75	100%
340	BACK RETAINING WALL/SLOPE EXCAVATION	2835	CY	\$ 24.00	\$ 68,040.00		CY	\$ -	2835	CY	\$ 68,040.00	100%
350	SOUTH PARKING LOT RETAINING WALL EXCAVATION	438	CY	\$ 17.00	\$ 7,446.00		CY	\$ -	438	CY	\$ 7,446.00	100%
360	NORTH PARKING LOT RETAINING WALL EXCAVATION	1055	CY	\$ 17.00	\$ 17,935.00		CY	\$ -	1055	CY	\$ 17,935.00	100%
365	611 RETAINING WALL	298	CY	\$ 17.00	\$ 5,066.00		CY	\$ -		CY	\$ -	0%
370	SIDEWALK EXCAVATION - 4" 2B STONE	2845	SF	\$ 1.50	\$ 4,267.50		SF	\$ -		SF	\$ -	0%
380	CURB EXCAVATION	5050	LF	\$ 4.50	\$ 22,725.00		LF	\$ -		LF	\$ -	0%
390	FINE GRADE	194000	SF	\$ 0.13	\$ 25,220.00		SF	\$ -		SF	\$ -	0%
	Total				\$ 246,181.75			\$ 25,400.00			\$ 164,070.75	67%
	Retaining Walls											
600	STAMPED WALL DRAWINGS	9385	SF	\$ 0.80	\$ 7,508.00		SF	\$ -	9385	SF	\$ 7,508.00	100%
610	SEGMENTAL RETAINING WALLS	9385	SF	\$ 24.00	\$ 225,240.00	7885	SF	\$ 189,240.00	7885	SF	\$ 189,240.00	84%
	Total				\$ 232,748.00			\$ 189,240.00			\$ 196,748.00	85%
	Storm Sewer											
190	18" RCP (HOP)	90	LF	\$ 75.00	\$ 6,750.00		LF	\$ -	90	LF	\$ 6,750.00	100%
200	18" HDPE	375	LF	\$ 63.00	\$ 23,625.00		LF	\$ -	375	LF	\$ 23,625.00	100%
210	24" RCP	70	LF	\$ 100.00	\$ 7,000.00		LF	\$ -	70	LF	\$ 7,000.00	100%
220	C INLET (HOP D-2) 4.56 VF	1	EA	\$ 3,006.00	\$ 3,006.00		EA	\$ -	1	EA	\$ 3,006.00	100%
230	M INLET (HOP D3) 3.00 VF	1	EA	\$ 2,625.00	\$ 2,625.00		EA	\$ -	1	EA	\$ 2,625.00	100%
235	TYPE 4 M INLET (HOP D-4) 3.51 VF	1	EA	\$ 4,575.00	\$ 4,575.00		EA	\$ -	1	EA	\$ 4,575.00	100%
240	C INLET (D-6) 3.71 VF	1	EA	\$ 2,850.00	\$ 2,850.00		EA	\$ -	1	EA	\$ 2,850.00	100%
250	STORM MH (48" - D-7) 4.05 VF	1	EA	\$ 2,810.00	\$ 2,810.00		EA	\$ -	1	EA	\$ 2,810.00	100%
260	M INLET (D-8) 5.62 VF	1	EA	\$ 3,075.00	\$ 3,075.00		EA	\$ -	1	EA	\$ 3,075.00	100%
400	M INLETS (AVG. 3.87 VF)	8	EA	\$ 2,755.00	\$ 22,040.00	1	EA	\$ 2,755.00	1	EA	\$ 2,755.00	13%
410	C INLETS (AVG. 6.02 VF)	12	EA	\$ 4,150.00	\$ 49,800.00	4	EA	\$ 16,600.00	4	EA	\$ 16,600.00	33%
420	48" STORM MANHOLES (AVG 7.19 VF)	5	EA	\$ 4,285.00	\$ 21,425.00		EA	\$ -		EA	\$ -	0%
430	18" HDPE	1141	LF	\$ 63.00	\$ 71,883.00	180	LF	\$ 11,340.00	180	LF	\$ 11,340.00	16%

440	UNDERGROUND BASIN (ALTERNATE TO R-TANK)	1	LS	\$ 615,665.00	\$ 615,665.00		LS	\$ -	0.67	LS	\$ 412,495.55	67%
450	TIE INTO EXISTING HOP INLET	1	EA	\$ 875.00	\$ 875.00		EA	\$ -	1	EA	\$ 875.00	100%
460	24F SNOOTS	4	EA	\$ 1,606.00	\$ 6,424.00		EA	\$ -	2.5	EA	\$ 4,015.00	63%
470	MECHANICAL ROCK EXCAVATION	713	CY	\$ 130.00	\$ 92,690.00		CY	\$ -	100	CY	\$ 13,000.00	14%
	Total				\$ 937,118.00			\$ 30,695.00			\$ 517,396.55	55%
	Sanitary											
480	8" SDR-35	187	LF	\$ 65.00	\$ 12,155.00		LF	\$ -		LF	\$ -	0%
490	CLEANOUT	1	EA	\$ 265.00	\$ 265.00		EA	\$ -		EA	\$ -	0%
500	RAISE EXISTING MANHOLE	5	VF	\$ 410.00	\$ 2,050.00		VF	\$ -		VF	\$ -	0%
510	MECHANICAL ROCK EXCAVATION	152	CY	\$ 130.00	\$ 19,760.00		CY	\$ -		CY	\$ -	0%
	Total				\$ 34,230.00			\$ -			\$ -	0%
	Misc Utilities											
620	SITE LIGHTING	11	EA	\$ 8,765.00	\$ 96,415.00		LS	\$ -		LS	\$ -	0%
630	UNDERGROUND ELECTRIC - DIG/BACKFILL ONLY	350	LF	\$ 90.50	\$ 31,675.00		LF	\$ -		LF	\$ -	0%
640	GAS STUB	50	LF	\$ 20.25	\$ 1,012.50		LF	\$ -		LF	\$ -	0%
	Total				\$ 129,102.50			\$ -			\$ -	0%
	Concrete											
650	18" CONCRETE CURB	5050	LF	\$ 20.50	\$ 103,525.00		LF	\$ -		LF	\$ -	0%
660	4" CONCRETE SIDEWALK	2845	SF	\$ 8.10	\$ 23,044.50		SF	\$ -		SF	\$ -	0%
670	STEPS	3	SETS	\$ 4,500.00	\$ 13,500.00		SETS	\$ -		SETS	\$ -	0%
680	HC RAMPS W/ADA MATTS	4	EA	\$ 1,350.00	\$ 5,400.00		EA	\$ -		EA	\$ -	0%
685	ISLAND INFIL	170	SF	\$ 16.20	\$ 2,754.00		SF	\$ -		SF	\$ -	0%
690	MOUNTABLE CURB (PARTIAL HOP)	180	LF	\$ 35.00	\$ 6,300.00		LF	\$ -		LF	\$ -	0%
	Total				\$ 154,523.50			\$ -			\$ -	0%
	Stoning/Paving											
750	6" 2A MODIFIED	11000	SY	\$ 8.00	\$ 88,000.00		SY	\$ -		SY	\$ -	0%
760	2.5" WMA SUPERPAVE 25MM BASE	11000	SY	\$ 13.50	\$ 148,500.00		SY	\$ -		SY	\$ -	0%
770	1.5" WMA SUPERPAVE 9.5MM WEARING	11000	SY	\$ 9.75	\$ 107,250.00		SY	\$ -		SY	\$ -	0%
780	TRAFFIC SIGNS	37	EA	\$ 222.00	\$ 8,214.00		EA	\$ -		EA	\$ -	0%
790	LINE PAINTING	1	LS	\$ 7,560.00	\$ 7,560.00		LS	\$ -		LS	\$ -	0%
800	BOLLARDS AND EMERGENCY ACCESS	1675	SF	\$ 2.00	\$ 3,350.00		SF	\$ -		SF	\$ -	0%
	Total				\$ 362,874.00			\$ -			\$ -	0%
	Landscaping											
700	EVERGREEN TREES	43	EA	\$ 250.00	\$ 10,750.00		LS	\$ -		LS	\$ -	0%
700	DECIDUOUS TREES	49	EA	\$ 300.00	\$ 14,700.00		LF	\$ -		LF	\$ -	0%
700	SHRUBS	86	EA	\$ 45.00	\$ 3,870.00		LF	\$ -		LF	\$ -	0%
700	PERENNIALS	1489	EA	\$ 20.00	\$ 29,780.00		SF	\$ -		SF	\$ -	0%
740	SPLIT RAIL FENCE	223	LF	\$ 35.35	\$ 7,883.05		SF	\$ -		SF	\$ -	0%
	FENCE ON WALLS	900	LF	\$ 41.00	\$ 36,900.00		LF	\$ -		LF	\$ -	0%
	RESPREAD TOPSOIL	472	SF	\$ 35.00	\$ 16,520.00		SF	\$ -		SF	\$ -	0%
	SEEDING	65000	SF	\$ 0.11	\$ 7,150.00		SF	\$ -		SF	\$ -	0%
	Total				\$ 127,553.05			\$ -			\$ -	0%
	General Conditions											
810	ENGINEERING STAKEOUT	1	LS	\$ 11,000.00	\$ 11,000.00	0.15	LS	\$ 1,650.00	0.5	LS	\$ 5,500.00	50%

815	MOBILIZATION	1	LS	\$ 5,865.00	\$ 5,865.00		LS	\$ -	0.6	LS	\$ 3,519.00	60%
	Total				\$ 16,865.00			\$ 1,650.00			\$ 9,019.00	53%
	Subtotal				\$ 2,296,682.80			\$ 261,385.75			\$ 931,901.30	41%
	Contingency	10%			\$ 229,668.28		LS	\$ -		LS	\$ -	0%
	Inspection and Admin	5%			\$ 114,834.14		LS	\$ -		LS	\$ -	0%
	TOTAL ESCROW				\$ 2,641,185.22			\$ 261,385.75			\$ 931,901.30	35%

TOTAL ORIGINAL FINANCIAL SECURTIY				\$ 2,641,185.22
TOTAL VALUE OF WORK CONSTRUCTED				\$ 931,901.30
LESS RETAINAGE (10%)				\$ 93,190.13
NET AMOUNT				\$ 838,711.17
LESS PREVIOUSLY RELEASED				\$ 603,464.00
CURRENT AMOUNT RECOMMENDED FOR RELEASE				\$ 235,247.17

NET AMOUNT FROM LAST RELEASE