

**Pocono Township Board of Commissioners
Regular Meeting Minutes
October 2, 2023 | 6:25 p.m.**

The regular meeting of the Pocono Township Board of Commissioners was held on October 2, 2023 and was opened by President Rich Wielebinski at 6:25 p.m. followed by the Pledge of Allegiance.

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

In Attendance: Taylor Munoz, Township Manager; Leo DeVito, Township Solicitor; John Tresslar, Engineer; Shawn Goucher, Chief of Police; Patrick Briegel, Public Works Director; Lindsay Scerbo, Zoning Officer; and Krisann MacDougall, Assistant Secretary.

Public Comment – None

Announcements

- The Board of Commissioners held an executive session on Monday, September 25 for the purpose of discussing potential real estate acquisition. Executive session was held tonight prior to the meeting for litigation, personnel issues, and real estate acquisition.
- Pocono Township Trunk or Treat will take place on Sunday, October 29 starting at 3:00 p.m. More information is available on the Township Facebook page.

Hearings – None

Presentations

- New Municipal Complex Borrowing Discussion & Update – Zach Williard, PFM Financial Advisors

Z. Williard stated the Township has never borrowed on the general obligation side, only the sewer side. Have a potential plan for the Township, should the Board decide to move forward. Provided brief market update. Municipal rates for borrowing, while not the lowest they have been, are back to 20-year averages. Review of Township history paying off debt early and good stewardship of refinancing.

Reviewed two phase approach for purchase of a new municipal complex property. Recommendation to pursue short-term borrowing, with phase II to borrow an additional \$5 million as early as next summer to complete construction project and issue long term debt to pay off short term borrowing. The Township already has \$535,000 for debt service in place in the budget.

Reviewed various borrowing scenarios. R. Wielebinski and J. Lastowski asked questions about refinancing bond rates. E. Gndt asked clarification question.

Z. Williard reviewed timeline for borrowing before the end of 2023. L. DeVito asked about the timeline needed for a bond issue. Z. Williard confirmed the timeline is about the same approximate 90-day period.

- Camp Lindenmere Expansion Land Development – Applicant request for extension of conditional approval originally granted October 18, 2021.

Applicant requesting an extension of conditional approval. Provided an update on progress with the project and DEP delays. Discussion regarding timeline necessary for completion of the project and whether any changes have occurred to zoning or SALDO since the conditional approval was granted. E. Gndt asked question regarding the expansion of nonconforming use. Extension to June 1, 2024. J. Belvin made comments regarding good community partner in Camp Lindenmere.

J. Lastowski made a motion, seconded by J. Belvin, to extend to June 1, 2024 and to execute the indemnification letter. Clarification that everything is predicated upon the conditions listed in the original conditional approval. E. Gndt asked whether motion includes looking at the original

impervious condition(s) on their plans. L. DeVito clarified that the extension is on what was originally approved and reviewed. All in favor. Motion carried.

- 246 Resort Drive & 604 Camelback Road Small Cell Telecommunications Facilities – Presentation regarding proposal for two small cell telecommunications facilities proposed on the Camelback Resort property.

E. Grandt made motion to deny. No second.

J. Lastowski made a motion, seconded by R. Wielebinski, to table 246 Resort Drive & 604 Camelback Road Small Cell Telecommunications Facilities. All in favor. Motion carried.

Resolutions

R. Wielebinski made a motion, seconded by J. Belvin, to pass Resolution 2023-26 approving the waiver of a portion of Pocono Township sewer charges for certain real property destroyed by fire located at 122 Barton Circle and requiring that TL Realty Corp pay prior charges of \$839.70, including interest and attorney fees for the property. E. Grandt asked for clarification. 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 September 18, 2023 meeting of the Board of Commissioners.
 - Financial transactions through September 28, 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 J. Lastowski, to approve the consent agenda. All in favor. Motion carried.

NEW BUSINESS – None

Report of the President – None

Commissioner Comments

Jerrold Belvin – Vice President

- Emergency Management Update – SR 314 traffic light camera has been installed and new stop bar added, which should fix the issue.

Stated the pictures do not do justice to the field that was damaged by the XFFL adult football league. This is not the first time the Township has had issues with this league.

J. Belvin made a motion, seconded by J. Lastowski, to prohibit the XFFL and Demetri Thompson from any further use of Mountain View Park fields. Amendment included to motion to recoup costs for restoring the field, including employee time and benefits. All in favor. Motion carried.

L. DeVito will draft a trespass letter to the XFFL.

- Laurel Lake Dam – No update.
- Update – PPL utility lines and possible drainage issues on Barton Court – No update.

Ellen Grandt – Commissioner – None

Jerry Lastowski – Commissioner

Concerns about overgrowth along 611 on DCNR property.

Keith Meeker – Commissioner – Absent

Reports

Zoning

L. Scerbo provided update regarding Fountain Court fire damage and lack of action regarding cleanup. Fountain Court responded to notice of violation stating they have a “team of fire inspectors” coming to investigate further on October 10. Further discussion regarding various zoning updates.

Police Report – None

Ambulance Report – None

Public Works Report

- Township Fall Cleanup was successful and new employees are doing well.
- Current Public Works Projects – Completed installing shoulders on newly paved roads. Have addressed drainage issues and sign installation. Getting ready to complete fall leaf work. Currently collecting data for RoadBotics that will guide future decision making for pavement resurfacing.
- Mountain View Park Updates – Contractor will be coming to MVP to clean up final installation of zipline. Will lay out challenge course location this week.
- TLC Park Updates – Four new, larger playground components have been installed, in addition to two new water fountains. Old concrete pad has been demolished and working to form/pour a new pad for additional sound garden equipment that will be installed.
- Bartonsville Avenue cross pipes replacement – Placeholder.
- Old Learn Farm parking access – Placeholder.

R. Wielebinski asked for update on closure of Mountain View Park.

J. Lastowski commended P. Briegel for leadership of the road crew.

Administration – Manager’s Report

J. Lastowski made a motion, seconded by R. Wielebinski, to advertise for public hearing an amendment to the Pocono Township Subdivision & Land Development Ordinance requiring performance guarantees for PennDOT required traffic signalization improvements. E. Gndt asked for clarification. All in favor. Motion carried.

- LSA grant submitted for TLC Park Pedestrian Bridge in the amount of \$291,000.
- Discussion regarding potential expansion of public sewer/water up Sullivan Trail and grant possibilities.

Township Engineer Report

- Learn Road safety enhancement project and roundabout survey work – Surveyor will stake out the site.
- In Progress – Discussion and possible action regarding the Township’s revised Act 167 stormwater ordinance, incorporating changes to the ordinance as prepared by the Township engineer and as required by PA DEP – Placeholder.
- Update – TASA SR 611 sidewalk project – Will get right-of-way plans sent out.

J. Tresslar stated he looked at the potential installation of a guiderail on Fish Hill Road. Stated he did not believe a guiderail is warranted on initial observation.

Township Solicitor Report

- General legal update.
- Zoning Hearing Board updates
 - Tannersville Point Luxury Apartments – Authorized to attend the hearing. Indication that hearing may be withdrawn.

- Chelsea Pocono Finance – The Outlets have reduced the scope of their application.

R. Wielebinski made a motion, seconded by J. Lastowski, to rescind authorization to send L. DeVito to the Chelsea Pocono Finance hearing. All in favor. Motion carried.

- 585 Railroad Drive Appeal – L. DeVito to attend Pocono Logistics hearing.
- Bogutskiy Parking Variance – L. DeVito not attending, as it is a standard request to reduce parking.
- Pangea Property Parking Variance – L. DeVito not attending, as it is a standard request to reduce parking.
- SBA Towers – Hearing is October 24.

E. Gndt made a motion, seconded by J. Lastowski, to send Leo to SBA hearing in case something comes up at hearing. J. Belvin stated there is another BOC meeting prior to the hearing date o further discuss. Roll call vote: J. Belvin, no; E. Gndt, yes; J. Lastowski, yes; R. Wielebinski, no. Motion failed due to tied vote.

- Update – Crawford Appeal – STR issue in Commonwealth Court. Township brief due end of November.
- Update – Johnson Appeal Commonwealth Court Argument. Court date November 6.

Public Comment

Jim Peligrini (Township Resident) – Question regarding location of Tannersville Point Luxury Apartments.

Adjournment

R. Wielebinski made a motion, seconded by E. Gndt, to adjourn the meeting at 8:42 p.m. All in favor. Motion carried.