

TOBYHANNA TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING
DECEMBER 11, 2025

The December 2025 Public Hearing of the Tobyhanna Township Board of Supervisors was held on December 11, 2025, at the Tobyhanna Township Government Center Building located at 105 Government Center Way, Pocono Pines, PA 18350.

Present are Supervisors John Kerrick, Joseph Colyer, Edward Tutrone and Ted Wolski. Also, present are Manager Robert Bartal, Assistant Manager Crystal Butler and Solicitor, Harry Coleman, Esquire. Supervisor Rachel Schickling attended virtually.

1. John Kerrick calls the meeting to order at 6:02PM; a quorum is present.
2. The Pledge of Allegiance is recited.
3. Announcements: There were no announcements.
4. Solicitors' Report:
 - a. Public Hearing – Ordinance No. 579 – Zoning Ordinance Amendment – Data Center Use in the Tourist Development Project District: Harry Coleman asks for a motion to open the public hearing on the Data Center Ordinance Amendment. Edward Tutrone makes a motion to open the hearing. Joseph Colyer seconds. Vote: all in favor, motion carries.

Harry Coleman states that the record should reflect that there is a quorum present. Mr. Coleman marks as Exhibit 1 the Tobyhanna Township Proposed Zoning Ordinance Amendment. He states that the Ordinance addresses data center use as a matter of right in the Tourist Development Project District with specific and detailed regulations. Mr. Coleman states that the Ordinance was appropriately advertised and was available at the Township building for public review and comment. He states that the purpose of the Ordinance is to amend the Township's Zoning Ordinance Chapter 155, Article II, Section 155-5(b). Mr. Coleman states that the Tobyhanna Township Planning Commission has made a recommendation to the Board of Supervisors and the Monroe County Planning Commission has also performed a review. Mr. Coleman states that he wants to put on the record the duty of the Township to avoid a validity challenge relative to the use at issue this evening. Mr. Coleman states that this hearing is being conducted in a timely manner following appropriate notice and they are ready to proceed with the hearing.

Ralph Matergia, counsel representing Pocono Manor Investors; Jim Cahill, partner of Pocono Manor Investors and Louis Gerome, the grandson of Morris Bailery and owner of Pocono Manor are here to present.

Ralph Matergia states that when this district was rezoned to accommodate the Kalahari project along with other intended projects, had anyone contemplated data centers, this would have been listed in the uses as there are over 20 uses in this district. Mr. Matergia discusses the process that they have undertaken. He states that the Board had directed the staff to draft an ordinance as is intended before the Board this evening. Mr. Matergia states that the ordinance was to put the data center use into the existing zone as a permitted use and to "beef" up the regulations to address some concerns that might be

unable to be addressed. Mr. Matergia states that the property owner Pocono Manor Investors supports the adoption of the ordinance. He states that the staff wrote into the ordinance oversight regulations that would give it more teeth. He states that these regulations address water, public utility, height and density requirements as well as noise. Mr. Matergia states that this is an enabling ordinance which will allow for the use in district. He states that they hope to have a project in front of the Board and when that occurs the project will be the subject of land development which will take a vigorous review. He states that there are outside agency regulations that deal with the concerns of this use.

Jim Cahill, partner of Pocono Manor Investors states that data centers are designed to house computers and these buildings can be stacked. Mr. Cahill states that they require electricity access and they have 69KV on the site. He states that they require water for cooling and they have an abundance of water on site. Mr. Cahill states that data centers create well-paying jobs and they need fewer employees than an office building. He states that they think this is a good site because it is in a remote area in the Township in an old quarry. Mr. Cahill states that he feels this is a great opportunity for Tobyhanna Township to attract major companies to come to the Township with good pay jobs and tax rateables.

Louis Gerome, representing the Bailey and Gerome families' states that his family has owned this property for 20 years and has always been good stewards of the property and always had a great relationship with the Township. Mr. Gerome states that this ordinance is a product of a collaboration/partnership and will be an incredible opportunity for everyone.

Joseph Colyer states that he wants to address a falsehood that they are changing the Tourist Development Project. Mr. Colyer states that there are a lot of uses for this such as truck terminals and motor vehicle service stations. Mr. Colyer states that there are 24 different things allowed in this district.

Public Comment:

Richard Troscianacki, resident of Buck Township. Mr. Troscianacki stated that he is the President of North Pocono Care which protects and monitors the Upper Lehigh River. He thanks the Board for going the extra mile by putting an ordinance together and feels that light pollution and air pollution are missing from the ordinance.

Gina Loyek, resident of Pocono Manor and owner of Fox Tail Builders. Ms. Loyek states that she has several questions: what are the tax incentives the developers are receiving and for how long and what is the projected annual tax revenue to the Township. Ralph Matergia states that the answer to the first questions is none and the answer to the second question is that it is unknown until you have a project and determine what the land and building values are of that project. Ms. Loyek asks about public subsidies and how of the project is being subsidized with State funds; how much is Federal money. She asks how much electricity and who is paying for those upgrades and how much the electric bills will increase. She asks how much water use the facility will use per day and where the water is coming from. She asks how much money is being set aside for environmental impact and where the funds are being held. Ralph Matergia states that these questions are answerable if a project comes before the Board in a land development application. A discussion was held.

Wendy Koch, resident of Pocono Manor. Ms. Koch states that she is opposed to the data center being located on property designated on the natural register of historic places.

Vicki Mebas, resident of Pocono Pines. Ms. Mebas states that they have to do research on towns and cities across the country that have data centers that are having problems with their electric and water.

Tracey Jackson had no comment.

Nina Sheffy, resident of Pocono Manor. Ms. Sheffy states that she does not want a data center.

Maria Borawitz had no comment.

Domenick Garzone had no comment.

Ralph Matergia states that about the comment regarding register of historic places, they exist and it does not pre-empt any zoning aspects in any way.

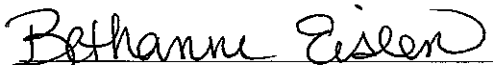
Joseph Colyer makes a motion to close the hearing. Edward Tutrone seconds. Vote: all in favor, motion carries.

Edward Tutrone makes a motion to approve Ordinance No. 579. Joseph Colyer seconds. Ted Wolskis states that he has concerns about what it is going to do to the neighbor's electric bills, the exceptional water value streams. He states in the ordinance, it states that upon review of any and all impact studies, the Board may require recommendations and/or action steps may be implemented and asks Harry what does this mean. A discussion was held. Vote: all in favor, motion carries.

5. Public Comment: None

6. Adjournment: Meeting adjourned at 6:45PM.

Minutes recorded by Bethanne Eisler


Bethanne Eisler, Township Secretary