

TOBYHANNA TOWNSHIP BOARD OF SUPERVISORS  
REGULAR BUSINESS MEETING  
DECEMBER 15, 2025

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The December 2025 Regular Business Meeting of the Tobyhanna Township Board of Supervisors was held on December 15, 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, Rachel Schickling, Edward Tutrone and Ted Wolski. Also, present are Manager Robert Bartal, Assistant Manager Crystal Butler and Solicitor, Harry Coleman, Esquire.

1. John Kerrick calls the meeting to order at 6:00PM; a quorum is present.
2. The Pledge of Allegiance is recited.
3. Announcements: - John Kerrick announces that an executive session was held on November 17, 2025, from 5:45PM to 5:50PM for personnel.
4. Consider Minutes: October 6, 2025, Budget Meeting; October 20, 2025, Regular Business Meeting; October 28, 2025, Budget Meeting; November 17, 2025, Regular Business Meeting: Ted Wolski makes the motion to accept all three, Joseph Colyer seconds. Vote: all in favor; motion carries.
5. Solicitors' Report: Harry Coleman states
  - a. Public Hearing – Ordinance No. 580 – Zoning Amendment – Data Center Overlay: Joseph Colyer motions to open the hearing. Edward Tutrone seconds. Vote: all in favor, motion carries.

Harry Coleman states that he is the solicitor of Tobyhanna Township. Mr. Coleman states that the chairperson of the Board is John Kerrick and the other members of the Board are Rachel Schickling, Joseph Colyer, Edward Tutrone and Ted Wolski. Mr. Coleman states that record should reflect that there is a quorum. Mr. Coleman marked as Exhibit 1, Tobyhanna Township Proposed Zoning Amendment. He states that the Ordinance addresses amending Part II, Chapter 155 of the Code of Tobyhanna Township to create a Data Center Overlay District to define data center use and to add data center use as a permitted use in the Data Center Overlay District and setting for the specific regulations. Mr. Coleman states that this Ordinance was appropriately advertised and was available at the Township Building for public review and comment. Mr. Coleman states that the purpose of the Ordinance is to amend the Township Zoning Ordinance Chapter 155, Article II, Sections 155-3 and 155(b). Mr. Coleman states that the Township Planning Commission has made a recommendation to the Board and the Monroe County Planning Commission also performed a review. He states that the record should reflect that the hearing is being conducted in a timely manner.

Raymond Rinaldi, Esquire and Mike Chrysanthopoulos representing PA Glacial Till are here to present. Mr. Rinaldi states that they requested a process to address the lack of a data center use in the Township. Mr. Rinaldi states that they approached the Township administration about developing an Ordinance in which the developer and Township

could move through this without a specific use that was lacking in the current zoning ordinance of a legal and permitted use of a data center. He states that a data center is a large footprint building that is anywhere from 100,000 to 150,000 square feet and 2 or 3 stories tall. Mr. Rinaldi states that anyone using their phones or any type of computer or model base AI, data centers are what is needed. Mr. Rinaldi states that this property is the former mining site for crushed stone and sand materials on Caughbaugh Road. He states that this is currently industrial use in a residential area. Mr. Rinaldi states that his client has 400 acres permitted under D2 permits to extract materials off-site and this property has been continuing mining use for 30 years. He states that the proximity is away from residential area located on Caughbaugh Road. Mr. Rinaldi states that there is a high-tension powerline a few yards away for electric use. He states regarding water usage, there is no public water system out there and they would have to comply with the regulatory bodies and when they go through the land development process, they will address all those concerns. Mr. Rinaldi states that there is a closed-loop system which reduces the amount of water necessary regarding data centers that were developed less than 5 years ago which was discussed during the process of this ordinance. Mr. Rinaldi states there is a pre-and-post noise study required in the ordinance and the Township also requires impact studies at the time of development. Mr. Rinaldi also stated that a pre-submission conference with Township staff is required to address the studies and whatever studies the Township staff and Township Engineer require, a developer would have to comply. Mr. Rinaldi states that data centers are not like warehouses and would also have to comply with the Township design standards.

Joseph Colyer states that it was stated that this property is a former mining operation and they still have an active permit. Mr. Rinaldi states that they maintain a DEP permit in line with all regulations. Ted Wolski asks when the last time was it was in use. Mike Chrysanthopoulos states that it is currently in use. A discussion was held.

Edward Tutrone states that this is almost 500 acres and there are wetlands all over the property. Mr. Rinaldi states that whatever wetlands identified through the land development process will be addressed. A discussion was held.

#### Public Comment

Richard Trashinecky, resident of Buck Township, states that 3 years ago the landowner asked the Board to consider a change to the rural residential zoned property which the Board had unanimously denied that request. Mr. Trashinecky states that they are opposed to this proposed change and respectfully asks the Board to protect your constituents and deny this request.

Mark Edwards, resident of Blakeslee, reads a letter from the President of Tobyhanna Creek/Tunkhannock Creek Watershed Association. A copy of the letter was given to the Board of Supervisors.

Mark Lippi, resident of 293 Scenic Drive, states that he is afraid if they implement this change, it is going to change the environment and decrease the value of his property. Mr. Lippi also stated that this looks like spot zoning and if it spot zoning, they most frequently result in legal action. Mr. Lippi asks the Board to deny this request.

Carl Figueroa, resident of Blakeslee; Old Farm Estate, states that he has been here for 3 years and has been watching his electric rates going up. Mr. Figueroa states that his major concern is that the electricity that is going to be required is not supported by the current infrastructure and the cost is going to be spread out between everyone. Mr. Figueroa states that he is opposed to the whole idea.

Delores Ruppel, resident and lives on Caughbaugh Road, states that she is concerned about the proposed overlay with the loss of water, extreme noise, pollution and heat produced will have a negative effect on the forested area and lead to a possible tinder box. Ms. Ruppel also has concerns with the traffic entering and existing Route 115 and Locust Ridge Road.

James A. Millington, Pocono Lake and lives approximately a mile from the quarry, states that he has an issue with noise and asks who is going to monitor the wells. A discussion was held. Mr. Millington asks the Board to oppose this.

Ellen Lott, renter in Blakeslee, states that the quarry owner has asked to enable a use that is inconsistent with the rural residential use and this can be considered spot zoning as this change will benefit one person.

Ty Hydresko, lives on Route 115 in Blakeslee, states that he opposes this ordinance as the Glacial Till Quarry borders a nature preserve. Mr. Hydresko states that the Township has protected land around the quarry and asks to keep the land rural residential for all the people and wildlife that live there. Mr. Hydresko asks the Board to vote no on the overlay.

Sofia Matthews, resident of Pocono Manor, discusses her concerns with data centers and urges the Board to reject this zoning change.

Brendon Matthews, Pocono Manor, states that he is deeply concerned with a proposed data center in the Pocono region and discusses the health concerns of data centers.

Deri Werkheiser, Pocono Pines, states that she has concerns with water and discusses her concerns. Ms. Werkheiser states that this should be put to a referendum for the citizens of Tobyhanna Township to vote on.

Vicki Mebus, Pocono Pines, requests that they table their discussion to allow the two new supervisors' input on this discussion.

Joan Lippi, 293 Scenic Drive, states that she agrees with almost everything that has been said by the public before her. Ms. Lippi discusses what is lost if this data center overlay is approved and urges the Board to vote no on this ordinance.

Chuck Cavanaugh states that he agrees with what everyone has said and urges the Board not to do this.

Susanne McIntosh, renter in Stoddartsville, states that she is representing the Stoddartsville Association and reads their letter in which they strongly oppose the data center overlay.

Bonnie Smith, resident of Thornhurst Township, states that she agrees with many of the comments that have been made in opposition to the ordinance. Ms. Smith discusses her concerns with air pollution.

James Miller resides in Coolbaugh Township, thanks the Board for the opportunity to speak tonight. Mr. Miller urges the Board to take their time, do their due diligence because the moment this is approved, they give away a lot of their rights.

Don Miller, resident of Paradise Township and member of Tobyhanna Conservation Association, urges the Board to not consider rezoning this property because of its proximity to the Lehigh River.

Robert Boyle, Pocono Pines, states that what everyone has stated is good and states that the Township should take a serious look at the economic outlook of data centers.

Allison Fuller, resident of Pocono Pines, discusses her concerns regarding damages after the trend is over.

Amya Bonilla, resident of Pocono Pines, discusses her concerns with water issues and the eco-system.

Rocco Velotti, resident of Saylorburg and works in Blakeslee, recites a quote from Elon Musk.

Dan Burner, resident of Wagner Forest, states that he didn't move up here to look at factories and states that this is not the land for warehouses.

Frank Girgenti, Long Pond, states that when you need a pool permit from the Township, you have to prove you filled your pool with either a water company or a fire department because they don't want us to deplete the water from our wells with a garden hose and asks if that makes sense.

Greg Colletti, Blakeslee, discusses concerns over the loss of electricity, a generator running constantly and light pollution which will impact tourism and surrounding areas.

Amy Borowski, resident of Blakeslee, speaks to tourism and the economy.

Gianna Leofalcon(?), resident of Pocono Township, thanks everyone she spoke to before her and states that she does not want this.

Pat Simonek, lives on Route 115 in Blakeslee, thanks the Board for all the work they have done. Mr. Simonek reminds the Board that they were elected to represent the residents and to listen to the room tonight.

Gloria Spriger, Pocono Lake, discusses her hat for AI. Ms. Spriger states that she owns a small business and has seen a loss in her business over the cost of food and has concerns with the electrical grid.

Rosalind Cavanaugh, Old Farm Estates, stated that the Board should consider what is here and urges the Board to not do it.

John Kerrick entertains a motion to close the hearing. Joseph Colyer makes the motions to close the hearing. Ted Wolski seconds. Vote: all in favor, motion carries.

Joseph Colyer motions to approve the overlay district. Edward Tutrone seconds.

Joseph Colyer states that the oner of Glacial Till could have gone with a validity challenge and bypassed our concerns without having any teeth in the ordinance and they did not. Mr. Colyer states that they had multiple discussions with them and they allowed us to put more teeth in the ordinance. Edward Tutrone states that everyone has a cell phone which they use regularly and this is the reason why data centers are here. Mr. Tutrone states that we did not have a data center ordinance until last week. He states that they presented this to the Board and the Board has done their due diligence. Mr. Tutrone states that this has been going on since March of this year. Mr. Tutrone states that this ordinance has been revamped. A discussion was held.

Ted Wolski asks Harry Coleman that last week they were under the threat of a validity challenge and today, December 15<sup>th</sup> we are not. Harry Coleman states that is correct. Mr. Coleman states that an overlay district is a separate vehicle that is placed over a particular district. Mr. Wolski states that it is currently zoned rural residential and asks why this was zoned rural residential. A discussion was held. Mr. Wolski asks Harry Coleman that because the validity challenger was a looming threat before, is it still and asks what the chronology of both data center applications is. Mr. Coleman states that the applications of PMI and Pennsylvania Glacial Till were almost going side by side and there was the validity challenge specter hanging over the Township which applied to both. Mr. Coleman states that on Thursday, December 11<sup>th</sup> when the PMI Ordinance was approved, the validity challenge went South and is no longer an issue. A discussion was held.

Vote: Edward Tutrone – yes; Ted Wolski – no; Joseph Colyer – yes; Rachel Schickling – yes; John Kerrick - yes, motion carries.

- b. Public Hearing – Ordinance No. 581 – General Powers Amendment – Food Truck: Joseph Colyer makes a motion to open hearing. Rachel Schickling seconds. Vote: all in favor, motion carries.

Harry Coleman states that this Ordinance was properly advertised and there is a quorum present to consider the Motion.

Crystal Butler states that food trucks are being enforced under our peddling and soliciting ordinance which is a general powers ordinance which is separate from a zoning ordinance in which our zoning officer does help to enforce. Ms. Butler states that after discussion amongst the Board of Supervisors and the Planning Commission felt it was better suited to have a separate stand-alone ordinance that lays out a process for permitting and enforcement. Ms. Butler states that this Ordinance would require food trucks to have a certain type of permit depending on their type of operation. She states that these permits are going to be either annually or seasonally based, which allows for enforcement of any food truck operation that does not meet those standards. A discussion was held.

Ted Wolski asks what the impetus of the food truck was. Crystal Butler states that they have some operating in the Township that did not follow the rules. A discussion was held.

Edward Tutrone makes a motion to close hearing. Ted Wolski seconds. Vote: all in favor; motion carries.

Joseph Colyer makes a motion to approve the Food Truck Ordinance. Rachel Schickling seconds. Vote: All in favor, motion carries.

6. Manager's Report:

- a. Penn Strategies Report: Robert Bartal states there is not going to be any grant announcements for the rest of the year.
- b. Zoning and Septic Reports: Robert Bartal reviews the November 2024 and November 2025 zoning and septic reports.

7. Committee Reports:

- a. PMRPC: Joseph Colyer states that they are only over by either 87 or 97 hours. Mr. Colyer states that they have worked hard to cut back from 300 hours this month. Edward Tutrone states that it has a lot to do with extra police presence with the holidays and the SRO Officers were out on patrol and the school pays for them and they weren't lacking in coverage. Joseph Colyer states that they did approve replacing two cars. John Kerrick asks if they passed the contract. Joseph Colyer states that they did.
- b. PMREMS: No one is here.
- c. TTBF: No one is here.
- d. PSVFC: Their report is in the binders.
- e. TTVFC: Troy Counterman gives the report for TTVFC.
- f. Thornhurst VFC: No one is here.
- g. NID: Crystal Butler states that there is no meeting for the year. She states that there is a high potential that they will schedule the normal reorganization earlier next year.
- h. PM COG: Crystal Butler states that she did not attend the last meeting and they have no action items for the end of the year. They will have one more meeting this year.
- i. MCATO: Crystal Butler states they will not have another meeting until next year.
- j. Library: John Ryan gives the report for the Clymer Library.
- k. DPW/Vehicle Report: James Rafferty gives the report for DPW. Mr. Rafferty states that the tree trimming is going to start on January 5<sup>th</sup> and they are starting on Tanglewood. He states that there are Rhododendrons that must get cut and the people who have houses there are going to lose their natural screen. Mr. Rafferty asks the Board how they would like him to handle this. A discussion was held.
- l. STR: Crystal Butler states that as of December 11<sup>th</sup> the total of permits issued are 782. Ms. Butler states that since her last report, there have been 4 complaints about noise, 3 cease & desists posted (2 for non-compliance advertising & 1 for an illegal rental) and 1 citation was issued.
- m. Warehouse: Crystal Butler states that there is nothing to report.

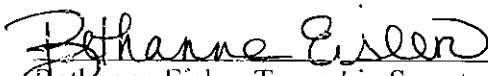
8. Action Items:

- a. Consider Resolution No. 2025-016 Adopting 2026 Annual Township Budget: Edward Tutrone makes a motion that we approve Resolution 2025-016 Adopting the 2026 Annual Budget. Ted Wolski seconds. Vote: all in favor, motion carries.
- b. Consider Authorization to Advertise for Reorganization Meetings: Ted Wolski makes a motion to advertise the Reorganization Meetings. Joseph Colyer seconds. Vote: all in favor, motion carries.
- c. Consider Resolution No. 2025-017 2026 Township Tax Millage: Edward Tutrone makes the motion. Joseph Colyer seconds. Vote: all in favor, motion carries.
- d. Consider Proposal from Bartell for Site Restoration: Justin Bartell thanks Attorney Coleman and Mr. Bartal for setting everything up. Mr. Bartell states that he received Attorney Coleman's email this morning and they are on the same page. Joseph Colyer makes a motion to go with the proposal they submitted for review. Edward Tutrone seconds. Vote: all in favor, motion carries.
- e. Consider Authorization to Advertise Fireworks Ordinance Amendment: Joseph Colyer makes the motion. Ted Wolski seconds. Vote: all in favor, motion carries.
- f. Consider Change Order Request for Tobyhanna Township Stillwater Drive Relocation Temporary Traffic Signal Rental from Pioneer in the amount of \$12,840.00: Joseph Colyer makes a motion to approve Change Order. Ted Wolski seconds. Vote: all in favor, motion carries.
- g. Consider Request of Pocono Summit Volunteer Fire Company in the amount of \$70000 SCBA testing: Joseph Colyer makes the motion, we agreed to pay for this testing in prior meetings. Edward Tutrone seconds. Vote: all in favor, motion carries.
- h. Consider Verizon Relocations for I380 Realignment Project in the amount of \$235,750.00: Joseph Colyer makes a motion to move forward with paying to relocate. Rachel Schickling seconds. Vote: all in favor, motion carries.
- i. Consider Planning Module for 574 North Shore Drive: Rachel Schickling makes the motion to approve. Ted Wolski seconds. Vote: all in favor, motion carries.
- j. Consider Planning Module for 660 North Shore Drive: Rachel Schickling makes the motion to approve. Ted Wolski seconds. Vote: all in favor, motion carries.
- k. Consider Approval of TTVFC VSCP Eligibility List: Joseph Colyer makes a motion to approve TTVFC VSCP Eligibility List. Ted Wolski seconds. Edward Tutrone abstains as his name is on the list. Vote: all in favor, motion carries.
- l. Consider Approval of PSVFC VSCP Eligibility List: Joseph Colyer makes a motion to approve PSVFC VSP Eligibility List. Edward Tutrone seconds. Vote: all in favor, motion carries.

- m. Consider Energy Contract Approval: Crystal Butler states that the Board of Supervisors have an email that was received from our electricity provider. Ms. Butler states that they gave two options with multiple month options within them. A discussion was held. Edward Tutrone makes a motion that we leave it up to the staff to pick out the best rate that will save the most money. Ted Wolski seconds. Vote: all in favor, motion carries.
  - n. Consider Resolution No. 2025-018 Recognizing Board of Supervisor John E. Kerrick: This was tabled.
  - o. Consider Resolution No. 2025-019 Recognizing Board of Supervisor Rachel Schickling: This was tabled.
9. Discussion Items:
- a. Discuss Fire Leases for Buildings and Equipment Renewals for 206:
  - b. Discuss Fire Ordinance 561:
10. Treasurer's Report: November's Treasurer's Report: Rachel Schickling makes the motion. Edward Tutrone seconds. Vote: all in favor; motion carries.
11. Consider December 15, 2025, Bill Pack: \$1,091,865.94: Rachel Schickling makes the motion; Edward Tutrone seconds. Joseph Colyer abstains. Vote: all in favor; motion carries.
12. Board of Supervisors Report/Comment:
13. Public Comment:
14. Adjournment: Meeting adjourned at 8:20PM.

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Minutes recorded by Bethanne Eisler

  
Bethanne Eisler, Township Secretary

CONFLICT OF INTEREST ABSTENTION MEMORANDUM

I, Edward Tutrow, hereby declare that I am required to abstain regarding the following issue/motion: Approval of TTVFC VSOP Eligibility List

My conflict/reason for abstaining is as follows: My name is on the list

By: \_\_\_\_\_

Dated: 12/15/2025

Received this 15<sup>th</sup> day of

December 2025

Rethanne Eisler  
Township Secretary