

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
December 8, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, December 8, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki, Chairman.

ROLL CALL

Joe Folsom, present; Christina Kauffman, present; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Kyle VanFleet, absent.

Planning Commission Alternates: Bruce Kilby, present, Jordan Merring, present.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Perera, Township Solicitor; Krisann MacDougall, Township Asst. Secretary, Jerrod Belvin, Township Manager/Secretary.

PUBLIC COMMENT

Jim Pellegrini asked if there has been any collective traffic studies done. Jered Belvin stated that the township does participate in the County Comprehensive plan that includes a number of municipalities within the 611 corridor.

OLD BUSINESS

Jeremy Sawicki made a motion, seconded by Christina Kauffman, to approve the minutes of the November 10, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

PRESENTATIONS

Historic Overlay District – Pocono Manor: Lisa Perera briefly went over the updated map for the Historic Overlay District. Joe Folsom made a motion, seconded by Christina Kauffman, to recommend the matter to the board of commissioners for adoption. All in favor. Motion carried.

SPECIAL EXCEPTIONS:

EPT Ski Properties Inc., Christopher Schubert, Esq., - 301 Resort Drive, Tannersville. The presenting parties did not show for the meeting. Jeremy Sawicki made a motion, seconded by Chris Peechatka, to table the matter. All in favor. Motion carried.

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

Running Lane, LLC Final Plan Submission – LDP 1313 & 1360 Chris Peechatka made a motion, seconded by Clair Learn to recommend the plan to the Board of Commissioners based on T&M's review letter dated 11/11/25. All in favor. Motion carried.

Brookdale Spa Final Plan Submission LDP 1425: Clair Learn made a motion, seconded by Chris Peechatka, to recommend the plan to the Board of Commissioners for approval based on T&M's review letter dated 12/4/25. All in favor. Motion carried.

Joe Folsom made a motion, seconded by Clair Learn, to recommend the waiver of Section 390-52.E(4)(g)[7] regarding water supply requirements. Fire Flow protection requirements. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of March 2026. **Deadline for P.C. consideration is 3/30/26.** Jeremy Sawicky made a motion, seconded by Christina Kauffman, to table the plan. All in favor. Motion carried.
- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/24 P.C. meeting. Approval deadline of February 28, 2025. **Deadline for P.C. consideration is 2/9/2026.** Joe Folsom made a motion, seconded by Dennis Purcell, to table the plan. All in favor. Motion carried.

Jeremy Sawicki made a motion, seconded by Clair Learn, to table the following plans, all in favor. Motion carried.

- 3172 Route 715 Minor Residential Development LDP 1451: Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2026. **Deadline for P.C. consideration is 1/12/2026.**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. **Deadline for P.C. consideration is 2/9/26.**
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26.**

NEW BUSINESS

- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on January 26, 2026

PRIORITY LIST

PUBLIC COMMENT

ADJOURNMENT Joe Folsom made a motion, seconded by Christina Kauffman, to adjourn the meeting at 6:40 p.m. All in favor. Motion carried.