



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

August 10, 2026 6:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/86519593855?pwd=Re4z7K3Heto37bWTikJ7G9tNPnM8PC.1>

Meeting ID: 865 1959 3855

Security Passcode: 584299

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

Public Comment Policy has changed.

At the beginning of each meeting, any member of the public may speak for up to three (3) minutes on any Township business.

During consideration of action items on the agenda, Pocono Township residents, elected officials, and defined stakeholders, may provide additional comment, limited to one (1) minute per item."

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the July 13, 2026 meetings of the Pocono Township Planning Commission. **(Action Item)**

NEW BUSINESS –

- Motion to accept the Minor Subdivision Plan for B.A.D. Properties – LDP 1457 for review. (Action Item)

PRESENTATIONS:

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS –

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

Motion to table the following plans (Action Items):

- 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. Extension request received with approval deadline of December 31, 2026. ***Deadline for P.C. consideration is 12/8/26***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
July 13, 2026

The regular meeting of the Pocono Township Planning Commission was held on Monday, July 13, 2026 and was opened at 6:00 p.m. by Chairman Jeremy Sawicki.

ROLL CALL

Christina Kauffman, present; Chris Peechatka, absent; Dennis Purcell, present; Jeremy Sawicki, present; Kyle VanFleet, present; Jordan Merring, present. Frank Riehle, present;.

Planning Commission Alternates: John Wallens, present.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Perera, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

PUBLIC COMMENT –

6:01 Kerry Kristensen – Resident – spoke regarding data centers and ordinances.

Announcements – Zoning update workshop scheduled for July 27th at 5 pm.

OLD BUSINESS

6:03 Chris Peechatka made a motion, seconded by Dennis Purcell, to approve the minutes of the April 13th and June 8th meeting of the PC. All in favor. Motion carried.

NEW BUSINESS

6:04 Jeremy Sawicki made a motion, seconded by Dennis Purcell, to recommend the zoning text amendment regarding data centers. Discussion took place among the PC. All in favor. Motion carried.

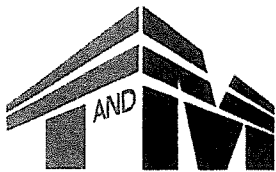
6:08 Kyle VanFleet made a motion, seconded by Christina Kauffman, to recommend the zoning text amendment regarding the Rezoning of MCTI Lots. Discussion took place among the PC. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

6:13 Alaska Pete's Roadhouse Grille (173 Camelback Road) LDP 1387 – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26** Jeremy Sawicki made a motion, seconded by Kyle VanFleet, to table the plan. All in favor. Motion carried.

NEW BUSINESS

ADJOURNMENT : 6:14 Jeremy Sawicki made a motion, seconded by Chris Peechatka, to adjourn the meeting. All in favor. Motion carried.



YOUR GOALS. OUR MISSION.

July 20, 2026

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: B.A.D. PROPERTIES OF MONROE LLC – 508 & 531 ABEEL CIRCLE
MINOR SUBDIVISION – PLAN COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1457, T&M PROJECT NO. POCO-R1450**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Final Minor Subdivision Plan application for the above referenced project. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Minor Subdivision of Land of B.A.D. Properties of Monroe LLC 508 and 531 Abeel Circle East Stroudsburg PA 18301, 2 Sheets, prepared by TS Land Surveying, PC, dated February 2, 2026.

BACKGROUND INFORMATION

The Applicant is proposing a minor subdivision between two (2) properties located along Abeel Road, approximately 500 feet west of its intersection with Cherry Lane Road (Parcel ID Nos. 12.113664 and 12.3.1.61). The properties are located within the R-1, Residential Zoning District.

Existing Parcel 12.113664 consists of 22.62 acres, is traversed by Abeel Road, and contains a number of small residential buildings and outbuildings along with a pool and various driveways. Existing Parcel 12.3.1.61 consists of 2.25 acres and has a dwelling, garage, and outbuildings as well as a pond. They both appear to be served by on-lot water and sewer.

The submitted plan proposes to subdivide Parcel 12.113664 into four (4) lots. Lot 1 is proposed to have 3.45 acres, Lot 2 is proposed to have 4.02 acres, Lot 3 is proposed to have 0.95 acres, and Lot 5 is proposed to have 14.19 acres. Lot 4 (Parcel 12.3.1.61) does not appear to be changed as part of the proposed plan. The application states that 1 single family home is proposed "on each lot".

Based upon our review, we recommend the Planning Commission accept the Minor Subdivision Plan for review.



If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Patrick Briegel – Public Works Director/Interim Township Manager
James Wagner – Police Chief/Interim Township Manager
Paul Morgan – Township Zoning Officer
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
B.A.D. Properties of Monroe LLC – Applicant (propertymanager@dnaprop.com)
Tomasz Suwala, P.L.S. – Applicant's Surveyor (tsuwala@tslspc.com)
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

Master

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

The undersigned hereby applies for review by the Pocono Township Planning Commission and review and approval of the Board of Commissioners of Pocono Township for the plans submitted herewith and described below:

1. _____ Preliminary Plan Submission _____ Lot Line Adjustment
_____ Final Plan Submission _____ Lot Combination
X _____ Final Plan-Minor Subdivision _____ Sketch Plan

2. Name of Land Development: _____

Plan Dated: _____ County Deed Book No.: _____

Volume No.: _____ Page No.: _____

Property located in the Township's Designated R1 Zone.

3. Name of Property Owner(s): BAD Properties of Monroe LLC
(If corporation, provide corporations' name and address and two officers of corporation)

Email Address of Property Owner(s): propertymanager@dnapeop.com

Address: 508 Abel Circle, E. Stroudsburg
PA 18301 Phone No.: 570-460-9173

4. Name of Applicant: SAA
(If other than owner)

Email Address of Applicant: SAA

Address: SAA
_____ Phone No.: SAA

5. Applicant's interest if other than owner: _____

6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan

TS Land Surveyors

Email address: tsuwala@tslspc.com

Address: _____
_____ Phone No.: 570.299.0342

7. Total Acreage: 22.62 Total Number of Lots: 3

LDP#

1457

Pocono Township

8. Acreage of adjoining land in same ownership (if any): 2.25

9. Type of Development Planned: Single Family: 1 SF on each lot
 Two-Family: _____
 Multi-Family: _____
 Commercial: _____
 Industrial: _____
 Other: _____

10. Will construction of building be undertaken immediately _____ Yes ☒ No
 By Whom: _____ Person Subdividing
 _____ Other Developer
 _____ Purchasers of individual lots

11. Type of water supply proposed: _____ Public (Municipal) system
 _____ Private (Centralized)
☒ _____ Individual (On Site)

12. Type of sanitary sewage Disposal proposed: _____ Public (Municipal) system
 _____ Private (Centralized)
☒ _____ Individual (On Site)

13. Are all streets proposed for dedication: _____ Yes ☒ No

14. Acreage proposed for park or other public or semi-public use as per Ordinance 121, Article IX, Section 3.212:

none

15. Present zoning classification and zoning changes, if any, to be requested:

R1- stays the same

16. Have appropriate public utilities been consulted: ☒ Yes _____ No

17. Material accompanying this Land Development Application:

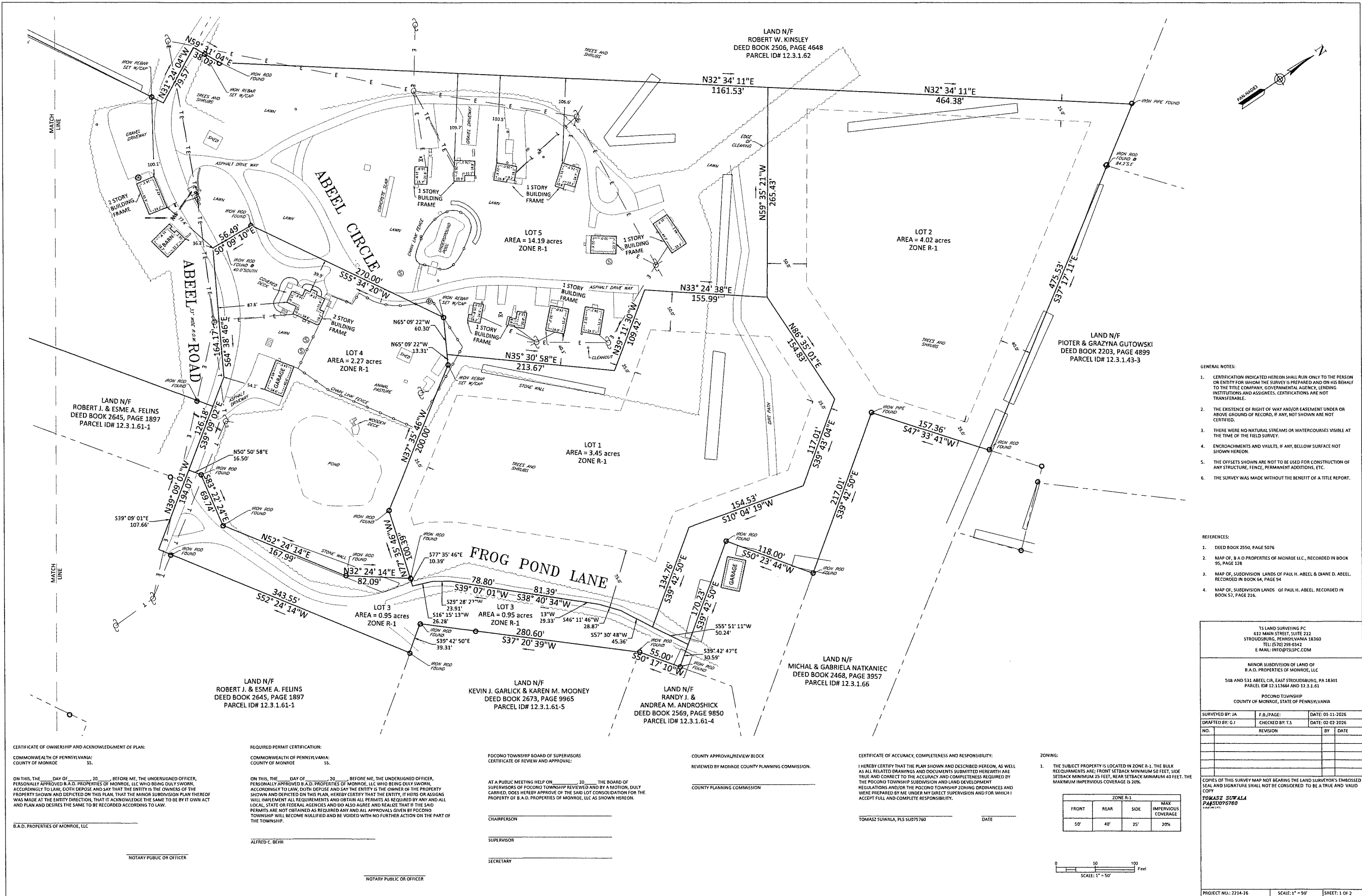
Number:	Item:
a) _____	Preliminary Plan
b) _____	Final Plan
c) _____	Final Plan-Minor Subdivision
d) _____	Development Agreement
e) _____	Street Profiles and Cross-sections
f) _____	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:

The undersigned represents that to the best of his knowledge and belief, all the above statements are true and correct, and complete.

Date: 7/9/26
Signature of Owner or Applicant: Natasha

(By) _____



- GENERAL NOTES:
- CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR ENTITY FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, LENDING INSTITUTIONS AND ASSIGNEES. CERTIFICATIONS ARE NOT TRANSFERABLE.
 - THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENT UNDER OR ABOVE GROUND OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.
 - THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITIONS, ETC.
 - THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.

- REFERENCES:
- DEED BOOK 2550, PAGE 5076
 - MAP OF B.A.D. PROPERTIES OF MONROE LLC., RECORDED IN BOOK 95, PAGE 128
 - MAP OF SUBDIVISION LANDS OF PAUL H. ABEEL & DIANE D. ABEEL, RECORDED IN BOOK 64, PAGE 94
 - MAP OF SUBDIVISION LANDS OF PAUL H. ABEEL, RECORDED IN BOOK 57, PAGE 216

TS LAND SURVEYING PC 610 MAIN STREET, SUITE 202 STROUDSBURG, PENNSYLVANIA 18360 TEL: (570) 299-0342 E-MAIL: INFO@TSLSPC.COM			
MINOR SUBDIVISION OF LAND OF B.A.D. PROPERTIES OF MONROE, LLC 508 AND 531 ABEEL CIR, EAST STROUDSBURG, PA 18301 PARCEL ID# 12.113664 AND 12.3.1.61			
POCONO TOWNSHIP COUNTY OF MONROE, STATE OF PENNSYLVANIA			
SURVEYED BY: JA	F.B./PAGE:	DATE: 01-11-2026	
DRAFTED BY: G.J	CHECKED BY: TS	DATE: 02-02-2026	
NO.	REVISION	BY	DATE
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY			
TOMASZ SUWALA PA# 0076780 6-0-2016			
PROJECT NO.: 2214-26		SCALE: 1" = 50'	SHEET: 1 OF 2

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN:
COMMONWEALTH OF PENNSYLVANIA: ss.
COUNTY OF MONROE

ON THIS, THE ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPROVED B.A.D. PROPERTIES OF MONROE, LLC WHO BEING DULY SWORN, ACCORDINGLY TO LAW, BOTH DEPOSE AND SAY THAT THE ENTITY IS THE OWNERS OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, THAT THE MINOR SUBDIVISION PLAN THEREOF WAS MADE AT THE ENTITY DIRECTION, THAT IT ACKNOWLEDGE THE SAME TO BE BY IT OWN ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED ACCORDING TO LAW.

B.A.D. PROPERTIES OF MONROE, LLC

NOTARY PUBLIC OR OFFICER

REQUIRED PERMIT CERTIFICATION:
COMMONWEALTH OF PENNSYLVANIA: ss.
COUNTY OF MONROE

ON THIS, THE ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPROVED B.A.D. PROPERTIES OF MONROE, LLC WHO BEING DULY SWORN, ACCORDINGLY TO LAW, BOTH DEPOSE AND SAY THAT THE ENTITY IS THE OWNER OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, HEREBY CERTIFY THAT THE ENTITY, IF HERE OR ASSIGNS WILL IMPLEMENT ALL REQUIREMENTS AND OBTAIN ALL PERMITS AS REQUIRED BY ANY AND ALL LOCAL, STATE OR FEDERAL AGENCIES AND DO ALSO AGREE AND REALIZE THAT IF THE SAID PERMITS ARE NOT OBTAINED AS REQUIRED ANY AND ALL APPROVALS GIVEN BY POCONO TOWNSHIP WILL BECOME NULLIFIED AND BE VOIDED WITH NO FURTHER ACTION ON THE PART OF THE TOWNSHIP.

ALFRED C. BEHR

NOTARY PUBLIC OR OFFICER

POCONO TOWNSHIP BOARD OF SUPERVISORS
CERTIFICATE OF REVIEW AND APPROVAL:

AT A PUBLIC MEETING HELD ON ____, 20__, THE BOARD OF SUPERVISORS OF POCONO TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED, DOES HEREBY APPROVE OF THE SAID LOT CONSOLIDATION FOR THE PROPERTY OF B.A.D. PROPERTIES OF MONROE, LLC AS SHOWN HEREON.

CHAIRPERSON _____

SUPERVISOR _____

SECRETARY _____

COUNTY APPROVAL/REVIEW BLOCK
REVIEWED BY MONROE COUNTY PLANNING COMMISSION.

COUNTY PLANNING COMMISSION _____

CERTIFICATE OF ACCURACY, COMPLETENESS AND RESPONSIBILITY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS SUBMITTED HEREWITH ARE TRUE AND CORRECT TO THE ACCURACY AND COMPLETENESS REQUIRED BY THE POCONO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND/OR THE POCONO TOWNSHIP ZONING ORDINANCES AND WERE PREPARED BY ME UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.

TOMASZ SUWALA, PLS 0075760

DATE _____

ZONING:

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE R-1. THE BULK REQUIREMENTS ARE: FRONT SETBACK MINIMUM 50 FEET, SIDE SETBACK MINIMUM 25 FEET, REAR SETBACK MINIMUM 40 FEET. THE MAXIMUM IMPERVIOUS COVERAGE IS 20%.

ZONE R-1			
FRONT	REAR	SIDE	MAX IMPERVIOUS COVERAGE
50'	40'	25'	20%

0 50 100 Feet
SCALE: 1" = 50'