

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
September 10, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, September 10, 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, present.

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

IN ATTENDANCE

Jon Tresslar, Twp. Engineer; Erika Farkas, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

PUBLIC COMMENT

ANNOUNCEMENTS

OLD BUSINESS

J. Sawicki made a motion, seconded by J. Folsom, to approve the minutes of the August 11, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS:

- Harmony Domes – LDP 1417 – Joseph Hunt – J&J Engineering
- Pocohanne Point – LDP 1448 – Joseph Renko – Black forest Engineering

NEW PLANS

- Lot 1 Trap Hotel & Retail – LDP 1449 – Sal Caiazzo – Hanover Engineering – J. Sawicki made a motion seconded by J. Folsom, to accept the plans for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

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 December 31, 2025. **Deadline for P.C. consideration is 12/8/25.** J. Sawicki made a motion, seconded by J. Folsom, to table the plan. All in favor. Motion carried.
- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of November 9, 2025. **Deadline for P.C. consideration is 10/13/25.** J. Sawicki made a motion, seconded by J. Folsom to recommend to deny the plan if an

extension isn't received prior to the 10/13/25 P.C. meeting. All in favor. Motion carried. J. Sawicki made a motion, seconded by C. Learn to table the plan. All in favor. Motion carried.

- Summit Road Blue Wave Solar Array (LDP 1446) – Plans were administratively accepted at the 6/9/2025 P.C. meeting. Approval deadline of December 1, 2025. **Deadline for P.C. consideration is 11/10/2025.** J. Folsom Made a motion, seconded by C. Learn to recommend a denial of the plan based on the zoning letter and T & M review letter dated July 10, 2025. All in favor. Motion carried.

J. Sawicki made a motion, seconded by K. VanFleet, to table the following plans. All in favor. Motion carried.

- 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. Extension request received with approval deadline of December 31, 2025. **Deadline for P.C. consideration is 12/8/25.**

NEW BUSINESS

PRIORITY LIST

PUBLIC COMMENT

ADJOURNMENT J. Folsom made a motion, seconded by C. Learn, to adjourn the meeting at 6:59 p.m. All in favor. Motion carried.