



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

September 14, 2026 6:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/89021240388?pwd=e7koXaVlb7iiL4CtA6LOzYsJYC8rlp.1>

Meeting ID: 890 2124 0388

Security Passcode: 733858

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 August 10, 2026 meetings of the Pocono Township Planning Commission. **(Action Item)**

NEW BUSINESS –

PRESENTATIONS: Special Exception Request for Cell Tower ZHB Hearing Section 470-37A(2) of the Zoning Ordinance. Zoning Hearing scheduled for 9/29/26.

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***
- Minor Subdivision Plan for B.A.D. Properties – (LDP# 1457) - Plans were administratively accepted at the 8/10/26 P.C. meeting with an approval deadline of November 8, 2026. ***Deadline for P.C. consideration is 10/12/26***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

August 10, 2026

The regular meeting of the Pocono Township Planning Commission was held on Monday, August 10, 2026 and was opened at 6:00 p.m. by Chairman Jeremy Sawicki.

ROLL CALL

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

Planning Commission Alternates: John Wallens, present. Marissa Buatti, present.

- 6:00:30 - Jeremy Sawicki recognized John Wallens in place of the absent Christina Kauffman and welcomed Marissa Buatti to the Planning Commission.

IN ATTENDANCE

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

PUBLIC COMMENT –

OLD BUSINESS

6:01 Dennis Purcell made a motion, seconded by Chris Peechatka, to approve the minutes of the July 13th meeting of the PC. All in favor. Motion carried.

NEW BUSINESS

6:01:24 Jordan Merring made a motion, seconded by Frank Riehle, to accept the Minor Subdivision Plan for B.A.D. Properties – LDP 1457 for review. All in favor. Motion carried. Natasha Leap explained the subdivision of her property for family. 6:05:30 Frank Riehle questioned regarding proposed septic.

PRELIMINARY PLANS UNDER CONSIDERATION

6:07:33 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 Chris Peechatka, to table the plan. All in favor. Motion carried.

NEW BUSINESS – 6:08 – Discussion was had regarding the next zoning/SALDO workshop.

ADJOURNMENT : 6:08:45 Dennis Purcell made a motion, seconded by Frank Riehle, to adjourn the meeting. All in favor. Motion carried.

***BEFORE THE ZONING HEARING BOARD
OF THE TOWNSHIP OF POCONO,
MONROE COUNTY, PENNSYLVANIA***

IN RE: ZONING APPLICATION OF ATC TOWER SERVICES, LLC on behalf of VERIZON WIRELESS

Address: 131 Maloney Ln, East Stroudsburg, PA 18301

Tax ID: 12.3.1.66; Monroe County PIN # 12638300403666

ADDENDUM "A" TO THE APPLICATION TO THE ZONING HEARING BOARD

I. BACKGROUND

The subject property (the "Property") is owned by Landmark Infrastructure Operating Company, LLC ("Landmark") and has an address of 131 Maloney Ln, East Stroudsburg, Pocono Township, Monroe County, PA 18301. The Tax Parcel ID Number associated with the Property is 12.3.1.66. The Property is within the R-1, Low Density Residential District and currently hosts a Communications Tower (the "Tower") with associated equipment, where four separate carriers are situated. The Owner of the Tower is ATC Tower Services, LLC ("ATC").

The applicant, ATC on behalf of Verizon Wireless ("Verizon"), is a Licensee for the purpose of placing and maintaining antennas on the Tower. Verizon intends to collocate on this Tower, a useful implementation that improves Verizon's service in the area without the need to construct a new Tower in close proximity. To properly collocate, the Tower must be extended to maintain efficient operation of Verizon's services. Verizon is currently experiencing coverage and capacity issues in this area.

As the accompanying plan illustrates, Verizon proposes extending the Tower from 151.08' to a total of 166.08' (a 15' extension). On the Tower itself, proposed are nine antennas. All new antennas, equipment and mounts will receive stealthing treatment to match the Tower as it is currently situated.

Additionally, Verizon proposes to place equipment cabinets at the base of the Tower. Lastly, a 30kw generator on a 10' x 27' concrete pad is proposed to improve the power source the Tower relies on. All improvements will be placed in a 12' x 30' ground space within the existing compound. Therefore, there will be no expansion of the fenced compound.

II. REQUESTS FOR RELIEF

Verizon requests the following relief:

1. The grant of special exception approval to expand the Tower from 151.08' to 166.08' pursuant to §470-17B(3) (*R-1 Low Density Residential District – Special Exception Uses*) of the

Township of Pocono Ordinance, as amended (the "Ordinance"), which requires that all Tower uses are permitted subject to the review of and approval by the Zoning Hearing Board.

2. The grant of a dimensional variance from §470-52F (*Communications Towers - Setbacks*) of the Ordinance to allow for the Tower to be set back 146.10' from the closest property bound, which is less than 100% of the proposed new Tower height.

3. The grant of a dimensional variance from §470-52H (*Communication Towers - Antenna Height*) of the Ordinance to allow for the Tower antennas to be placed at a height of 161', where the Ordinance allows for the height of communications towers antennas at a maximum of 150'.

4. Finally, in accordance with Section 6409(a) of the federal Spectrum Act, 47 U.S.C. §1455(a) (the "Spectrum Act") and the clarifying Order of the Federal Communications Commission of 2014 (the "Infrastructure Order"), the Township is obligated to approve the Application as an "eligible facilities request." See *In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, Report and Order, FCC 14-153, Oct. 21, 2014, WT Docket No. 13-238, 29 FCC Rcd. 12,842, 80 Fed. Reg. 1238 (Jan. 8, 2015); 47 U.S.C. Section 332(c). In that regard, Section 6409(a) of the Spectrum Act provides, in pertinent part, that "a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." *Id.*

5. The Applicant also applies for such other interpretations and waivers as may ultimately be required.

III. REASONS WHY ZONING RELIEF SHOULD BE GRANTED

The proposal is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed expansion of the monopole is necessary for Verizon to provide telecommunications service in accordance with its Federal Communications commission license and the Telecommunications Act of 1996.

2. The communications tower, a passive communications use, and the expansion of the monopole thereon and the infrastructure of the facility it is built within is a suitable and appropriate extension of the Property. Accordingly, the proposed use is consistent with the spirit, purpose and intent of the Ordinance.

3. The proposed expansion will not substantially injure or detract from the use of neighboring properties or from the character of the neighborhood and the use of the properties adjacent to the Property will be adequately safeguarded.

4. The proposed expansion will serve the best interest of the Township, the convenience of the community, and the public welfare by making wireless telecommunications service available, including residents in the community.

5. The proposed expansion will be designed in accordance with all applicable safety and industry standards and will not endanger the safety of persons or property.

6. The proposed expansion will not overcrowd the land or create an undue concentration of population.

7. The proposed expansion will not impair an adequate supply of light and air to adjacent property.

8. The proposed expansion of the facility will be fully automated and unattended on a daily basis and will be visited only for periodic maintenance or emergency repair.

9. The proposed expansion will not adversely affect transportation or unduly burden public facilities.

10. The relief, if authorized, will represent the minimum relief necessary in order for Verizon to provide wireless telecommunications services and will represent the most minimal modification possible of the regulation in issue. The height of the communications tower, as expanded, is the minimum height necessary to perform its function and allow for collocation.

11. The proposed expansion of the communications tower complies with all applicable standards established by the Federal Communications Commission.

12. The proposed expansion of the communications tower shall not cause radio frequency interference with other communications facilities located in the Township.

13. The applicant is licensed by the Federal Communications Commission to operate the communications tower.

14. The proposed expansion of the communications tower complies with all applicable Federal Aviation Administration and Commonwealth bureau of Aviation Regulations.

15. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed change. No signs or lights will be mounted on the communications tower.

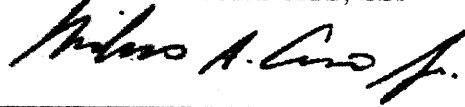
16. The proposed expansion of the communications tower will be maintained in a safe manner in accordance with the requirements of the Township's Building Code.

For all of the reasons stated above, Verizon requests that the Board grant any and all necessary relief to allow the proposal to proceed.

Detailed Plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Zoning Hearing Board.

Respectfully submitted,

REGER RIZZO & DARNALL, LLP

A handwritten signature in black ink, appearing to read "Nicholas A. Cucé, Jr.", written over a horizontal line.

By:

Nicholas A. Cucé, Jr., Esquire
Attorney for Applicant

Date: August 5, 2026



February 11, 2026

Finn Angel, NBC LLC,
Via Email: fangel@nbcllc.com

Re: Zoning Permit Application, 131 Maloney Ln, Pocono Township
Monroe County PIN # 12638300403666, Tax ID 12.3.1.66

Mr. Angel,

This correspondence is provided in response to your request for a zoning permit for the property situated at 131 Maloney Ln, more specifically identified by Monroe County as PIN # 12638300403666 (the Property). Specifically, you have submitted an application for the alterations to an existing communication towers on the subject property. To that end, I offer the following comments.

Background:

1. The Property is located within the R-1 (Low Density Residential) Zoning District and has a land area of 45.73 +/- acres.
2. The property consists of a single 150' tall monopole communication tower and supporting ground equipment.
3. Communication towers are a special exception use in the R-1 Zoning District.
4. The application proposes the expansion of the existing tower to a new total height of 166.08' above grade.

Zoning Comments:

1. Communication tower uses in the R-1 Zoning District require special exception approval from the Township Zoning Hearing Board in accordance with section 470-17B(3) of the Township Zoning Ordinance. ***Any alteration that constitutes the expansion of a special exception use must be approved by the Township Zoning Hearing Board. A Public Hearing application must be submitted along with all supporting documentation prior to any zoning or building permits being issued for the proposed project.***
2. The existing Communication tower is shown to be 146.10' from the closest property bound. The proposed height of the tower will be 166.08'. Section 470-52F requires that all communication towers be set back a minimum 100% of the tower height from all adject properties and lot lines. ***The tower can not increase in height with out obtaining a variance from the Township Zoning Hearing Board as it will not meet the required setback distance.***
3. The proposed height of the new antennas will be 161'. Section 470-52H limits the height of communication towers antennas to a maximum of 150'. ***The new antennas cannot be installed at the proposed height without obtaining a variance from the Township Zoning Hearing Board as they will above the allotted height.***

You have the right to appeal this determination to the Pocono Township Zoning Hearing Board in accordance with §470-116 of the Pocono Township Zoning Ordinance. You must file this appeal within thirty (30) days of receipt of this correspondence. An appeal to the Zoning Hearing Board is not complete until the fee is paid to the Township in accordance with the Pocono Township fee schedule.

If you have any questions or require additional information, contact the Zoning Office at 570-629-1922 or via email at zoning@poconopa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Morgan". The signature is fluid and cursive, with the first name "Paul" and last name "Morgan" clearly distinguishable.

Paul Morgan
Pocono Township Assistant Zoning Officer
SFM Consulting LLC

Cc: Property File
Shawn McGlynn, SFM Consulting LLC