POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes

March 10, 2025

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

**IN ATTENDANCE**

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

**PUBLIC COMMENT**

Dawn Eilber (Resident) –Clarified her comments from the prior meeting as she felt they were miscommunicated.

**CORRESPONDENCE -** None

**OLD BUSINESS**

C. Peechatka made a motion, seconded by C. Kauffman, to approve the minutes of the February 10, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**WAIVERS OF LAND DEVELOPMENT -** None

**SKETCH PLANS** - None

**NEW PLANS** - None

**PRELIMINARY PLANS UNDER CONSIDERATION**

* Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9/24 P.C. meeting with approval deadline of May 8, 2025 ***Deadline for P.C. consideration is 4/14/25.***

C. Peechatka made a motion, seconded by C. Kauffman, to recommend a waiver of 390-48.T(13)(a). All in favor, Motion carried.

J. Folsom made a motion, seconded by K. VanFleet, to recommend a waiver of 390-48.W(1). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of 390-50.D(5). All in favor. Motion carried.

D. Purcell made a motion, seconded by C. Peechatka, to recommend a waiver of 390-52.E(4)(i)[1] & [4]. All in favor. Motion carried.

C. Learn made a motion, seconded by C. Kauffman, to recommend a waiver of 390-52.E(6)(d)[6]. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of 390-52.E(6)(d)[9]. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of 390-52.G(1)(b)[8]. All in favor. Motion carried.

K. VanFleet made a motion, seconded by C. Learn, to recommend a waiver of 390-55.B(1). All in favor. Motion carried.

K. VanFleet made a motion, seconded by C. Learn, to recommend a waiver of 390-55.B(1). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend a waiver of 390-55.C(2)(e). All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Kauffman, to recommend a waiver of 390-55.D(1)(a). All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend a waiver of 390-55.E(3) & 390-50.D(8). All in favor. Motion carried.

C. Learn made a motion, seconded by K. VanFleet, to recommend a partial waiver of 390-55.F(4)(c ) & (f). All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend a waiver of 390-59.B. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Kauffman, to recommend a waiver of 365-13(b). All in favor. Motion carried.

J. Sawicki made a motion, seconded by J. Folsom, to recommend a waiver of 365-13(D). All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Folsom, to recommend a waiver of 365-8.L. All in favor. Motion carried.

J. Sawicki made a motion, seconded by J. Folsom, to table the plan. All in favor. Motion carried.

* 611 Land Development LLC (LDP #1401) – Dual Brand Hotel – Hotel by Marriot. Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of June 17, 2025. ***Deadline for P.C. consideration is 6/9/25.***

D. Purcell made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-55.F.(1)(a). All in favor. Motion carried.

J. Sawicki made a motion, seconded by J. Folsom, to recommend a waiver of Section 390-55.F. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell to recommend the subdivision plan for approval to the Board. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend the 611 Land Development Plan #1401 for approval to the Board. All in favor. Motion carried.

* Swiftwater Solar Revision (LDP 1375A) – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of June 13, 2025 ***Deadline for P.C. consideration is 6/9/25.***

J. Folsom made a motion, seconded by C. Peechatka to recommend Phase “A & D” for approval to the Board of Commissioners. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to table the remaining phase “B” on the plan. All in favor. Motion carried.

* Trap Enterprises Event Center (LDP 1438) – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of April 13, 2025 ***Deadline for P.C. consideration is 3/10/25.***

J. Sawicki made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to table the following plans listed below. All in favor. Motion carried.

* 1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of June 4, 2025. ***Deadline for P.C. consideration is 5/12/25.***
* MCTA Transit Facilities Expansion (LDP 1437) – Plans were administratively accepted at the 12/9/24 P.C. meeting with approval deadline of June 3, 2025. ***Deadline for P.C. consideration is 5/12/25.***
* Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of May 31, 2025. ***Deadline for P.C. consideration is 05/12/25.***
* Cranberry Creek Apartments (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of August 4, 2025. ***Deadline for P.C. consideration is 7/14/25***.
* 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of September 9, 2025. ***Deadline for P.C. consideration is 8/10/25.***
* 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, 2025. ***Deadline for P.C. consideration is 12/8/25.***

**PRIORITY LIST**

* Zoning Ordinance, Zoning Map & SALDO Amendments
	+ The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month (***March 24th will be our next meeting.)***

**PUBLIC COMMENT**

E. Gnandt – Commented on one of the engineering letters missing from the packet to the P.C. on Swiftwater Solar.

**ADJOURNMENT**J. Folsom made a motion, seconded by D. Purcell, to adjourn the meeting at 7 p.m. All in favor. Motion carried.