

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
April 14, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 14, 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, absent; 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

PUBLIC COMMENT

Robert Dange (Resident) – enquired about the prior solar field sketch plan status off of Summit Rd. and if the boards are considering solar as a passive energy along with what the requirements are to have a property rezoned. The township solicitor explained.

OLD BUSINESS

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

NEW PLANS –

- **2054 Route 611 Minor Subdivision – LDP 1444** – C. Peechatka made a motion, seconded by C. Kauffman, to accept the plan for administrative review. All in favor. Motion carried.
- **Mountain Edge Village Community Townhouses – LDP 1445** – C. Learn made a motion, seconded by C. Kauffman, to accept the plan for administrative review. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

- **Brookdale Spa (LDP #1425)** – Plans were administratively accepted at the 9/9/24 P.C. meeting with approval deadline of June 2, 2025 **Deadline for P.C. consideration is 5/12/25.**

J. Folsom made a motion, seconded by B. Kilby, to deny the plan unless an extension is received prior to the next PC meeting. All in favor. Motion carried.

- **Tannersville Point Apartments (LDP# 1358)** – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of June 30, 2025. **Deadline for P.C. consideration is 06/09/25.**

B. Kilby made a motion, seconded by C. Peechatka, to table the plan. 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 12, 2025 **Deadline for P.C. consideration is 6/9/25.**

C. Peechatka made a motion, seconded by C. Learn to recommend Phase “B” for approval to the Board of Commissioners. 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 June 12, 2025 ***Deadline for P.C. consideration is 5/12/25.***

C. Peechatka made a motion, seconded by B. Kilby, to Deny the plan unless an extension is received prior to the next PC meeting. All in favor. Motion carried.

J. Folsom made a motion, seconded by J. Merring, to Deny the following two plans unless extensions are received prior to the next PC meeting. 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.***

J. Folsom made a motion, seconded by C. Learn, to table the following three plans. All in favor. Motion carried.

- **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 8/11/25.***
- **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 (***April 28th will be our next meeting.***)

PUBLIC COMMENT

Ellen Gndt (Resident) – asked if the in lieu of fee was addressed on the Tannersville Point project yet. It was clarified with her that the PC does not touch this item as it is negotiated with the Board of Commissioners. Ms. Gndt enquired about the extension process and if it may be capped after a certain period of time. Discussion was had regarding this process.

Dawn Eilber (Resident) – Expressed her confusion regarding the date of submission for the Sky View cell tower. It was explained that a new submission was put before the PC in April of 2024 and the plan prior was not an actual land development application.

ADJOURNMENT C. Peechatka made a motion, seconded by B. Kilby, to adjourn the meeting at 6:33 p.m. All in favor. Motion carried.