

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
May 12, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, May 12, 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, absent; Dennis Purcell, absent; Jeremy Sawicki, present; Kyle VanFleet, present.

Planning Commission Alternates: Bruce Kilby, present, Jordan Merring, present.  
Bruce Kilby is recognized as a voting member for this meeting as per J. Sawicki, Chairman.

**IN ATTENDANCE**

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

**PUBLIC COMMENT**

Cindy Gregor (Resident) Thanked the board for hearing their concerns regarding the SBA Tower LDP.

The Township offices will be closed to the public May 21<sup>st</sup> and May 22<sup>nd</sup> in order to begin facilitating the movement of files to the new building location.

The applicant has withdrawn the SBA Tower Project.

**OLD BUSINESS**

J. Folsom made a motion, seconded by C. Kauffman, to approve the minutes of the April 14, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**NEW PLANS**

**PRELIMINARY PLANS UNDER CONSIDERATION**

- Trap Enterprises Event Center – (LDP 1438) – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of Sept 10, 2025 **Deadline for P.C. consideration is 8/11/25.**

J. Sawicki made a motion, seconded by K. VanFleet, to recommend waiver §390.29.J.(6). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Learn, to recommend waiver §390.29.K(3). All in favor. Motion carried.

C. Learn made a motion, seconded by J. Folsom, to recommend waiver §390.55.C.2.e. All in favor. Motion carried.

C. Learn made a motion, seconded by K. VanFleet, to recommend waiver §390.55.D.1.a & .e. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend waiver §390.55.F.3.e. All in favor. Motion carried.

K. VanFleet made a motion, seconded by C. Learn, to recommend waiver §365-11A.2.a. All in favor. Motion carried.

C. Learn made a motion, seconded by C. Kauffman to recommend the Trap Enterprises Event Center LDP 1438 to the Board of Commissioners for approval based on T&M's letter dated 5/12/2025. All in favor. Motion carried.

- 2054 Route 611 Minor Subdivision – LDP 1444 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of July 13, 2025. ***Deadline for P.C. consideration is 6/9/25.***

C. Learn made a motion, seconded by K. VanFleet, to recommend the waiver §390.22 Boundary Survey Requirement. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Learn, to recommend for approval the 2054 Route 611 Minor Subdivision LDP 1444 to the Board of Commissioners based off T&M's letter dated 4/11/25. All in favor. Motion carried.

- MCTA Transit Facilities Expansion – (LDP 1437) – Plans were administratively accepted at the 12/9/24 P.C. meeting with approval deadline of Sept 5, 2025. ***Deadline for P.C. consideration is 8/11/25.***

K. VanFleet made a motion, seconded by C. Learn, to recommend the waiver §390-50.D.(5). All in favor. Motion carried.

J. Folsom made a motion, seconded by K. VanFleet, to recommend the waiver §390.50.D.(8). All in favor. Motion carried.

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

C. Kauffman made a motion, seconded by C. Learn, to recommend the waiver §390-55.E.(3). All in favor. Motion carried.

K. VanFleet made a motion, seconded by J. Folsom, to recommend the waiver §365-8.L. All in favor. Motion carried.

C. Learn made a motion, seconded by J. Folsom, to recommend the waiver §365-13.B. All in favor. Motion carried.

C. Kauffman made a motion, seconded by J. Folsom, to recommend the waiver §365-13.C. All in favor. Motion carried.

J. Folsom made a motion, seconded by K. VanFleet, to Table the plan. All in favor. Motion carried.

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of July 13, 2025. ***Deadline for P.C. consideration is 6/9/25.***

J. Folsom made a motion, seconded by C. Kauffman, to deny the plan should an extension not be received prior to the next Planning Meeting in June. All in favor. Motion carried.

J. Folsom made a motion, seconded by K. VanFleet, to deny the following plans should an extension not be received prior to the next P.C. 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 06/9/25.**
- Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9/24 P.C. meeting with approval deadline of July 7, 2025 **Deadline for P.C. consideration is 6/9/25.**

J. Folsom made a motion, seconded by C. Learn, to table the following plans. 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 August 11, 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) 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**

J. Sawicky made a motion, seconded by B. Kilby to recommend Ordinance 2025-19 for approval by the BOC. All in favor. Motion carried.

## **PRIORITY LIST**

- Zoning Ordinance, Zoning Map & SALDO Amendments
  - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4<sup>th</sup> Monday of each month starting 6/23/25 with the BOC and PC.

## **PUBLIC COMMENT**

Dean Weir (Resident) – Thanked the P.C. for their work on protecting the residential districts.

Maria Bras Danges (Resident) – Thanked the P.C. for listening to the residents' concerns.

**ADJOURNMENT** C. Kauffman made a motion, seconded by C. Learn, to adjourn the meeting at 7:10 p.m. All in favor. Motion carried.