



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

June 23, 2025 5:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/84576074488?pwd=4ab7UQFMeMWptvtAGWddaAvt3JRS1I.1>

Meeting ID:

845 7607 4488

Security Passcode: 293670

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the June 9, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

- Camp Lindenmere Expansion of Existing Facilities – Dining Hall Expansion – (Revised Final LDP 1372A) Plans were administratively accepted at the 6/9/2025 P.C. meeting. Approval deadline of September 7, 2025. **Deadline for P.C. consideration is 8/11/2025. (Possible Action Item)**

PRELIMINARY PLANS UNDER CONSIDERATION

Motion to table the following plans (**Action Item**):

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of October 31, 2025. ***Deadline for P.C. consideration is 10/13/25.***
- Summit Road Blue Wave Solar Array (LDP 1446) – Plans were administratively accepted at the 6/9/2025 P.C. meeting. Approval deadline of September 7, 2025. ***Deadline for P.C. consideration is 8/11/2025.***
- 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.***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on July 28th

PUBLIC COMMENT & ADJOURNMENT

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

June 9, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, June 9, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki, Chairman.

ROLL CALL

Joe Folsom, present; Christina Kauffman, absent; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, absent; Jeremy Sawicki, present; Kyle VanFleet, absent.

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

Bruce Kilby and Jordan Merring are recognized as a voting members 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

Moment of Silence in honor of the passing of Marie Guidry, a long-time member of the Pocono Township Planning Commission with a long family history in Tannersville.

PUBLIC COMMENT

Dean Wehr (Resident) - Solar Array on Summit Road raises three main concerns: The W.H.O. recommends that solar farms be at least 1.86 miles from residential areas, it has been found that houses within 0.1 miles depreciate in value by 7%, deforestation could disrupt local wells, prevent water infiltration into aquifers, and impact surrounding properties with water runoff.

Mariane Musumeci (Resident) – Expressed her concern about her well water and the wildlife in the area.

ANNOUNCEMENTS

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services along with the Board of Commissioners on June 23rd at 5pm.

OLD BUSINESS

J. Folsom made a motion, seconded by C. Learn, to approve the minutes of the May 12, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SEWAGE PLANNING MODULES:

J. Folsom made a motion, seconded by C. Learn, to recommend the Tannersville Point Sewage Planning Module for approval by the BOC. All in favor. Motion carried.

NEW PLANS

J. Folsom made a motion, seconded by J. Merring to administratively accept the Solar Electric Power Generation Facility – LDP 1446 (BlueWave Solar) Summit Road, Swiftwater, PA plans for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

J. Folsom made a motion, seconded by C. Learn, to administratively accept the Camp Lindenmere Expansion of Existing Facilities – Dining Hall Expansion – (Revised Final LDP 1372A) for Review. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

- 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.**
C. Peechatka made a motion, seconded by J. Folsom to recommend a waiver of Section 390.29(J)6. All in favor. Motion carried.
J. Folsom made a motion, seconded by J. Merring to recommend the MCTA Transit Facility Expansion (LDP# 1437) for approval by the Board of Commissioners based on T&M's letter dated 6/5/25. 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.**
C. Learn made a motion, seconded by C. Peechatka, to recommend the Tannersville Point Apartments (LDP# 1358) for approval by the Board of Commissioners based on T&M's letter dated 6/9/25. All in favor. Motion carried.
- 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.**
C. Peechatka made a motion, seconded by C. Learn, to recommend waiver 390.E(4)(i)[20][a] to the BOC for approval. All in favor. Motion carried.
C. Learn made a motion, seconded by J. Folsom to recommend the Brookdale Spa (LDP# 1425) for approval by the BOC based on T&M's letter dated 6/5/25. 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. Peechatka, to table the plans. All in favor. Motion carried.

J. Folsom made a motion, seconded by J. Merring, 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

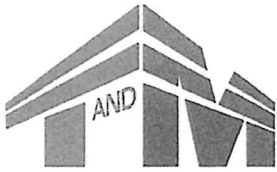
PRIORITY LIST

PUBLIC COMMENT

Rob Danges (Resident) – Asked regarding procedure for viewing of the plan for the Solar Field Project. Waiting for review letter from zoning regarding essential service. Mentioned issues on the current solar field progress and how it would affect the plan review going forward.

Maria Bras Danges (Resident) – Asked if the township residential neighborhoods are in a situation where they are in need of these types of services.

ADJOURNMENT J. Merring made a motion, seconded by C. Peechatka, to adjourn the meeting at 7:00 p.m. All in favor. Motion carried.



YOUR GOALS. OUR MISSION.

June 5, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: CAMP LINDENMERE SPORTS ARTS CENTER, LLC – DINING HALL EXPANSION
REVISED FINAL LAND DEVELOPMENT – PLAN COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1372A, T&M PROJECT NO. POCO-R0621**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Revised Final Land Development Plan for the Dining Hall Expansion at Camp Lindenmere Sports Arts Center, LLC. The submitted information consists of the following items.

- Pocono Township Land Development Application with Professional Services Escrow Agreement.
- Act 537 Planning Approval Letter from the Pennsylvania Department of Environmental Protection dated June 27, 2023.
- Pennsylvania Department of Environmental Protection Resolution for Plan Revision for New Land Development dated July 18, 2022.
- Pennsylvania Department of Environmental Protection Public Water System Modification Approval (PWSID No. 245091) dated May 12, 2022.
- Pennsylvania Department of Environmental Protection Public Water System Modification Approval (PWSID No. 2451220) dated June 7, 2021.
- Emailed correspondence from the Pennsylvania Department of Environmental Protection providing approval to operate a noncommunity water system, dated June 8, 2021.
- Pocono Township Resolution No. 2024-04.
- Pennsylvania Department of Environmental Protection Individual NPDES Permit No. PAD450127, issued July 8, 2021.
- Wetlands Presence/Absence Assessment prepared by Barry Isett & Associates, Inc., dated November 13, 2019.
- Supplemental Stormwater Management Report prepared by Keystone Consulting Engineers, Inc., dated May 9, 2025.
- Revised Final Land Development Plan (16 sheets) prepared by Keystone Consulting Engineers, Inc., dated May 9, 2025.



BACKGROUND INFORMATION

The Applicant, Lindenmere Sports Arts Center, LLC, is proposing to expand its existing facilities at Camp Lindenmere. Camp Lindenmere is located in the C, Commercial Zoning District and is split between the northern and southern sides of State Route 715, approximately one (1) mile east of its intersection with State Route 0611. The existing property has an area of approximately 159 acres and consists of an existing overnight camp with sleeping, activity, and food facilities. The remainder of the site is woodland areas.

Campgrounds are not permitted within the C, Commercial Zoning District, therefore Camp Lindenmere is an existing non-conforming use. In accordance with Section 470-32.C.(1) of the Zoning Ordinance, any nonconforming use “shall not be enlarged, altered, extended, reestablished, restored, or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, without a special exception from the Zoning Hearing Board”.

A previously approved Land Development Plan proposed to expand existing camp facilities located on the southern side of State Route 0715. The expansion included the construction of ten (10) bunk houses, one (1) staff cabin, a health center, music hall, and a two (2) story assembly hall. Additions to the existing theatre/recreation center and dining hall, and new parking areas were also proposed.

A Special Exception was also granted by the Pocono Township Zoning Hearing Board at its hearing on June 3, 2020, for the proposed expansion of the existing camp facilities shown on the previously approved Land Development Plan. It is noted that the newly submitted plan is a revision to the previously approved Land Development Plan.

The proposed development includes the expansion of the existing dining hall with a 7,150 square foot addition. The parking located north of the dining hall will be reconfigured.

Based upon our review, we recommend the Planning Commission accept the Preliminary/Final Major Subdivision and Land Development Plan for review, provided all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

If you should have any questions, please call me.

Sincerely,

Jon S. Fresslar, P.E., P.L.S.
Township Engineer

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Matthew D. Evans, Keystone Consulting Engineers, LLC – Applicant’s Engineer
Kyle Garfinkel, Lindenmere Sports Arts Center, LLC – Owner/Applicant
Kristina Heaney, Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates