

**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 Weir (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.