



**AGENDA FOR THE REGULAR BOROUGH OF EAST STROUDSBURG PLANNING COMMISSION MEETING**  
**March 10, 2026 | 7:00 PM**

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**Planning Commission Members**

Jay Armitage – Chair  
Margaret Muth – Vice Chair  
Keith Flory – Secretary  
Karen Barwick  
Maggie Clare  
Tracy Granger  
Jerry Ludwig  
Andi McClanahan  
Gary Walck

**Consultants and Staff**

Nate Oiler – Borough Engineer  
Todd Weitzmann – Solicitor  
Michael P. Manter – Zoning Officer

**3. PUBLIC COMMENTS/QUESTIONS**

**4. APPROVAL OF PRIOR PLANNING COMMISSION MEETING MINUTES** – January 13, 2026

**5. COMMUNICATIONS/CORRESPONDENCE**

**6. SALDO** (Subdivision & Land Development)

a. OLD BUSINESS

1. **Prospect Cemetery – 501 Prospect Street – Land Development Plan** (File No. 250003)

- PC Action Deadline = 3/10/2026
- Review updated plans and engineer's comments.
- Consider recommendation to Borough Council:
  - [ ] Recommend approval with conditions
  - [ ] Recommend denial
  - [ ] Table pending further revisions

2. **Greg Kessel – 187 Grand Street – Land Development Plan** (File No. 250006)

- PC Action Deadline = 4/14/2026
- Review updated plans and engineer's comments.
- Consider recommendation to Borough Council:
  - [ ] Recommend approval with conditions
  - [ ] Recommend denial
  - [ ] Table pending further revisions

b. NEW BUSINESS: None

**7. ZONING** (Conditional Uses, Variances, Special Exceptions, & Appeals)

a. OLD BUSINESS: None

b. NEW BUSINESS

1. **Troy Nauman – 112 N Courtland Street – Conditional Use** (File No. 260009)

- Land Development over one (1) acre

**8. ORDINANCES**

- a. OLD BUSINESS: None
- b. NEW BUSINESS: None

**9. PLANNING COMMISSION PROCEDURES**

- Planning Commission Bylaws
- Planning Commission Standard Operating Procedures (SOPs) and Deadlines

**10. ADJOURNMENT**