



**AGENDA FOR THE REGULAR BOROUGH OF EAST STROUDSBURG PLANNING COMMISSION MEETING  
January 13, 2025 | 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  
Samara Bush – Assistant Zoning Officer

**3. REORGANIZATION OF PLANNING COMMISSION**

- a. Nomination and Election of Officers
  - Chair
  - Vice Chair
  - Secretary
- b. Public Notice of Regular Meetings – Annual Schedule
  - Second Tuesday of each month at 7:00 PM at 24 Analomink Street, East Stroudsburg, PA

**4. PUBLIC COMMENTS/QUESTIONS**

**5. APPROVAL OF PRIOR PLANNING COMMISSION MEETING MINUTES – November 10, 2025**

**6. COMMUNICATIONS/CORRESPONDENCE**

**7. 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

1. **Troy Nauman – 112 N Courtland Street – Land Development Plan** (File No. 250007)

- PC Action Deadline = 3/10/2026
- Review plans for acceptance:
  - Accepted
  - Accepted with revisions
  - Not accepted

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

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

9. **ORDINANCES**

a. OLD BUSINESS

- 1416 – Chapter 141 – Stormwater Ordinance
  - PC Action Deadline = 1/13/2026
  - Review revisions and comments.
  - Consider recommendation to Borough Council:
    - Recommend approval
    - Recommend denial
    - Table pending further revisions
- 1417 – Chapter 140 – SALDO Amendment
  - PC Action Deadline = 1/13/2026
  - Review revisions and comments.
  - Consider recommendation to Borough Council:
    - Recommend approval
    - Recommend denial
    - Table pending further revisions
- 1418 – Chapter 157 – Zoning Amendment
  - PC Action Deadline = 1/13/2026
  - Review revisions and comments.
  - Consider recommendation to Borough Council:
    - Recommend approval
    - Recommend denial
    - Table pending further revisions

b. NEW BUSINESS: None

10. **PLANNING COMMISSION PROCEDURES**

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

11. **ADJOURNMENT**