



**AGENDA FOR THE REGULAR BOROUGH OF EAST STROUDSBURG PLANNING COMMISSION MEETING
February 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
Samara Bush – Assistant 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

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

- PC Action Deadline = 3/10/2026
- Review plans for Borough Council approval:
 - Recommend approval with conditions
 - Recommend denial
 - Table pending further revisions

b. NEW BUSINESS: None



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7. **ZONING** (Conditional Uses, Variances, Special Exceptions, & Appeals)
 - a. OLD BUSINESS: None
 - b. NEW BUSINESS: None

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**