

AGENDA FOR THE REGULAR BOROUGH OF EAST STROUDSBURG PLANNING COMMISSION MEETING
August 11, 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

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 – May 12, 2026

5. COMMUNICATIONS/CORRESPONDENCE

6. SALDO (Subdivision & Land Development)

a. OLD BUSINESS

b. NEW BUSINESS:

- Nauman Properties LLC - 25 S Courtland – LDP 260002 Construction of 52 Room Hotel with a 50 Seat Restaurant and 83 parking space
 - Application accepted as complete on 8/2/2026 (automatically)
 - PC Action Deadline: October 13, 2026
 - ☐ Accept Application as Complete
 - ☐ Return Application as Incomplete
 - ☐ Table Pending Further Submission
- Freda Bogart – 67 King St – Minor Subdivision/Lot line Adjustment
 - Application Received: July 15, 2026
 - ☐ Accept Application as Complete
 - ☐ Return Application as Incomplete
 - ☐ Table Pending Further Submission

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

a. OLD BUSINESS:

- Troy Nauman – Henry/Eli Street – Conditional Use Land Development greater than 1 acre
 - PC Action Deadline – 9/8/2026
 - Review Application for Completeness
 - ☐ Recommend Approval
 - ☐ Recommend Denial
 - ☐ Table Pending Further Submission

b. NEW BUSINESS

- Eric Cortez – 205 N Courtland – Special Exception – Convert nonconforming use to a different nonconforming use

- PC Action Deadline: 8/11/2026
- ZHB Scheduled 8/20/2026
- Recommendation to Zoning Hearing Board
 - ☐ Recommend Approval
 - ☐ Recommend Denial
 - ☐ No Recommendation
- Tracy Hill – 112 E Brown Street – Special Exception – Home Occupation – Professional Office
 - Application Received: 07/30/2026
 - PC Action Deadline: 09/08/2026
 - ZHB Scheduled 9/17/2026
 - Recommendation to Zoning Hearing Board
 - ☐ Recommend Approval
 - ☐ Recommend Denial
 - ☐ No Recommendation
 - ☐ Table Pending Further Submission

8. ORDINANCES

a. OLD BUSINESS: None

b. NEW BUSINESS:

- Chapter 82 - Flood Damage Prevention Amendment
 - Modifications to the Flood Damage Prevention Ordinance Chapter 82 to add provisions addressing authorized public utilities in the floodplain and floodway and flood control structures as Permitted Uses in the floodplain

9. ADJOURNMENT