AGENDA FOR THE REGULAR BOROUGH OF EAST STROUDSBURG PLANNING COMMISSION MEETING
November 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
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** – August 11, 2026
5. COMMUNICATIONS/CORRESPONDENCE
6. **SALDO** (Subdivision & Land Development)
   a. OLD 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)
     - Borough Council Action Deadline: December 31, 2026
     - PC Action Deadline: December 8, 2026
       [ ] Recommend Approval
       [ ] Recommend Denial
       [ ] Table Pending Further Submission
   - Freda Bogart – 67 King St – Minor Subdivision/Lot line Adjustment
     - Application accepted as complete August 11, 2026.
     - Borough Council Action Deadline January 1, 2027
     - PC Action Deadline: November 10, 2026
       [ ] Recommend Approval
       [ ] Recommend Denial

   b. NEW BUSINESS:
   - Prospect Cemetery – Revised Drawings – Land Development Plan – Mausoleum – Acceptance of resubmission
     - PC Action Deadline: November 10, 2026
       [ ] Accept Application as complete
       [ ] Reject Application as incomplete

7. **ZONING** (Conditional Uses, Variances, Special Exceptions, & Appeals)
    a. OLD BUSINESS:
        - Troy Nauman – 25 S Courtland – Conditional Use Land Development greater than 1 acre
            - Borough Council Action Deadline: December 31, 2026
            - PC Action Deadline – December 8, 2026
                [ ] Recommend Approval
                [ ] Recommend Denial
                [ ] Table Pending Further Submission
                [ ] Accept time waiver/extension

    b. NEW BUSINESS
        - TNT HOLDINGS GROUP, INC. – 236 Secor Avenue – Zoning Hearing Board Application – Appeal
            - Hearing Date scheduled – November 19, 2026
            - PC Action Deadline – November 10, 2026
                [ ] Recommend Approval
                [ ] Recommend Denial

8. **ORDINANCES**
    a. OLD BUSINESS: None
    b. NEW BUSINESS:

9. ADJOURNMENT