

MINUTES SEPTEMBER 9, 2025

The monthly meeting of the Monroe County Planning Commission was held on Tuesday, September 9, 2025 at the Monroe County Planning Commission's conference room, Stroudsburg, PA. The meeting was called to order by Chris Borger at 5:00 p.m.

Members present were: Roger McFadden and Chris Borger. Annette Atkinson, Rich Schlameuss, and Nicole Murray appeared via teleconference.

Others present were: James Fareri, Solicitor; Tom Campbell, Community Development of the Poconos.

Monroe County Planning Commission Staff members: Eric Koopman, Lead Senior Planner; Nathaniel Staruch, Infrastructure Planner; Julia Sherer, Senior Environmental Planner; Jeremie Schuster, GIS Analyst Planner; and Kevin Glovas, Community Planner.

APPROVAL OF THE MEETING MINUTES

A motion was made by Mr. McFadden and seconded by Mr. Schlameuss to approve the minutes of the August 12, 2025 board meeting. Motion carried.

OVERVIEW OF SUBMITTED PLANS AND AMENDMENTS

SUBDIVISION PLANS

Mr. Glovas provided information to the board on subdivision plans. Copies of the subdivision plan reviews and comments are on file in the Planning Commission office

A motion was made by Mr. McFadden and seconded by Mr. Schlameuss to approve the review comments for the subdivision plans as previously submitted to the respective municipalities for consideration during their decision making process.

LAND DEVELOPMENT PLANS

Mr. Koopman provided information to the board on land development plans. Copies of the land development plan reviews and comments are on file in the Planning Commission office.

A motion was made by Ms. Murray and seconded by Ms. Atkinson to approve the review comments for the land development plans as previously submitted to the respective municipalities for consideration during their decision making process. Motion carried.

ORDINANCE AMENDMENTS

Mr. Koopman provided information to the board on ordinance amendments. Copies of the Ordinance Amendments and comments are on file in the Planning Commission office.

A motion was made by Mr. McFadden and seconded by Ms. Atkinson to approve the review comments for the ordinance amendments as previously submitted, and amended, to the respective municipalities for consideration during their decision making process. Motion carried.

STAFF REPORTS

Ms. Sherer stated that the annual Agricultural Preservation Program inspection was underway, which involves visiting 129 farms throughout the county to ensure that proper farming practices are being followed and that all properties are in compliance with state regulations.

Mr. Staruch informed the board that the NEPA Alliance was in the initial stages of updating the Long Rang Transportation Plan (LRTP). An RFP for potential consultants is being prepared. He also informed the board that PennDOT is holding a public hearing regarding the Interstate 80 reconstruction project at the public safety center on September 24th.

Mr. Campbell shared with the board that there is a new group being formed to address housing issues within the county. The Community Development of the Poconos, Inc. is currently filing for their 501.3.c and will meet regularly to discuss local housing needs.

Ms. Murray then provided real estate market updates for the board. For the month of August, median home value was at \$310,000 with the average home price being \$332,396 and new listings are up. Discussion followed.

There being no further business, a motion was made by Mr. McFadden to adjourn. The motion passed at 5:47 p.m.

Annette Atkinson, Chairman

Eric Koopman, Lead Senior Planner