

MINUTES
JULY 14, 2026

The monthly meeting of the Monroe County Planning Commission was held on Tuesday, July 14, 2026 at the Monroe County Planning Commission's conference room, Stroudsburg, PA. The meeting was called to order by Annette Atkinson at 5:00 p.m.

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

Others present were: James Fareri, Solicitor; Nate Oiler, RKR Hess; Theresa Pesce, We the People; and Rollie Member, Area Resident. David Parker, Commissioner appeared via teleconference

Monroe County Planning Commission Staff members: Christine Meinhart-Fritz, Director; Eric Koopman, Lead Senior Planner; Nathaniel Staruch, Assistant Director; Julia Sherer, Senior Environmental Planner; and Kevin Glovas, Community Planner.

APPROVAL OF THE MEETING MINUTES

A motion was made by Mr. McFadden and seconded by Mr. Borger to approve the minutes of the June 9, 2026 board meeting, as amended. 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. Borger and seconded by Mr. McFadden to approve the review comments for the subdivision plans as previously submitted to the respective municipalities for consideration during their decision making process. Motion carried with Ms. Atkinson abstaining from Item 5.(3).

LAND DEVELOPMENT PLANS

Mr. Glovas 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 Mr. Borger and seconded by Mr. McFadden to approve the review comments for the land development plans as previously submitted, and amended, 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. Borger and seconded by Mr. McFadden 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. Meinhart-Fritz informed the board the Chestnuthill, Jackson, Eldred, Ross, and Polk Regional Planning Group (CJERP) is in the final stages of updating its Comprehensive Plan. The public hearing is scheduled for July 23 in which each component municipality will vote to adopt the updated document.

The board was informed of emergency response to the July 4th storm. Several members of the Planning Commission assisted at the Emergency Operations Center and a Storm Damage Survey was created to log responses from area residents. To date, 158 responses have been collected with damage descriptions and photos. Middle Smithfield and Smithfield Townships were most affected.

Mr. Staruch then discussed a draft document for guidance to address concerns from data centers. The document tailored to Pennsylvania specifically, and is to be used as a tool for municipalities and the public to make educated decisions regarding data centers. The draft document is to be provided to the board for comment prior to presenting it to the County Commissioners. Discussion followed.

Ms. Murray then provided real estate market updates for the board. For the month of June, median home value was at \$350,000 with the average home price being \$370,164.

There being no further business, a motion was made by Mr. Schlameuss to adjourn. The motion passed at 5:54 p.m.

Annette Atkinson, Chairman

Eric Koopman, Lead Senior Planner