

MINUTES JULY 8, 2025

The monthly meeting of the Monroe County Planning Commission was held on Tuesday, July 8, 2025 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: Annette Atkinson, Charlie Vogt, Roger McFadden, Nicole Murray, and Chris Borger.

Others present were: David Parker, Commissioner; and James Fareri, Solicitor. Jenn Strauch, Redevelopment Authority; appeared via teleconference.

Monroe County Planning Commission Staff members: Christine Meinhart-Fritz, Director; 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. Vogt and seconded by Ms. Murray to approve the minutes of the June 10, 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 Ms. Murray 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.

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 Mr. McFadden and seconded by Mr. Vogt 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 Ms. Murray and seconded by Mr. Borger to approve the review comments for the ordinance amendments as previously submitted, and amending the summary statement for agenda item 7(1) to replace the term 'zoning ordinance' with 'subdivision and land development ordinance', to the respective municipalities for consideration during their decision making process. Motion carried with Ms. Atkinson abstained from agenda item 7(1).

STAFF REPORTS

Ms. Meinhart-Fritz informed the board that preliminary meetings for a county-wide property reassessment have begun. The planning commission will assist with the process by providing GIS data and other duties. The reassessment is to be completed by January 2027. Discussion followed.

Ms. Meinhart-Fritz then notified the board that Pocono Communities Foundation was in discussion on how to adjust to federal budget cuts to social services. Issues pertaining to the urban/rural status of Monroe County we also raised with a representative of the Center for Rural Pennsylvania.

Ms. Strauch then informed the board that the Rural Housing Summit is scheduled for July 23, and the Main Street grant program has been opened. East Stroudsburg Borough has expressed interest in applying to upgrade public infrastructure. Ms. Straich will provide assistance to all other municipalities interested in applying.

Ms. Murray then provided an overview of recent real estate trends. For the month of July, the median home sale was \$296,500 and the average was \$337,092. She then informed the board that the Housing Needs Assessment study was in the process of collecting data from all relevant parties. Discussion followed.

There being no further business, a motion was made by Mr. Borger and seconded by Mr. Vogt to adjourn. The motion passed at 5:53 p.m.

Annette Atkinson, Chairman

Eric Koopman, Lead Senior Planner