

**MINUTES
DECEMBER 9, 2025**

The monthly meeting of the Monroe County Planning Commission was held on Tuesday, December 9, 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: Charles Vogt, Roger McFadden and Chris Borger. Annette Atkinson, Richard Schlameuss, and Nicole Murray appeared via teleconference.

Others present were: James Fareri, Solicitor; and 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 Ms. Atkinson and seconded by Mr. Borger to approve the minutes of the November 18, 2025 board meeting. Motion carried with Mr. Vogt abstaining.

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. Borger 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.

LAND DEVELOPMENT PLANS

Mr. Glovas and 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. Borger and seconded by Mr. McFadden 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

Mr. Staruch provided an update of the Lackawanna Cut-off passenger rail restoration. The project is well positioned in comparison to other rail transit projects and has entered the second phase of development. PennDOT will be holding regular public meetings as the project progresses. Discussion followed.

Ms. Murray then provided real estate market updates for the board. For the month of November, median home value was at \$315,000 with the average home price being \$337,822. Discussion followed.

There being no further business, a motion was made by Mr. McFadden to adjourn. The motion passed at 5:40 p.m.

Annette Atkinson, Chairman

Eric Koopman, Lead Senior Planner