

Penn Forest Township  
2010 State Route 903  
Planning Commission Agenda  
November 24, 2025

**PLACE OF MEETING**

Penn Forest Township  
2010 State Route 903  
Jim Thorpe, Pa 18229

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:**

William Miller, Chairman	Chris Rau, Member
Stacy Venetos, Member	Jim Denier, Member
Aimee Paparozzi, Secretary	
Rock Stahovic, Rep. of BIA, Twsp. Engineer	

**ACCEPTANCE OF MINUTES**

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**OLD BUSINESS**

- **Proposed Reverse Subdivision and Land Development for Parcels 51-51-A8.03 & 51-51-A8.04- P-24-9- Mazzella-** Received an NPDES public notice, 2 NPDES packets, and a DEP letter. Asking for an extension until May 30<sup>th</sup> 2026.

**WAIVER-**From section 210-14.E11: Waive submission of Traffic Impact Study.

**WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_**

**WAIVER-**From sections 210-7, 210-8, 210-9, 210-10: Waive separate submissions of Preliminary and Final Plan and accept submission as Preliminary/Final Plan.

**WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_**

**WAIVER-**From section 210-19.G(3)(a): To not install curbing on the access drives to lots.

**WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_**

**WAIVER-**To not provide three feet of separation from the BMP invert to the seasonal high water table.

**WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_**

#### **CONDITIONAL APPROVAL**

**WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_**

- **Proposed Land Development for Parcel 51-51-A3.12- P-25-8- GULLONE-** Received proposed plans, owner authorization, deed, PennDOT application, letter of intent, environmental resources site

design, letter, CCPC review, waiver requests, and review from Rock.  
Asking for an extension until April 8, 2026.

### **EXTENSION**

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**WAIVER-** From sections 210-8 and 210-10 to accept and review the subdivision plan entitled Gullone Plaza as a preliminary/final plan as outlined in the Penn Forest SALDO.

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**WAIVER-** From section 210-14.F(11) requiring a traffic impact study. PennDOT does not require a traffic impact study, and therefore, we request that the township also not require a study.

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

### **CONDITIONAL APPROVAL**

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**Proposed Reverse Subdivision and Land Development for Parcels 12A-51-AP300, 12A-51-AP321, & 12A-51-AP323-P-25-16-KOCHER-**Received proposed plans, deeds, a waiver, and an authorization letter. Asking for an extension until

**WAIVER** From section 210-16.C(29) – Requiring proposed locations of wells, subsurface disposal fields and alternate fields, and percolation test holes to be provided on the plan. Waiver requested, no new construction is be proposed at the time of this lot joinder.

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**WAIVER**-Request for planning waiver and non-building declaration. This states they will use it for recreational use only.

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**CONDITIONAL APPROVAL**

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**NEW BUSINESS**

**Proposed Plans for Land Development-P-25-19-CHRISTING REAL ESTATE-67A-51-F1, 67A-51-F2, & 67A-51-F3**-Received proposed plans, owner authorization, deeds, data reports, waiver requests, plan checklist, and the map book page.

**WAIVER** from Section 210-7 and 250 requires separate plan be submitted for preliminary and final approval. We are requesting this waiver due to the simplicity of this application with no significant changes anticipated.

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**WAIVER** from Section 210-23.D(3)(b)[2] requires the side slopes of the stormwater basin to be 4:1. We would like to propose 3:1 side slopes which can be mowed and attractively maintained in the same manner as an elevated sand mound.

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**CONDITIONAL APPROVAL**

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Proposed Plans for Land Development-P-25-20-POCONO CAMP AND**

**GLAMP- 51-51-A2-** Received proposed plans, deed of property/properties, preliminary plan checklist, final plan checklist, agent authorization form, relief request letter, waiver request letter, Carbon County Planning Commission submitted application.

**WAIVER Subsection 210-7. and 210-9. Preliminary/Final Plans**

Given the minor nature of the project, we are requesting a waiver to make a Preliminary/  
Final Plan submission.

**WAIVER Subsection 210-14.A. and B. Plan Scale and Size**

Given the size of the site and adjoining properties we have used a 30 X 42 sheet for the plan set as well as a scale of 200 on Sheet 2 to be able to show enough detail.

**WAIVER Subsection 210-14.D.(13) Existing Streets**

There are no existing streets within the campground, only driveways.

**WAIVER Subsection 210-14.D.(15) Easements/Rights-of-Way**

There are no easements nor rights-of-way within the campground.

**WAIVER Subsection 210-14.F.(4) and (6) Phasing/Proposed Subdivision**

The proposal is a stand-alone phase and future subdivisions/phases are unknown at this  
time.

**WAIVER Subsection 210-14.(10) Wetlands**

There are no wetlands within the footprint of the existing campground.

**WAIVER Subsection 210-19.G.(3), (4), (5) and (6) Access Roads/Driveways**

The existing access roads/driveways within the campground have existed for many years and are not proposed to be modified.

**WAIVER Subsection 210-26.D. Lighting Standards**

Since this is a campground, standard lighting requirements do not apply. However, existing lighting will be supplemented, where required, to adequately illuminate common and critical areas.

**WAIVER Subsection 210-15.D.(7), (8) and (9) and 210-27., 28., 29. And 30. Improvements Requirements RELIEF REQUESTS**

Since all improvements will remain private and not be dedicated, the applicant requests a waiver of these provisions.

Subsections that do not apply to our proposed project (relief requests):

**Subsection 210-14.F.(2)(e) Environmental Resources Site Design Assessment** Since this is an existing campground within which existing footprint improvements are proposed, a site assessment serves no purpose.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-14.F.(3) Landscape Plan** Since the property is completely wooded except for the existing campground footprint, a landscape plan is not required.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-14.F.(11) Traffic Impact Study** The campground has been existing for many years without any known traffic problems.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-15.C.(3) and (4) Lot Lines/Setbacks** There are no proposed lots with the corresponding setbacks.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-15.D.(5), (11) and (13) Improvements/Land Dedication & Outside Agency Approvals** There are no public improvements to be dedicated, no areas to be dedicated, no agencies providing water or sewer service to the project and no connection to a PennDOT road.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-19. Block/Lot Design Standards** There are no blocks nor lots proposed for the project.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-20. Street Design Standards** There are no proposed streets for the project.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-24. Underground Utilities** There are no proposed public underground utilities.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Subsection 210-26.B. and E. Natural Feature Preservation/Open Space and Recreation** Since all proposed work is within the footprint of the existing campground, natural features are not impacted except where absolutely necessary and there is no open space nor recreation land proposed.

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**CONDITIONAL APPROVAL**

WM\_\_\_\_\_ CR\_\_\_\_\_ SV\_\_\_\_\_ JD\_\_\_\_\_

**Proposed Plans for Land Development-P-25-21-WAGNER 22A-51-C1619, 22A-51-C1620-** Received proposed plans, deed of property/properties, plans exempt from standard procedure checklist, tax lien certificates.

**WAIVER** from Section 333.15 (should be 210-16.C(15)) from providing contour lines at vertical intervals of not more than two feet.

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**CONDITIONAL APPROVAL**

**WM**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_

**MEETING ADJOURNED**

**WM**\_\_\_\_ **DH**\_\_\_\_ **CR**\_\_\_\_ **SV**\_\_\_\_ **JD**\_\_\_\_