

Penn Forest Township
2010 State Route 903
Planning Commission Agenda
January 26, 2026

PLACE OF MEETING

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE:

Jim Denier, Member	Chris Rau, Member
Stacy Venetos, Member	Henry Doll, Member
Jessica Seersma, Member	Aimee Paparozzi, Secretary
Rock Stahovic, Rep. of BIA, Twsp. Engineer	

ACCEPTANCE OF MINUTES

JD ____ CR ____ SV ____ JS ____ HD ____

Vote for Chairman: _____

Vote for Vice Chairman: _____

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. Has an extension until May 30th, 2026.

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

JD_____ CR_____ SV_____ JS_____ HD_____

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.

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

CONDITIONAL APPROVAL

JD_____ CR_____ SV_____ JS_____ HD_____

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. Has an extension until April 8, 2026.

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.

JD_____ CR_____ SV_____ JS_____ HD_____

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.

JD_____ CR_____ SV_____ JS_____ HD_____

CONDITIONAL APPROVAL

JD_____ CR_____ SV_____ JS_____ HD_____

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. Kocher has an extension until March 2, 2026.

EXTENSION

JD_____ CR_____ SV_____ JS_____ HD_____

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.

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

CONDITIONAL APPROVAL

JD_____ CR_____ SV_____ JS_____ HD_____

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. Christine Real Estate has an extension until March 22, 2026.

EXTENSION

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

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.

JD_____ CR_____ SV_____ JS_____ HD_____

CONDITIONAL APPROVAL

JD_____ CR_____ SV_____ JS_____ HD_____

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. Pocono Camp and Glam is requesting a 90 day extension, April 28th,2026.

EXTENSION

JD_____ CR_____ SV_____ JS_____ HD_____

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.(15) Easements/Rights-of-Way

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

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

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

WAIVER Subsection 210-19.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. G.(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.

JD _____ CR _____ SV _____ JS _____ HD _____

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

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

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.

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

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

JD_____ CR_____ SV_____ JS_____ HD_____

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.

JD_____ CR_____ SV_____ JS_____ HD_____

CONDITIONAL APPROVAL

JD_____ CR_____ SV_____ JS_____ HD_____

NEW BUSINESS

Proposed Reverse Subdivision-P-26-1-Woerner-12A-51-CP948, & 12A-51-CP950- Received proposed plans, deed of property/properties, and property owners' authorization. No waiver requests for this property.

JD_____ CR_____ SV_____ JS_____ HD_____

CONDITIONAL APPROVAL

WM_____ CR_____ SV_____ JD_____

Proposed Reverse Subdivision-P-26-2-Passalacqua-37-51-A7.01, 37-51-A7.05, &37-51-A7.06- Received proposed plans, property owners' authorization, deed of property/properties, required supplementary data, reports and studies, document LOT3-A (closure report), and pass deed. No waiver requests for this property.

JD_____ CR_____ SV_____ JS_____ HD_____

CONDITIONAL APPROVAL

JD_____ CR_____ SV_____ JS_____ HD_____

Zoning Ammendments: comments and or recommendations

MEETING ADJOURNED

JD_____ CR_____ SV_____ JS_____ HD_____