

Penn Forest Township
2010 State Route 903
Planning Commission Agenda
February 23, 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 Paporozzi, Secretary
Rock Stahovic, Rep. of BIA, Twsp. Engineer	

ACCEPTANCE OF MINUTES

JD _____ CR _____ SV _____ JS _____ HD _____

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 is requesting an extension until April 6, 2026.**

EXTENSION APPROVAL

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 submitted a request to withdraw their proposal.

WITHDRAL ACCEPTANCE

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 has an extension until April 28th,2026.

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 _____

- **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 _____

NEW BUSINESS

- **Proposed Subdivision P-25-10 Dessert 22A-51-EV1245 & 22A-51-EV1246**-Received proposed plans, deed of property/properties. SALDO application, lot consolidation, submission letter, and extension request. There are no waiver requests.
- If needed, due to special circumstances, Dessert has submitted a letter requesting an extension until May 31, 2026.

JD____ CR____ SV____ JS____ HD____

EXTENSION APPROVAL

JD____ CR____ SV____ JS____ HD____

CONDITIONAL APPROVAL

JD____ CR____ SV____ JS____ HD____

- **Proposed Subdivision Plan P-26-5 Jane Neeb 53-51-A5.01& 53-13-B6-**Received proposed plans and deed of property/properties. There are no waiver requests.

JD____ CR____ SV____ JS____ HD____

CONDITIONAL APPROVAL

JD____ CR____ SV____ JS____ HD____

- **Proposed Lot Line Adjustment P-26-6 Fiskin 22A-51-C1212 & 22A-51-C1213** Received proposed plans, property owner authorization, deed of property/properties, deed lot 1213. **There are no waiver requests.**

JD _____ CR _____ SV _____ JS _____ HD _____

CONDITIONAL APPROVAL

JD _____ CR _____ SV _____ JS _____ HD _____

- **Proposed Subdivision Plan P-26-7 Wood/Conrad 22A-51-EV1311 & 22A-51-EV1312** Received proposed plans, property owner authorization, deed of property/properties, required supplementary data, reports and studies, deed, lot line adjustment parcel b, lot line adjustment parcel a. **There are no waiver requests.**

JD _____ CR _____ SV _____ JS _____ HD _____

CONDITIONAL APPROVAL

JD _____ CR _____ SV _____ JS _____ HD _____

Zoning Amendments: comments and or recommendations

MEETING ADJOURNED

JD_____ CR_____ SV_____ JS_____ HD_____