

Planning Commission
Minutes
Regular Meeting
April 8, 2026

On Wednesday, April 8, 2026 the Eldred Township Planning Commission met for its regular monthly meeting at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA.

In Attendance: In attendance were Matthew Hosking, Robert Boileau, James Leiding, Scott Clark, Megan Yarashas, Kevin Bush and Solicitor Michael Gaul.

Call to Order: The meeting was called to order at 7:13 P.M.

Announcement of Recording: Mr. Hosking announced that the meeting was believed to be being recorded.

Appointment of Temporary Recording Secretary: There was a motion by Matthew Hosking and seconded by Jim Leiding to appoint Scott Clark as the Temporary Recording Secretary until a permanent Township Secretary is hired and takes over the responsibility. Motion carried (6-0).

Approval of or Additions to the Agenda: There was a motion to approve the Agenda with no changes or additions by Jim Leiding and seconded by Bob Boileau. Motion carried (6-0).

Public Comment on Non-Agenda Items: There was no public comment on non-agenda items.

Approval of Minutes: There was a motion by Jim Leiding and seconded by Kevin Bush to approve the minutes of March 11, 2026, as presented. Motion carried (6-0).

Subdivision and Land Development Plans:

- Frantz Minor Subdivision, Jonathan Shupp, Representing.
Approved Extension Date July 1, 2026.
There was no action during this meeting.
- Frei Minor Subdivision (accepted for review September 10, 2025).
Approved Extension Date June 10, 2026.
There was no action during this meeting.

CJERP Regional Planning Committee:

- Comprehensive Plan Update:
 - The Planning Commission expected to receive a copy of the Comprehensive Plan prior to this meeting. Mr. Hosking advised that he received notification that the date for the plan to be released was

changed April 9, 2026, at which point, the Planning Commission and the Board of Supervisors will be forwarded a copy to review before our May meeting.

- There was discussion by the committee with input by Solicitor Gaul regarding the compressed time frame that CJERP has in implementing the plan. The concern addressed was that it appears that CJERP has to have all comments by May 11, 2026, so that they can have Strategic Solutions include any changes to the draft. This would cause challenges with Eldred Township Planning Commission reviewing and providing recommendations to the Eldred Township Supervisors to review and forward any recommended changes. Mr. Hosking advised that Mr. Matthew Neeb, the Zoning and Planning Director for Chestnuthill and the point of contact for this project, advised that Strategic Solutions will want all suggested changes by the May 28, 2026 CJERP Meeting so the recommendations that our PC and BOS would suggest would still be considered so long as they are submitted before that date.
- The Planning Commission will review the Comprehensive Plan when received and be prepared to discuss and make recommendations, if needed at our PC Meeting on May 13, 2026. Any recommendations made will be forwarded to the BOS for their review and discussion at the May 20, 2026, BOS meeting. If any recommendations are made, the Board of Supervisors will notify CJERP as soon as possible following the BOS Meeting.
- During discussion it was communicated that the Public could provide comments to the PC, BOS or attend the CJERPs Special Meeting on May 11, 2026, and make in person comments.
- The Board of Supervisors will need to advertise the meeting to discuss the plan. It was recommended that the Times News be used. There was a member of the public who recommended that the Pocono Record be used as well.

Proposed Ordinances / Amendments:

➤ Chickens and Roosters Ordinance:

- Mr. Hosking provided a rough draft Chickens and Roosters Ordinance to the Planning Commission to review and discuss.
- Upon initial review, the PC discussed the amount of acreage to be used and set back distances from property lines and structures. We also discussed adding/clarifying definitions related to what "Free Range" means. The discussion about "Free Range" was if it means that the chickens would have no fencing at all and could leave its owner's property and go onto someone else's private property or whether it meant that the Chickens are "Free Range" within a fenced "Chicken Run" area.

We also had some discussion about whether Roosters should be allowed in residential areas.

- o During our discussion of this ordinance, the question was brought up about the private sale of eggs and whether our current ordinances allow it and if this ordinance would affect that.
- o The PC will be researching the above noted discussion points and will have further discussion at the May PC Meeting.

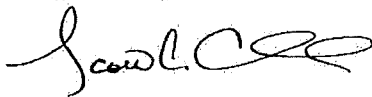
New Business: There was no new Business.

Public Comment:

- o There was public comment from two public attendees:
 - Steven Root - Steve advised that he was in support of an ordinance which allows chickens and roosters.
 - Theresa Pesce - Theresa advised that she would like to see what the definition of "Free Range" will be as related to the Chickens and Rooster's ordinance. Ms. Pesce also had some concerns about if the ordinance would affect residents who sell eggs at their roadside stands.

Adjournment: There was a motion by Kevin Bush and seconded by Megan Yarashas to adjourn. Motion carried (6-0). Meeting adjourned at 8:30 P.M.

Respectfully submitted,



Scott C. Clark, Temporary Recording Secretary