

Planning Commission
Minutes
Regular Meeting
March 11, 2026

On Wednesday, March 11, 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, Scott Clark, James Leiding, and Solicitor Michael Gaul.

Call to Order: The meeting was called to order at 7:03 P.M.

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

Appointment of Temporary Recording Secretary: There was a motion by Bob Boileau and seconded by Jim Leiding to appoint Scott Clark as the Temporary Recording Secretary. Motion carried (4-0).

Approval of or Additions to the Agenda: There was a motion to approve the Agenda with no changes or additions by Bob Boileau and seconded by Jim Leiding. Motion carried (4-0).

Public Comment on Non-Agenda Items:

- Resident, Sterling Borger, Jr. brought up an issue with an easement on his property and a neighbor continuing to use adjacent areas without his permission. The property issue appears to be Zoning and Police Department related. The PC Board recommended that he contact the PA State Police when he is having a “trespassing” issue and to contact the Township Zoning Officer to see if there is any type of zoning violation. It was also recommended that he may want to speak with an attorney regarding taking civil action against the person involved.

Approval of Minutes: There was a motion by Jim Leiding and seconded by Scott Clark to approve the minutes of February 11, 2026, as presented. Motion carried (4-0).

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: CJERP provided an update on the Comprehensive Plan which included the following:
 - March 2026 – An initial draft of the plan will be provided to the RPC. The draft will be distributed to the Planning Commission and Boards of the Supervisors for all five Townships for Preliminary review.

Questions and Feedback may be directed to the RPC for discussion at a subsequent public meeting.

The Eldred Twp Planning Commission will be discussing the initial plan at our April Meeting and will provide Zoning a copy for review as well.
 - May 11, 2026 – The initial draft will be reviewed with the RPC for feedback at a duly advertised meeting.
 - May 28, 2026 – The RPC will conduct its final review of the Comprehensive Plan at its regular monthly meeting, inclusive of any revisions identified during prior review periods.
 - Following this meeting, the plan will be transmitted to each Township’s Planning Commission and Board of Supervisors.
 - Pursuant to MPC requirements, the plan will also be provided to the Monroe County Planning Commission, adjacent municipalities and the school districts within the plan are for comment at least 45 days prior to the scheduled public hearing.
 - May 2026: Each Township’s Board of Supervisors will take formal action authorizing the advertisement of a public hearing to consider adoption of the comprehensive plan.
 - June 2026: RPC members will present the final comprehensive plan to their respective Planning Commissions to secure recommendations for adoption by the Boards of Supervisors.
 - Presentation materials will be provided by Strategic Solutions for use at each meeting.

- July 2026: A coordinated adoption process will be held, during which each Board of Supervisors and the RPC will advertise and convene a public hearing and special meeting to consider adoption of the plan.
 - These meetings are anticipated to occur sequentially at a single location during the week of July 20-23, 2026. Exact date still to be determined.

Proposed Ordinances / Amendments:

- Chickens and Roosters Ordinance:
 - The Planning Commission was advised that the Board of Supervisors had approved the Planning Commission research and present a Chickens and Roosters Ordinance at the last Township Supervisors Meeting.
 - The Planning Commission discussed several existing ordinances throughout the Commonwealth.
 - Mr. Hosking will present a rough draft ordinance at our next scheduled meeting for the Planning Commission to start working with.

New Business: There was no new Business.

Public Comment: There was no public comment.

Adjournment: There was a motion by Bob Boileau and seconded by Jim Leiding to adjourn. Motion carried (4-0). Meeting adjourned at 7:53 P.M.

Respectfully submitted,

Scott C. Clark, Temporary Recording Secretary