



# 2016 Annual Report Monroe County Planning Commission

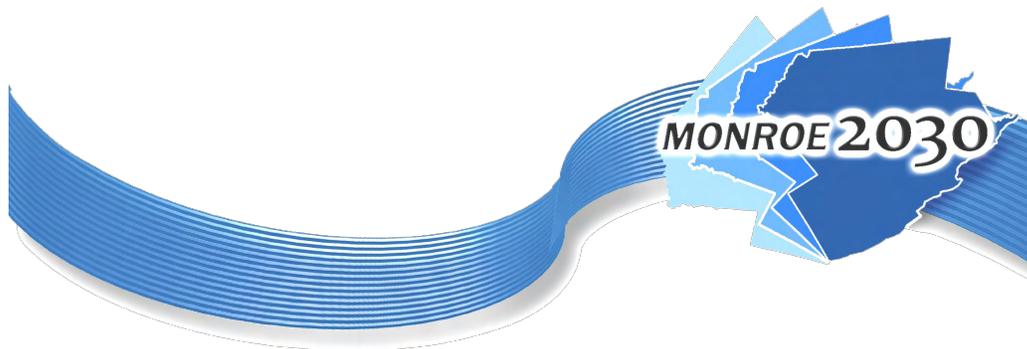


## ***MONROE COUNTY COMMISSIONERS***

John R. Moyer, Chairman  
Charles A. Garris, Vice-Chairman  
John D. Christy, Commissioner

## ***MCPC STAFF***

Christine Meinhart-Fritz, Director  
George Basila  
Kim Borger  
Fallon Horan  
Eric Koopman  
Evan Makuvek  
Steven Rinker  
Nathaniel Staruch  
Ryan Baldwin



## ***MCPC BOARD (2/14/16)***

Rich Schlameuss, Chairman  
Brian Barrett, Vice-Chairman  
Meg Dilger  
Anne Lamberton  
Roger McFadden  
Sharon Solt  
Alan Price Young

The following is a list of changes in the MCPC Board during 2015:  
Martha Loomis resigned from the board in December.



*Martha Loomis and  
Chairman Rich Schlameuss*

## ***DIRECTOR'S MESSAGE***

The year 2016 saw continuing opportunities for the Monroe County Planning Commission staff to guide citizens coming together, keeping together, and working together to be able to provide opportunities for our residents to live, work, and play in Monroe County. The staff continues to promote and sustain the creation of regional partnerships with neighboring municipalities and counties to spur conversations among leaders that will ultimately provide a better quality of life within our region.

The Monroe County Action Team, formed by the Monroe County Commissioners to provide implementation strategies for economic development continued to move forward with the task of finding potential solutions to workforce development, small business growth, and community collaboration. The Action Team will present its accomplishments and next steps at the fifth annual Pocono Mountains Economic Summit. As the Committee and its three task forces move forward, the Monroe County Planning Commission staff will be there to provide data and support to ensure implantation of the county's economic development goals.

The Planning Commission staff will also facilitate the implementation of the county and regional Open Space plans by offering another round of funding for development of regional parks and trail development throughout Monroe County.

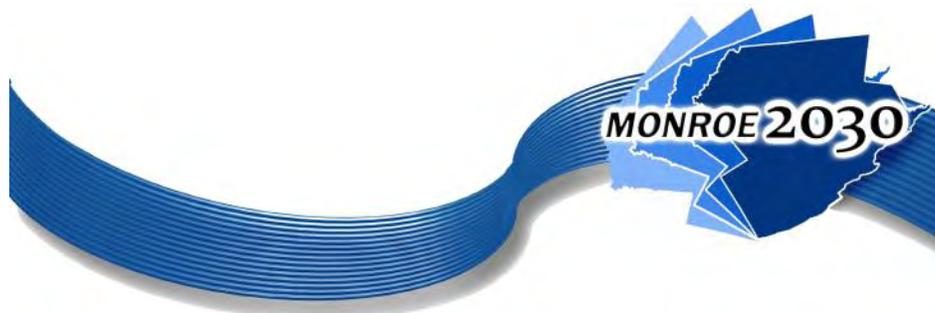
In 2017 the staff of the Monroe County Planning Commission will continue it's mission as outlined in the Vision Statement of the Monroe 2030 Comprehensive Plan.

Christine Meinhart-Fritz, Director



### **The Monroe 2030 Vision Statement**

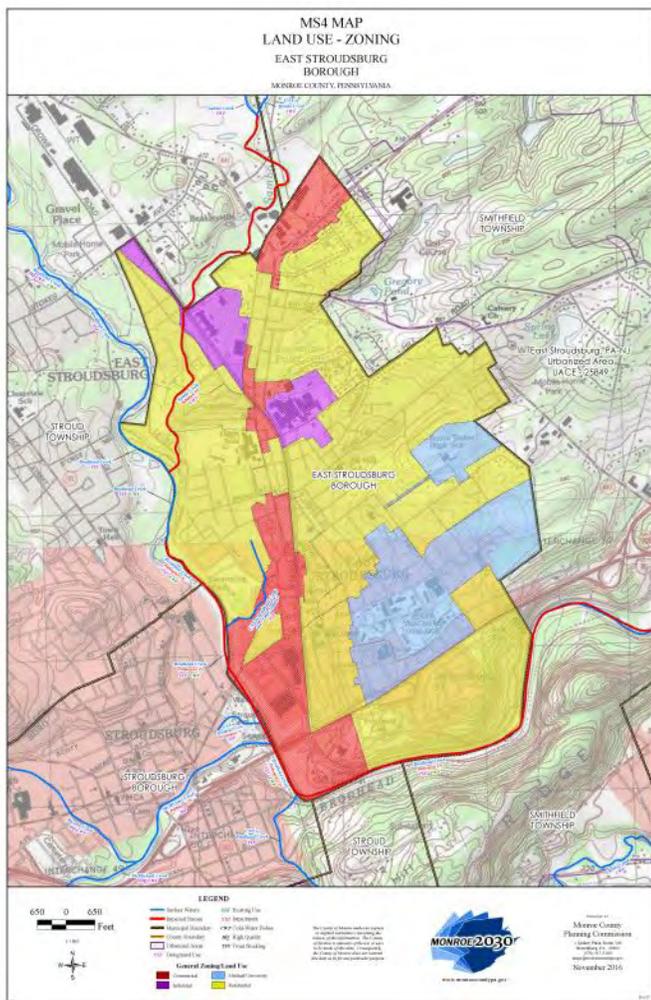
*"The citizens of Monroe County will continue working together to sustain and improve our quality of life by insuring that the County's environmental, economic, and cultural assets are within reach of all its people."*



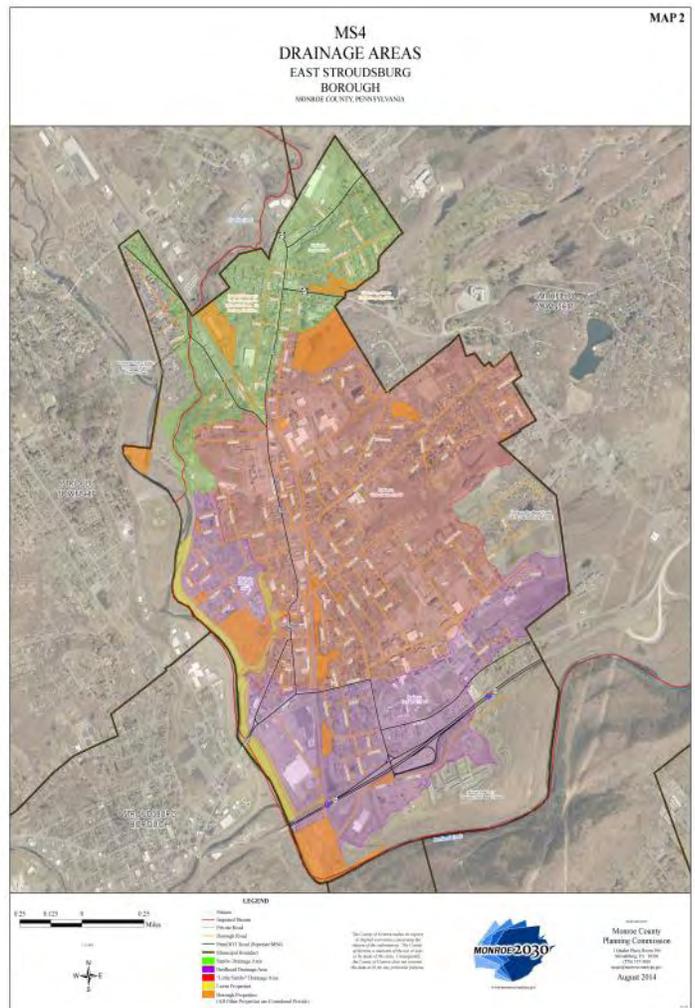
# MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) MAPPING

The stormwater requirements of the federal Clean Water Act are administered under the Pennsylvania Department of Environmental Protection's (PaDEP) Municipal Separate Storm Sewer (MS4) Program. The MS4 program is focused on improving water quality within urbanized areas. As a result of the population demographics which were determined by the 2010 U.S. Census, the East Stroudsburg (PA-NJ) Urbanized area has been established; three (3) boroughs (East Stroudsburg, Delaware Water Gap, and Stroudsburg) and eight (8) townships (Hamilton, Jackson, Middle Smithfield, Pocono, Price, Ross, Smithfield, and Stroud) are now required to engage in the MS4 program due to the existence of this urbanized area within their municipal boundaries.

In an effort to support the municipalities affected by the MS4 program, the MCPC has committed its GIS resources to facilitating data collection and providing mapping services to municipal staff. A GIS data collector application was designed to assist municipal staff and their consultants in collecting spatial information related to the stormwater infrastructure. In addition, MCPC staff has produced numerous maps utilizing previously maintained data, as well as newly collected information, in an attempt to satisfy the mapping requirements outlined in the program. The MCPC will continue to provide data collection and mapping assistance as the MS4 program moves forward.



Generalized Land Use Map

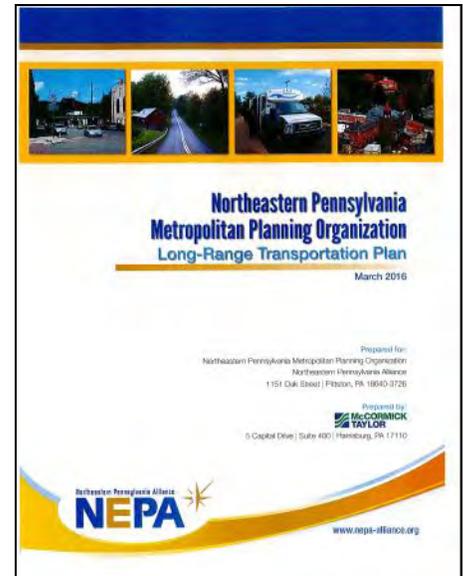


Drainage Areas Map

## ***ADOPTION OF THE LONG RANGE TRANSPORTATION PLAN***

The Northeastern Pennsylvania Alliance (NEPA) Metropolitan Planning Organization (MPO) provides support for a four-county region including Carbon, Monroe, Pike and Schuylkill Counties. In order to satisfy federal requirements as an MPO, the four-county region was tasked with producing its first Long Range Transportation Plan.

The plan includes projects identified by the State Transportation Improvement Plan (STIP), the local Transportation Improvement Plan (TIP), and the Twelve Year Plan (TYP). As a ‘living document’, the LRTP is updated every five years and individual projects are reassessed in priority, as needed. The MPO’s first Long Range Transportation Plan was adopted in March of 2016, and will allow for federal and state funding for projects identified within the plan.



## ***RESIDENTIAL BUILDING PERMIT AND REVIEWS***

During 2016, the municipalities in Monroe County issued a total of 204 permits for new single family homes. The average price in 2016 for homes sold was \$229,909, a slight increase from 2015 when the average price was \$227,151.

### ***2016 NEW BUILDING PERMITS***

<b>MUNICIPALITY</b>	<b>TOTAL</b>
BARRETT	<b>1</b>
CHESTNUTHILL	<b>2</b>
COOLBAUGH	<b>24</b>
DELAWARE WATER GAP	<b>0</b>
EAST STROUDSBURG	<b>0</b>
ELDRED	<b>0</b>
HAMILTON	<b>7</b>
JACKSON	<b>9</b>
MIDDLE SMITHFIELD	<b>18</b>
MOUNT POCONO	<b>1</b>
PARADISE	<b>2</b>
POCONO	<b>7</b>
POLK	<b>4</b>
PRICE	<b>8</b>
ROSS	<b>2</b>
SMITHFIELD	<b>19</b>
STROUD	<b>62</b>
STROUDSBURG	<b>0</b>
TOBYHANNA	<b>32</b>
TUNKHANNOCK	<b>6</b>
<b>TOTAL</b>	<b>204</b>

### ***SUBMITTED PLANS FOR 2016***

	<b>Minor Subdivisions</b>	<b>Major Subdivisions</b>	<b>LDPs</b>
Barrett Township	3	0	1
Chestnuthill Township	3	0	3
Coolbaugh Township	10	0	3
Delaware Water Gap Borough	0	0	0
East Stroudsburg Borough	0	0	2
Eldred Township	1	0	0
Hamilton Township	4	0	2
Jackson Township	3	0	1
Middle Smithfield Township	2	0	3
Mount Pocono Borough	1	0	0
Paradise Township	0	0	0
Pocono Township	5	0	8
Polk Township	9	0	0
Price Township	0	0	0
Ross Township	2	0	2
Smithfield Township	0	1	2
Stroud Township	3	0	7
Stroudsburg Borough	1	0	1
Tobyhanna Township	1	0	2
Tunkhannock Township	0	0	0
<b>Total</b>	<b>48</b>	<b>1</b>	<b>37</b>

## *MAJOR DEVELOPMENT IN 2016*



*Completion of Construction for St. Luke's Hospital*

2016 saw continued non-residential development and expansion. Of particular note was the opening of the St. Luke's medical campus in Bartonsville, Stroud Township. This project is a major example of the growing health care industry within the county.

Another major project, Smithfield Gateway, to be located at the intersection of State Routes 209 and 447, has received planning approval. The mixed use project is the result of continued efforts between the township, the county, and developer. It will be a phased project containing commercial retail and eventually, apartment units.

Work on Phase 2 of the Kalahari Resort and Convention Center also began, and final completion of the overall project will conclude with the third and final phase. Other land development plans submitted in 2016 include a truck stop/travel plaza in Tobyhanna Township, numerous small-scale retail development plans, and a proposed 4-story hotel at Camelback Resort in Tannersville. Also submitted in late 2016 was the Summit Health Campus in Pocono Township at the I-80 and SR 715 Interchange. This is to be a 165,000 square foot hospital and part of an overall multi-stage project in this location that is still in early planning stages. Two large grocery store chains have also been proposed expansion into Monroe County, namely, Lidl in Stroud Township, and Aldi's in Coolbaugh Township. It should be noted that the proposed Lidl store intends to redevelop a long vacant commercial property that has fallen into disrepair.

While major residential development is still at a virtual standstill, commercial and non-residential development continues at a steady pace within the county. This is consistent with recent development trends in the area since the economic downturn of 2008.



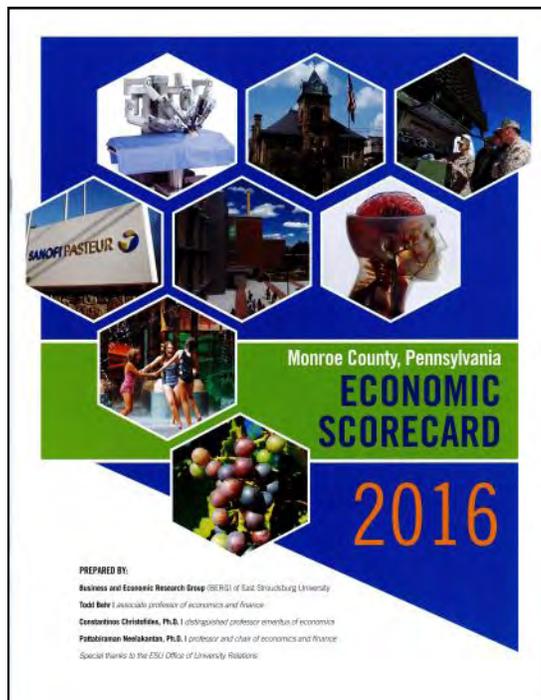
*Earthmoving Activities for Ray Price Motors in Snydersville*

## ***NON-RESIDENTIAL DEVELOPMENT***

In 2016, the MCPC reviewed 37 Land Development Plans (LDPs). It should be noted that LDPs are proposals and do not reflect municipal approval or non-approval status. It should also be noted that proposed additions to existing structures are included within the overall list. The following is a compilation of details for the proposed non-residential projects for 2016.

<b>Municipality</b>	<b>Project Name</b>	<b>Land Use</b>	<b>Description</b>	<b>Project Details</b>
Barrett	Spruce Lake Activity Center	Commercial	Recreation Center	14,880 SQ FT Building
Chestnuthill	Rogue Audio, Inc.	Commercial	Audio Repair	6,000 SQ FT Building
Chestnuthill	Heller's Gas	Commercial	Bulk Fuel Sales	Establishment of Gravel Drive
Chestnuthill	Mastermind SR 115	Medical	Medical Offices	45,000 SQ FT MOB
Coolbaugh	Aldi & Fast Food Restaurant	Commercial	Grocery Store Food Service	19,054 SQ FT Grocery 2,485 SQ FT Restaurant
Coolbaugh	Baby Bruno's Pizza	Commercial	Food Service	2,400 SQ FT Building
Coolbaugh	Verizon: Lake Carobeth Site	Communications	N/A	190' monopole
East Stroudsburg	ESU On-Campus Housing	Institutional	Campus Housing	162,572 SQ FT
East Stroudsburg	Brewskies Beverage Mixed-Use	Mixed	Residential/Retail Sales	32,565 SQ FT Building
Hamilton	Hamilton Elementary Building	Institutional	Educational Buildings	1,440 SQ FT Modular Building
Hamilton	Reeders Dollar General	Commercial	Retail Sales	9,242 SQ FT
Jackson	IST Camp Cabins	Commercial	Sports Camp	(2) 1,750 SQ FT Buildings
Jackson	Boy Scouts of America	Recreational	Outdoor Pavilion	1,818 SQ FT Pavilion
Middle Smithfield	AutoZone	Commercial	Auto Repair	6,816 SQ FT Building
Middle Smithfield	Pyramid Healthcare Buildings	Medical	Health Campus	2,326 SQ FT Modular Building
Pocono	Motorcycle Dealership	Commercial	Dealership	24,000 SQ FT Building
Pocono	Camelback "Lot 13" Hotel	Commercial	Hotel/Resort	28,600 SQFT Building (4 Story)
Pocono	Crossings: Storage Building	Commercial	Retail Sales	1,800 SQ FT Building
Pocono	Sanofi Pasteur: Parking Deck	Industrial	Pharmaceuticals	565 Parking Stall Increase
Pocono	Sanofi Turning Lane	Industrial	Pharmaceuticals	Widening of Turning Lane
Pocono	Weis Gas Pumps	Commercial	Fuel Sales	6 Fueling Stations
Pocono	Sanofi: Discover Dr. Widening	Industrial	Pharmaceuticals	Internal Road Widening
Pocono	Summit Health Campus	Medical	Health Campus	165,000 SQ FT Hospital 36,000 SQ FT Medical Office
Ross	Professional Wall Coverings, Inc.	Commercial	Building Materials	2,160 SQ FT Building
Ross	Dunkin Donuts	Commercial	Food Service	1,843 SQ FT Building
Smithfield	East Stroudsburg Dollar General	Commercial	Retail Sales	9,100 SQ FT Building
Smithfield	Smithfield Gateway	Commercial	Grocery/Retail Sales	184,350 SQFT Commercial
Stroud	Stroudsmoor Country Inn	Commercial	Hotel/Resort	3,200 SQ FT Pavilion
Stroud	St. Luke's Modified Phase I	Medical	Health Campus	180,101 SQ FT Hospital 37,500 SQ FT Medical Office
Stroud	Creekview Park: Turf Field	Recreational	Recreational Fields	(2) Turf Playing Fields
Stroud	Verizon Wireless	Communications	N/A	105' monopole
Stroud	Lidl US Operations, LLC	Commercial	Grocery Store	35,962 SQ FT Building
Stroud	Sparkle Car Wash	Commercial	Car Wash	3,800 SQ FT Building
Stroud	Aldi Expansion	Commercial	Grocery Store	3,296 SQ FT Addition
Stroudsburg	Rite-Aid	Commercial	Pharmacy/Retail Sales	11,115 SQ FT Building
Tobyhanna	Logan Steele Center	Recreational	Community Center	8,525 SQ FT of Additions 5,520 SQ FT Pavilion
Tobyhanna	Liberty Petroleum Travel Plaza	Commercial	Fuel Sales	14 Fueling Stations

## ***2016 ECONOMIC SUMMIT AT EAST STROUDSBURG UNIVERSITY***



In September, the fourth annual Pocono Mountains Economic Summit was held at East Stroudsburg University. The Summit provided an overview of economic trends and opportunities within Monroe County. The focus of the annual Economic Summit is to promote economic growth and to update the ‘Economic Scorecard.’ This year’s speakers included Matthew Connell, Dean of Northampton Community College, and Erik Pages of EntreWorks Consulting. They provided an update of the Monroe 2030 initiatives and task forces. With the goal of fostering economic growth countywide, the program is comprised of three specific task forces that meet periodically. They are ‘Workforce Development,’ ‘Small Business and Entrepreneurship,’ and ‘Community Collaboration.’

The task forces invited a number of guest speakers for three panel discussions to provide their own experiences and insight in local economic conditions. Speakers ranged from local business owners, township officials, local agency officials, and other community leaders in order to offer a comprehensive and wide reaching outlook on this matter.

This was the third year an ‘economic scorecard’ was used to compare Monroe County to Pike, Lackawanna, Luzerne, Northampton and Lehigh Counties, but also Wayne and Carbon Counties this year as well. The report again showed Monroe County to be lagging behind in several categories, yet generally positioned well in the category of education. The scorecard will continue to track these indicators in future reports.

## ***REGIONAL COMPREHENSIVE PLANNING WORKSHOP***

Last fall, the county planning commission held a regionalization and multi-municipal planning workshop, hosted by Middle Smithfield. Peter Wulforst of the Penn State Extension provided a presentation to numerous borough and township officials, and representatives from Chestnuthill Township offered insight into the matter through their own real-world experiences with the CJERP Regional Planning Group. The discussion was informative and in-depth, and gave an overview of the benefits and concerns regarding multi-municipal planning. The event was well attended and a step forward to further cooperation between municipalities.



*Regionalization Workshop*

## ***VECTOR CONTROL PROGRAM***

In 2016, Vector Control expanded its scope of work with mosquito control field trials and Zika surveillance. The West Nile Virus (WNV) grant program started May 1<sup>st</sup> and ended September 28<sup>th</sup>. Zero viral positive samples were collected. This can be attributed to the benefits of the pretreatment program started in 2015 and the unusually dry season. In addition to the WNV grant program a Zika grant program was started through Pennsylvania Department of Environmental Protection in response to the Zika threat. The program started July 1<sup>st</sup> and ended October 31<sup>st</sup>. The program involved additional trapping using BG-S traps; these traps are more effective in capturing the mosquitoes that are capable of transmitting the Zika Virus than the gravid traps used in the WNV program. Two populations, of mosquitoes capable of transmitting the Zika Virus, were located within Monroe County. Additional control measures were taken in these areas to reduce population sizes. No viral positive Zika samples were collected. A large portion of funds from the Zika grant went towards education material. ‘Fight the Bite’ cards were created in both English and Spanish to assist in educating residents in measures to take to reduce the risk of mosquito borne disease. These cards were handed out to municipalities and local hospitals.

Waste cleanup programs, with a focus on tires, saw a record number of tires turned into the Monroe County Waste Authority. Goals for 2017 include having a larger advertising presence for tire turn in, as well as having two tire amnesty days versus the one held in 2016. Additional coordination has been made with municipalities to increase enforcement of tire ordinances and proper storage of used tires to reduce mosquito borne health risks for the local community.

Mosquito control field trials were completed throughout the year to test the effectiveness of a new biodegradable mosquito control trap. Produced and created by a Canadian company, Greenlid Enviro-sciences, these traps consist of a paper bucket with a mosquito attractant and insecticide. Both are activated when the bucket is filled with water. The traps will effectively kill mosquitoes up to 6 weeks. At this time the insecticide becomes ineffective and the water begins to leak out of the container to prevent future breeding of mosquitoes. 180 traps were acquired at no cost in exchange for data gathered from the test site and two control sites. Trials will continue in 2017.



*Biodegradable Mosquito Trap Before and After Use*

The Tick Borne Disease Education program held educational events at three different elementary schools in Monroe County. These events included a short presentation tailored to age groups, educational packets, and hands-on work stations. In addition to education, Vector Control started the countywide Lyme disease prevalence study. The study consists of the collection of tick and mice samples that are tested by the Northeast Wildlife DNA Lab for various tick borne diseases. The goal of this study is to have a database that can continually be updated by local medical offices and government organizations.

# EASTBURG 2025 COMPREHENSIVE PLAN UPDATE

In early 2016, the Borough of East Stroudsburg decided to update their Comprehensive Plan. Under MPC provisions, this should be done every ten years in order to maintain a current and up to date vision and road map for the future. Michelle Brummer of Gannet Fleming Inc. was contracted to complete the update, with input from local residents, business owners, and other professionals. The key topics focused on include community identity, downtown center, townscape, updating zoning, attracting new businesses, open space, recreation, and multimodal improvements. The Comprehensive Plan update included numerous meetings on a broad variety of topics to ensure that the community was offered an opportunity to shape the document. The document is currently in draft stage and will be presented for final public comment and adoption in early 2017.

**Borough of East Stroudsburg Comprehensive Plan Update**

**Our Vision for East Stroudsburg in 2025**  
*(Underlined text indicates ideas and priorities expressed by local residents during public outreach.)*

East Stroudsburg, Pennsylvania is thriving. Good jobs anchor investments in well-located homes and distinctive public spaces, and the town is growing sustainably and a fresh wave of commuters adds East Stroudsburg attracts college students, job-seekers, employees, shoppers, and outdoor enthusiasts. The community is characterized by:

**Daily, destination, and drop-in businesses in downtown.** Downtown East Stroudsburg appeals to a variety of tastes with diners, cafes, coffee shops, and upscale restaurants offering quick bites and brews as well as leisurely dining distinctive retail stores carrying books, jewelry, furniture, and gifts; outfitters meeting demand for outdoor recreation gear and guides; and independent and franchise operators providing personal/household and business services. Many establishments feature local-themed merchandise or specialty dishes. Signs make it easy to find parking, and walking around downtown is pleasant, convenient, and safe.

**A diverse economy of service and manufacturing.** Commerce thrives at major intersections throughout town. Long-time manufacturers are a stable presence at the heart of North Courtland and the railroad. A regional health care hub is growing along Prospect and East Brown Streets. Additional retail and auto-oriented services are readily available at the junction of US 209 and PA 447, and along Lincoln Avenue off Brown Street. East Stroudsburg University anchors the intersection of Prospect and Ridgeway Street; its Innovation Center helps transform entrepreneurial spirit into economic success.

**Downtown living and distinctive residential neighborhoods.** East Stroudsburg offers affordable housing options to suit residents in all stages of life, and distinctive neighborhoods are geared toward the specific needs of professionals, families, and students. Apartments and condominiums in downtown and other mixed-use settings offer opportunities to live near jobs, shops, and restaurants for a convenient walkable urban lifestyle. Residential neighborhoods feature a range of single-family and two-family houses. Clubs and centers are motivated to keep properties well maintained.

**Everyday and adventure recreation for residents and visitors.** Living in East Stroudsburg makes it easy to enjoy walking, bicycling, or group exercise into daily life. Local parks encourage both active and passive recreation, and the nearby Delaware Water Gap National Park and Appalachian Trail invite weekend adventures. Outdoor enthusiasts visiting the region seek out East Stroudsburg for supplies and services.

**Festive celebrations of place and culture.** Community events and activities draw residents, workers, students, and faculty of all ages. Downtown, Borough parks, and school and University grounds are venues for holiday festivities, educational and safety events, seasonal concerts, and student and professional performances. Public spaces are clean and safe.

**A complete, multimodal transportation network.** Downtown, business centers, neighborhoods, schools, and parks are all interconnected in East Stroudsburg. Sidewalks and bike paths encourage safe travel on foot or by bicycle. Interconnected trails loop around the town along Broadhead Creek and nearby woodlands. The street network, centered on Courtland and Brown/Ridgeway Streets, is easy to navigate. The Pocono Pony provides bus connections to regional shopping destinations. East Stroudsburg is efficiently connected to distant markets and destinations by highways and freight rail.

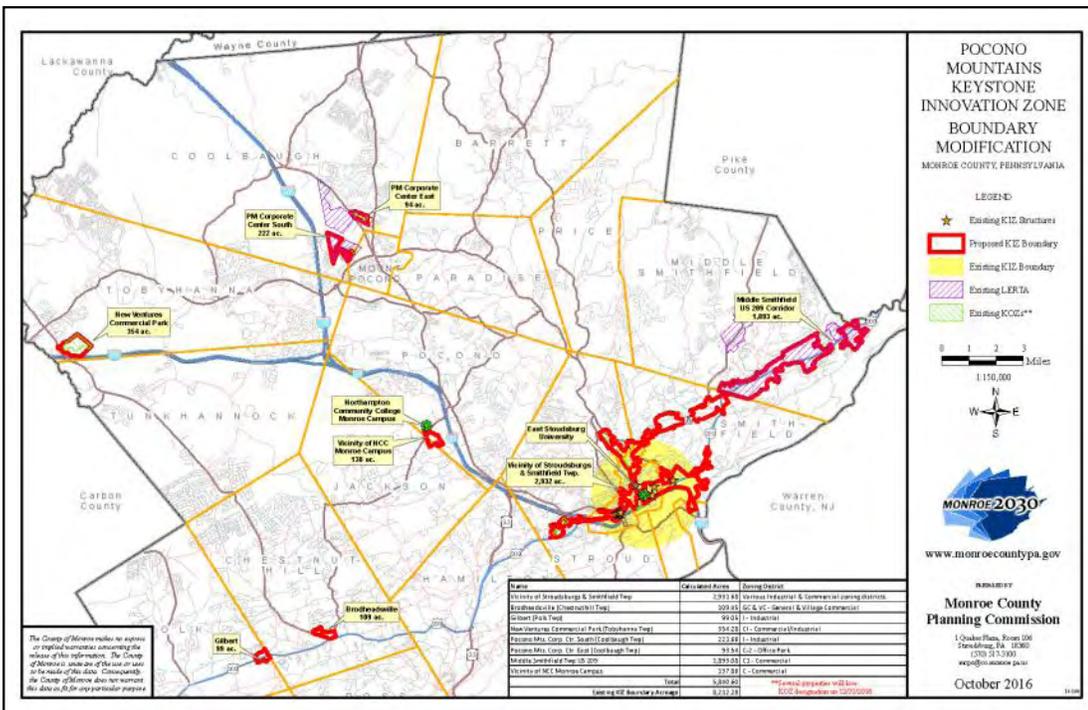
*This vision can be realized through the coordinated work of community and regional stakeholders, including leaders from the private, public, and non-profit sectors, supported by residents who are committed to building a strong future for East Stroudsburg. We invite you join us in our upcoming projects and initiatives!*

DRAFT October 5, 2016

## KEYSTONE INNOVATION ZONE BOUNDARY MODIFICATION

The Keystone Innovation Zone Tax Credit is an incentive program that provides tax credits to for-profit companies less than eight years old operating within specific targeted industries within the boundaries of a Keystone Innovation Zone (KIZ). The program's administrator in the county is East Stroudsburg University's Center for Research and Economic Development. The university reviewed and proposed a modification of the existing KIZ, created in 2007, from a 2 mile radius centering on East Stroudsburg University, to an area that was focused on areas in the County where start-up and early-stage businesses are presently operating or may congregate in the future. Working with the Pocono Mountains Economic

Development Corp. and Monroe County Planning Commission, ESU will present DCED with a modified KIZ that is approximately 2,127 acres smaller, is tailored to encompass industrial/commercial zoning districts, LERTA districts and Keystone Opportunity Zones, and also includes twelve, instead of the previous six, municipalities in the county.



Draft KIZ Boundary Modification Map

## **2016 TRAFFIC COUNTS**

The MCPC provides traffic count services in response to municipal requests. Traffic information recorded consists of counts which measure the speed, interval, and classification for each vehicle. The table below shows the data for traffic counts conducted during the past year. It should be noted that traffic count information for past years is also located on the county's website, [www.monroecountypa.gov](http://www.monroecountypa.gov).

<b>Start Date</b>	<b>Municipality</b>	<b>Road Name</b>	<b>Total Count</b>	<b>ADT</b>
9/9/16	Chestnuthill Twp.	Briarwood Drive	427 (7 Day)	61
6/29/16	Chestnuthill Twp.	Hypsie Gap Road	29 (3 Day)	9
8/31/16	Chestnuthill Twp.	Jay Road	316 (7 Day)	45
9/9/16	Chestnuthill Twp.	Jay Road	223 (7 Day)	33
7/21/16	Chestnuthill Twp.	Juno Drive	1,319 (7 Day)	188
9/9/16	Chestnuthill Twp.	Long Leaf Drive	227 (7 Day)	32
8/4/16	Chestnuthill Twp.	Mundy Lane	1,540 (7 Day)	220
8/4/16	Chestnuthill Twp.	Shogun Drive	1,328 (7 Day)	189
8/31/16	Chestnuthill Twp.	Starlight Drive	918 (7 Day)	131
8/4/16	Chestnuthill Twp.	Toll Road	13,681 (7 Day)	1,954
8/31/16	Chestnuthill Twp.	Village Road	672 (7 Day)	96
9/9/16	Chestnuthill Twp.	Woodcrest Avenue	198 (7 Day)	42
8/16/16	Coolbaugh Twp.	Hemlock Drive	14,233 (7 Day)	2,033
8/16/16	Coolbaugh Twp.	Summit Avenue	20,573 (7 Day)	2,939
6/1/16	Coolbaugh Twp.	Corporate Center Drive East	5,021 (7 Day)	717
6/1/16	Coolbaugh Twp.	Corporate Center Drive East	5,610 (7 Day)	801
10/7/16	Delaware Water Gap Bor.	Broad Street	20,316 (4 Day)	1,954
10/7/16	Delaware Water Gap Bor.	Cherry Valley Road	2,372 (4 Day)	593
10/7/16	Delaware Water Gap Bor.	Main Street	8,788 (4 Day)	2,197
6/21/16	Eldred Twp.	Kunkletown Road	15,874 (7 Day)	2,267
6/21/16	Eldred Twp.	Kunkletown Road	17,468 (7 Day)	2,495
6/21/16	Eldred Twp.	Kunkletown Road	12,411 (7 Day)	1,773
7/21/16	Middle Smithfield Twp.	Barren Road	11,956 (5 Day)	2,391
7/21/17	Middle Smithfield Twp.	Barren Road	6331 (2 Day)	3,165
7/21/16	Middle Smithfield Twp.	Wooddale Road	6,766 (7 Day)	966
8/16/16	Paradise Twp.	Koerners Road	43,120 (7 Day)	6,160
6/21/16	Polk Twp.	SR 209	46,995 (7 Day)	6,713
4/20/16	Polk Twp.	Whitey B Drive	999 (7 Day)	142
7/8/16	Price Twp.	Manzanedo Road	821 (7 Day)	117
7/8/16	Price Twp.	Manzanedo Road	1,061 (7 Day)	151
6/10/16	Smithfield Twp.	Fawn Road	12,911 (7 Day)	1,844
7/1/16	Smithfield Twp.	Hollow Road	30,789 (7 Day)	4,398
7/1/16	Smithfield Twp.	River Road	50,017 (7 Day)	7,145
5/10/16	Smithfield Twp.	River Road	5,202 (4 Day)	1,300
5/10/16	Smithfield Twp.	River Road	16,332 (4 Day)	4,083
6/10/16	Smithfield Twp.	Brushy Mountain Road	9,473 (7 Day)	1,353
5/10/16	Smithfield Twp.	Hollow Road	18,230 (7 Day)	2,604
5/19/16	Smithfield Twp.	River Road	6,881 (7 Day)	983
9/21/16	Stroud Twp.	Metzger Road	28,009 (7 Day)	4,001
9/21/16	Stroud Twp.	Metzger Road	10,896 (7 Day)	1,556

## ***PARK LOCATOR & CONTEST***

In the winter of 2016, the Monroe County Planning Commission staff developed a website to identify parks and open spaces with public access. The Monroe County Park Locator identifies over 125 sites throughout the county. Searching by activity or location will guide users in exploring the county’s inventory of natural resources and provide useful information about each recreation opportunity. This includes directions, amenities, trail conditions, website links, photos, and more. The Park Locator can be found at [monroegis.org/parklocator](http://monroegis.org/parklocator).

The Park Locator was launched at the Monroe County Earth Day Celebration held at Northampton Community College on May 22, 2016. MCPC staff promoted the website while handing out blue rocks and encouraging residents to get outdoors to explore the county by participating in the “Monroe County Rocks” photo contest.

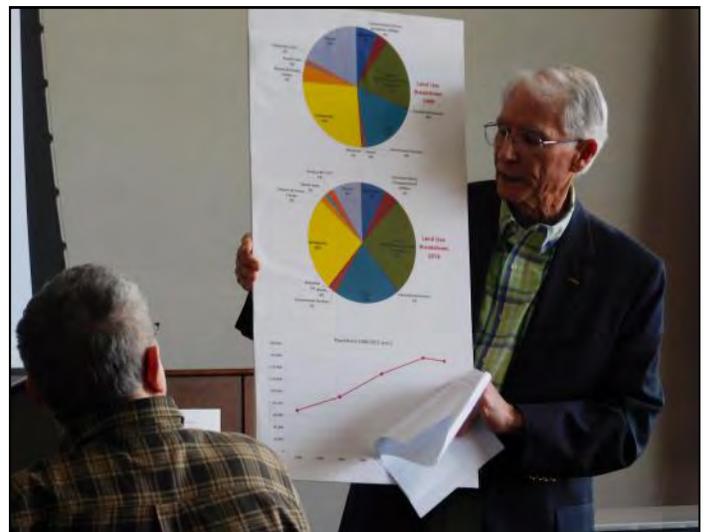


*2016 ‘Monroe County Rocks’ Winning Photo Entry*

To enter the contest residents were encouraged to take their rock to any of the sites identified on the park locator and take a photo with it. The contest was a great success; residents from throughout the county shared their experiences in local parks through a variety of creative photos. Photos were submitted at [Facebook.com/MonroeCountyParkLocator](https://www.facebook.com/MonroeCountyParkLocator) and prizes were awarded at the end of the summer. Sponsors of the 2016 “Monroe County Rocks” contest include Great Wolf Lodge, Camelback, Shawnee Inn and Golf Resort, and the Sarah Street Grill. In addition to promoting the park locator and facilitating the contest the Facebook site was utilized to highlight properties acquired through the County Open Space Bond. A brief editorial, The Park of the Week, was posted each week throughout the summer spotlighting a specific natural area. The Park of the Week feature incorporated interesting historical facts with helpful trip planning information to encourage visitation to each of the sites.



*MCPC’s Booth at Northampton Community College*



*John Woodling Speaking at the 2016 Earth Day Celebration*

## ***OPEN SPACE AND RECREATION***

Throughout 2016 the Monroe County Planning Commission continued to partner with the municipalities, land trusts and nonprofits by providing mapping to support promotion and planning for develop of their parks and open spaces. This year we collected data and provided trail maps for the following sites:



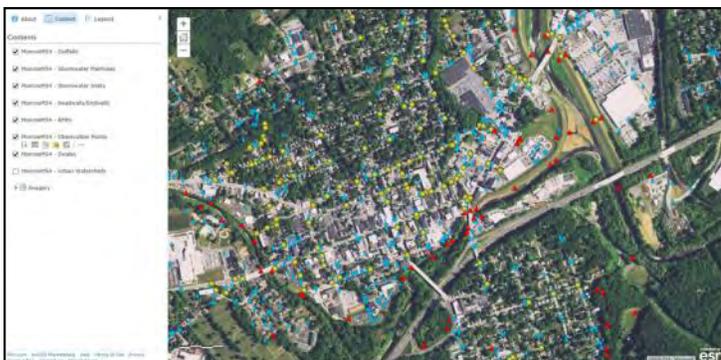
*Chestnut Mountain Nature Preserve in Barrett Township  
Polk Natural Area in Polk Township  
Jonas Mount Preserve in Polk Township  
Glen Run Nature Preserve in Stroud Township  
Fieldstone Farm Preserve in Paradise Township  
Zacharias Pond in East Stroudsburg  
Echo Lake Park in Middle Smithfield*

*Park Locator Application*

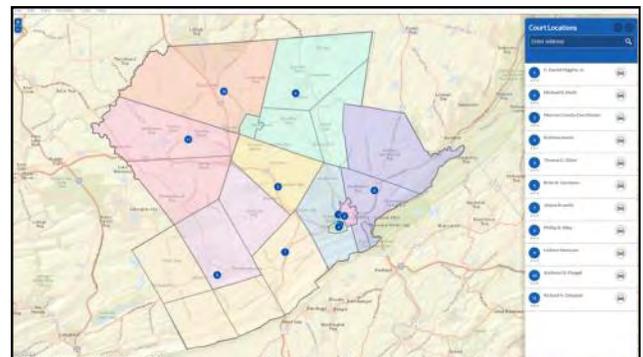
## ***GEOGRAPHIC INFORMATION SYSTEMS***

During 2016 several applications were developed using ArcGIS Online and ESRI's Collector Application. This process turns any mobile phone or device into a data collection unit geared toward specific items that can be controlled by the developer. We are using this methodology in conjunction with affected municipalities to collect data relative to the MS4 Project and have a similar process set up for Vector Control. This has allowed the county to leverage the power of its existing GIS infrastructure without the need for costly hardware and equipment purchases. We also have a preliminary model for Damage Assessment Data Collection completed and ready for testing.

In addition to the Collector application and the Park Locator application, a Court Locations application was developed to provide directions to each of the county's 11 District Courts from any given location. Simply pick the court you are interested in from the menu and enter the address you need directions from. You can also use your current location or an address to find the nearest District Court. This application can be accessed at [www.monroegis.org/CourtLocations](http://www.monroegis.org/CourtLocations).



*Collector Application for MS4 Mapping*



*Court Locator Application*

## **ORDINANCE AMENDMENTS FOR 2016**

	Zoning	SALDO
Barrett Township	4	0
Chestnuthill Township	0	0
Coolbaugh Township	0	0
Delaware Water Gap	2	0
East Stroudsburg Borough	0	0
Eldred Township	1	0
Hamilton Township	1	0
Jackson Township	2	0
Middle Smithfield	0	0
Mount Pocono Borough	3	0
Paradise Township	0	0
Pocono Township	3	2
Polk Township	4	0
Price Township	0	0
Ross Township	0	0
Smithfield Township	2	0
Stroud Township	1	0
Stroudsburg Borough	1	0
Tobyhanna Township	3	0
Tunkhannock Township	0	0
<b>Total</b>	<b>27</b>	<b>2</b>

A number of amendments to Municipal Zoning and Subdivision and Land Development Ordinances were reviewed in 2016. These two ordinances are the mechanism for Townships and Boroughs to regulate land use. All 20 Municipalities in the County have their own Zoning and Subdivision and Land Developments Ordinances. The following are some of the more notable amendments that have been submitted in the previous year.

- Pocono Township—Complete update to the Subdivision and Land Development Ordinance (*Financial Assistance Program II Funds Awarded*)
- Barrett Township— In the process of a comprehensive update to the Zoning Map (*MCPC Mapping Assistance through the Municipal Partnership Program*)
- Mount Pocono Borough—Adopted amendments concerning short-term rental properties
- East Stroudsburg Borough—In the process of adopting an updated Comprehensive Plan

*This chart is a breakdown of proposed ordinance amendments the MCPC reviewed in 2016.*

## **LEGISLATIVE UPDATE**

Last year saw two notable pieces of legislation regarding signage and the passage of medical marijuana law. The *Gilbert v. Reed* Supreme Court decision brought dramatic changes in how local municipalities are able to regulate signage. Specifically, the first amendment was invoked to prevent local regulation of signs based on content. For example, a Township may no longer enforce regulations on political or real estate signs simply due to the nature of their message. A municipality is still able to regulate signs based on physical properties, i.e. size, materials, lighting, location. While this ruling is new and will likely be subject to further interpretation, the County Planning Commission is working to update its model signage ordinance to be in compliance with the decision.

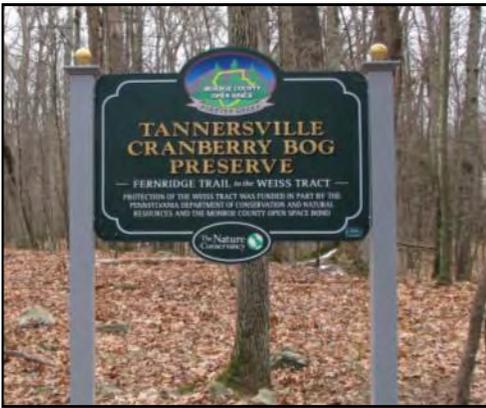
Medical marijuana is another issue that faces the Commonwealth. Several municipalities have already submitted ordinance amendments regarding this topic. Monroe County is in Zone 2 of 6, of which two licenses for growing and production and four licenses for dispensaries are to be made available. These licenses are to be awarded this summer at significant financial outlay by their applicants.



*Example Monument Signage in Bartonsville*

## **UNIVERSAL SIGNAGE PROGRAM**

In 2016 MCPC continued to facilitate the Monroe County Open Space Universal Signage Program. This program provides a standard of guidelines for property identification on sites acquired with County Open Space Funding. Municipalities, land trusts and non-profits may request funding for the construction and installation of signage if they follow the guidelines of this program. In 2016 the MCPC funded the following property identification signs:



*Example Signage for Open Space Properties*

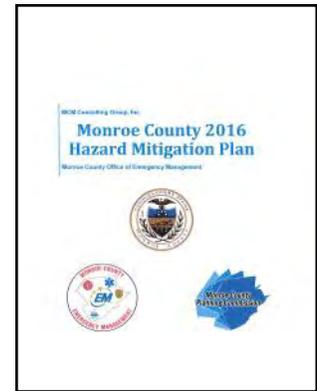
*The Tannersville Cranberry Bog Bryson Tract in Pocono Township*

*The Tannersville Cranberry Bog Weiss Tract in Pocono Township*

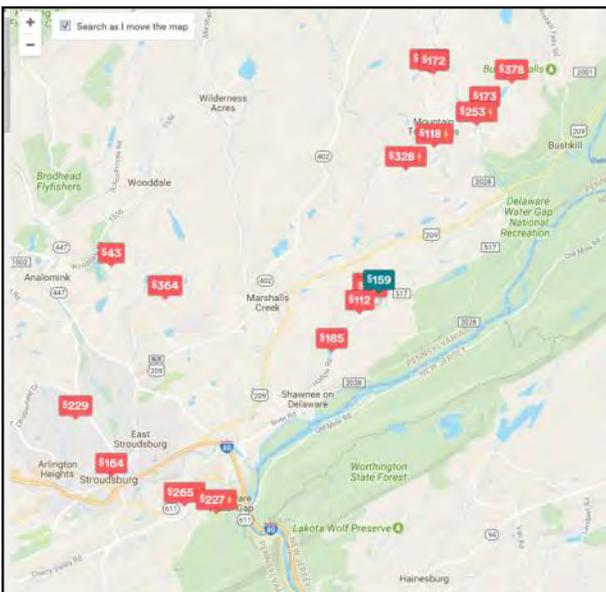
*The Chestnut Mountain Nature Preserve in Barrett Township*

## **2016 HAZARD MITIGATION PLAN ADOPTION**

In the summer of 2015, work began on updating Monroe County’s Hazard Mitigation Plan. A diverse team of local agencies and citizens met monthly to review and evaluate hazards specific to Monroe County and to create action items and strategies to address those hazards. Winter storms, flooding, and utility outages rated very high on the list of hazards for the County. In 2016 the plan was adopted, and due to its comprehensive and quality nature, it is being used as a template for other counties throughout the Commonwealth. The goal of the Hazard Mitigation plan is to protect life, safety, and property by reducing the potential for future damages and economic losses that result from natural hazards.



## **MUNICIPAL ACTIONS CONCERNING SHORT-TERM RENTALS**



*Short-Term Rental Search Results*

An increasingly pressing issue facing many of the municipalities in the County is the subject of single family dwellings being utilized as short-term rental units. While the Poconos are a well-established tourist destination, the renting of single-family dwellings in residential neighborhoods has led to numerous impacts to adjacent properties, such as noise complaints, damage to properties, and other problems related to so called ‘party houses.’ Another issue is hotel tax not being collected, which funds numerous county initiatives and tourist advertising. While municipalities have used a variety of methods to control the issue, numerous violators are still in the appeals process in the courts. Permanent solutions are still being explored.

## ***AGRICULTURAL PRESERVATION***



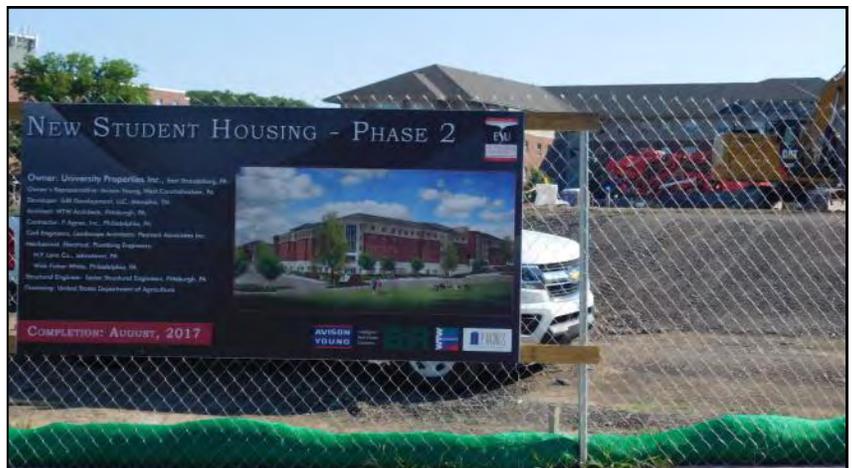
*Blue Ridge Winery  
in Ross Township*

Last year the Monroe County Commissioners certified \$73,325 to the State to facilitate the Farmland Preservation Program; in turn the state matched that amount by almost 6 to 1 ratio. This provided almost one half million dollars to fund protection of agricultural land in Monroe County. Nine applications were received and evaluated by the Planning Commission staff. It is expected that offers will be made to 2 of the applicants in the first quarter of 2017. Staff also completed annual inspections of the 106 preserved Farms; staff engaged the owners and provided information to them concerning conservation practices where needed. 2016 was a productive year for the program. Three farms including the Gould Farm, Schmidt Farm, and Borger Farm added a total of 183 acres of preserved farmland to Monroe County. Since inception of the program, Monroe County has preserved 106 farms adding up to 7,223 acres of preserved farmland.

Township	Number of Farms	Acres	Funding
<b>Polk</b>	30	1,872.90	\$5,005,448.95
<b>Chestnuthill</b>	15	985.1	\$2,724,914.60
<b>Eldred</b>	18	1,198.90	\$4,089,504.22
<b>Ross</b>	9	714.3	\$1,624,764.47
<b>Hamilton</b>	16	1,287.40	\$3,988,781.03
<b>Jackson</b>	10	668.2	\$1,701,068.88
<b>Stroud</b>	6	349.10	\$1,032,577.08
<b>Pocono</b>	1	33.5	\$604,440
<b>Tunkhannock</b>	1	114.4	\$228,808
<b>Total</b>	106	7,223.80	\$21,000,307.23

## ***E-911 READDRESSING***

From the inception of the Readdressing Project in 2010, the hired consultant, L.R. Kimball estimated at that time that the project should expect approximately 10,000 calls for address assignments or corrections. As of today, the project call log status is 22,915 calls and continues to rise with approximately 2,080 entered for 2016. The majority of the incoming calls are now related to receiving a copy of the original Address Notification Mailer. The project is also responsible for assigning addresses for all new construction. The original objective of the project was extremely successful: that being the addressing system and signage has reduced response time of emergency providers in dire times of emergencies.



*New Residence Quarters Under Construction at ESU*

# STREAM REHABILITATION

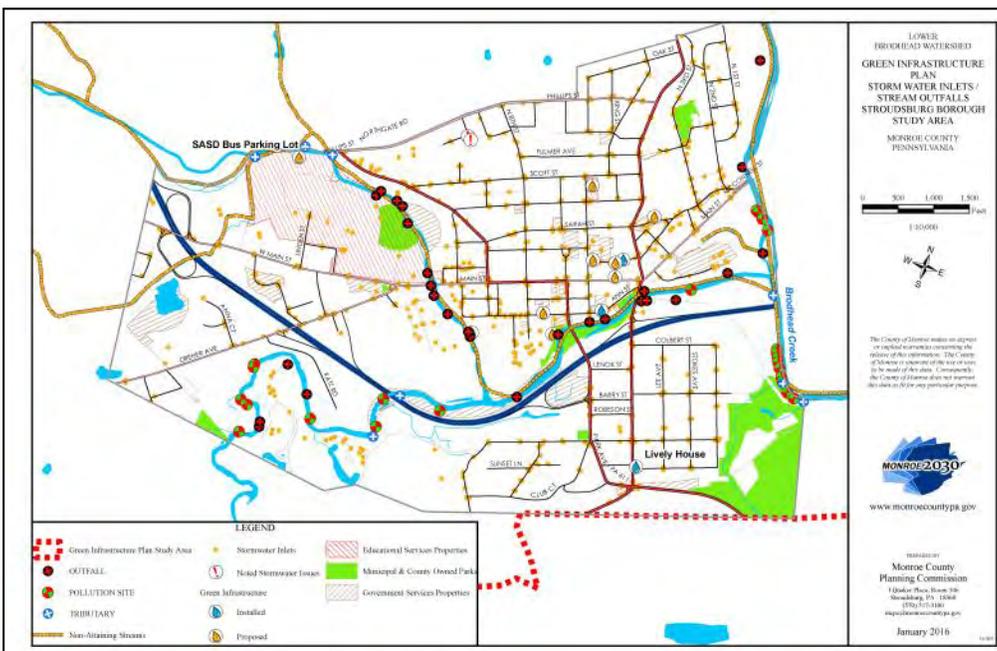
In August of 2016, Brodhead Watershed Association (BWA) and the Brodhead chapter of Trout Unlimited rehabilitated a stretch of the McMichael Creek which runs through county owned open space and recreation areas in Hamilton Township. The project focused on two main areas that received bank stabilization and boulder placement. 50 tons of boulders were used to create a large cross vein in the stream that would provide higher dissolved oxygen levels and increased trout habitat in that stretch. Roughly 100 yards downstream of the cross vein, 50 tons of boulders were used to create a saw tooth deflector to help stabilize an eroding undercut bank which also created better trout habitat in the stream. Throughout the entire stretch, larger boulders were placed randomly throughout the stream to provide shelter and feeding lanes for hungry trout. This project not only helps protect the surrounding trails and ball fields but creates better conditions for trout populations to thrive.



*Boulder Placement in the McMichaels Creek*

# GREEN INFRASTRUCTURE PLANNING

The Brodhead Watershed Association has been awarded a grant by the National Fish and Wildlife Foundation (NFWF) to address water quality problems in the lower Brodhead watershed. The MCPC has been providing in-kind services to BWA in support of this grant, such as in 2014, providing staff to walk approximately 15 miles of stream banks to locate pipes, ditches or small tributaries that may be carrying pollutants into the creeks. Staff also provided GIS technical assistance by capturing data points on the creek walks using mapping -grade GPS instruments. The BWA recently completed a Green Infrastructure Plan for the Lower Brodhead Watershed, with MCPC GIS staff providing the BWA with technical assistance to complete the plan.



Items of note include generating an analysis of the land cover within the project area using a recently developed land classification dataset from the University of Vermont. Also, staff completed a series of maps showing existing and potential green infrastructure locations within Stroud Township and East Stroudsburg and Stroudsburg Boroughs.

*Mapping Provided by the MCPC*

## WATER QUALITY 2016



*Field Chemistry Testing Equipment*

The 2016 Water Quality study occurred from May 5<sup>th</sup> to May 13<sup>th</sup> and included 38 sites throughout the County. Site locations were chosen based on frequent occurrence, infrequent occurrence, nonexistent data, and recent development.

**Field Chemistry Sampling:** The following parameters were measured and stored using HANNA Instruments- Multiparameter HI 9829 with a Multiparameter Probe 7609829 field meter and recorded on standard data forms: pH, Temperature, D.O. Concentration, D.O. %, and Conductivity.

**Macroinvertebrate Sampling:** At each site, macroinvertebrates were collected using 12” D-frame nets that were held on the stream bottom. The collector thoroughly disturbed the stream bottom to dislodge any macroinvertebrates from the substrate. This process was repeated 6 times for Riffle/Run streams and 10 times for Multihabitat streams.

**Laboratory Chemistry Testing:** The following table shows water chemistry parameters that were tested by Microbac Laboratories in the analysis of the stream samples.

<b>Laboratory Testing Parameters</b>		
Total Organic Carbon (TOC)	Nitrate-Nitrate as N	Harness
Aluminum, Total	Alkalinity to pH 4.5	Chloride
Calcium, Total	Total Dissolved Solids (TDS)	pH
Iron, Total	Phosphorus - Total as P	Nitrogen, Total as N (Calc)
Magnesium, Total	Biochemical Oxygen Demand	Ammonia as N

The MCPC’s commitment to preserving the integrity of Monroe County’s water resources is long standing. The Annual Water Quality study has been conducted since 1985. The Conservation District, MCPC, Pinchot Institute, Microbac Laboratories, and Aquatic Resources Consulting helped to complete the 2015 study.

The 2016 Water Quality Report is currently being finalized and will be available on the County website in the near future.

**Monthly Water Quality Study:** In addition to the annual water quality study, planning commission staff has recently started to monitor field chemistry measurements on Brodhead Creek above and below the urbanized area. This study provides monthly water chemistry data for long term analysis. The study areas are currently at Forevergreen Nature Preserve and Glenn Park.



*Macroinvertebrate Sampling*



## **2016 Financial Support PMEDC Secured for Monroe County Projects**

- Fifteen new Local Share Account Projects approved by the Commonwealth Financing Authority - \$3,580,000
- Financing for Penn Stroud Hotel Renovation - \$2,138,000
- Financing for The Queen's Treasures - \$25,000
- Two new Redevelopment Assistance Capital Program grants released:
  - Arcadia New Ventures (\$1.5 million)
  - International Boiler Works (\$1.8 million)
- PennDOT Multimodal Transportation Fund grant approved for Smithfield Gateway - \$2,074,563
- CFA Multimodal Transportation Fund grant approved for Long Pond Road Realignment (Kalahari) - \$1,500,000
- 33 Payment Requests submitted for LSA, PennWorks and RACP - \$3,586,911

## **PMEDC's 2016 Highlights**

- New companies: Solstice Sleep Products, NFI Logistics and Hanna's Farm Market
- Six Local Share Account projects and 3 RACP projects completed and audited
- Ongoing administration of 24 Local Share Account projects, 2 PennWorks projects and 6 RACP projects
- Competed second issue of Pocono Mountains Region Economic Development Guide
- 27 new Local Share Account Monroe County applications submitted by September 30, 2016
- Pre-Treatment Plant at PMCC South installed and operating
- Special Events and Trade Shows:
  - ESU Economic Outlook Summit
  - Tobyhanna Army Depot Industry Day
  - Penn's Northeast Fall Festival
  - Penn's Northeast Broker Event
  - Great American Outdoor Show
  - Hosted 6th PMEDC Annual Meeting and 3 Membership Luncheons
  - Business Consulting Services in cooperation with SBDC
  - PA Economic Development Assn. Conference at Kalahari Resorts
  - Mountain View Vineyard Groundbreaking
  - OEA/DTP Workshop
  - Projects Tour
  - MD&M East
  - PREP Outreach Seminar

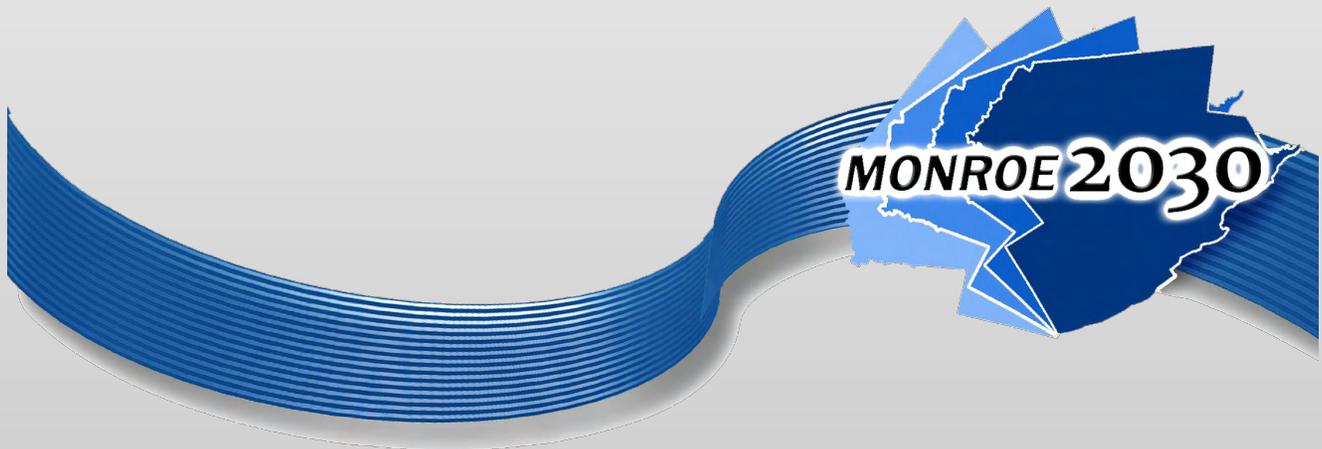
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Financial Assistance Program (FAP II)  
Open Space Program  
Geographic Information System (GIS)  
Annual Water Quality Study  
Agricultural Land Preservation Program  
Traffic Counts  
Professional Planning Assistance

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