2024
Annual Report

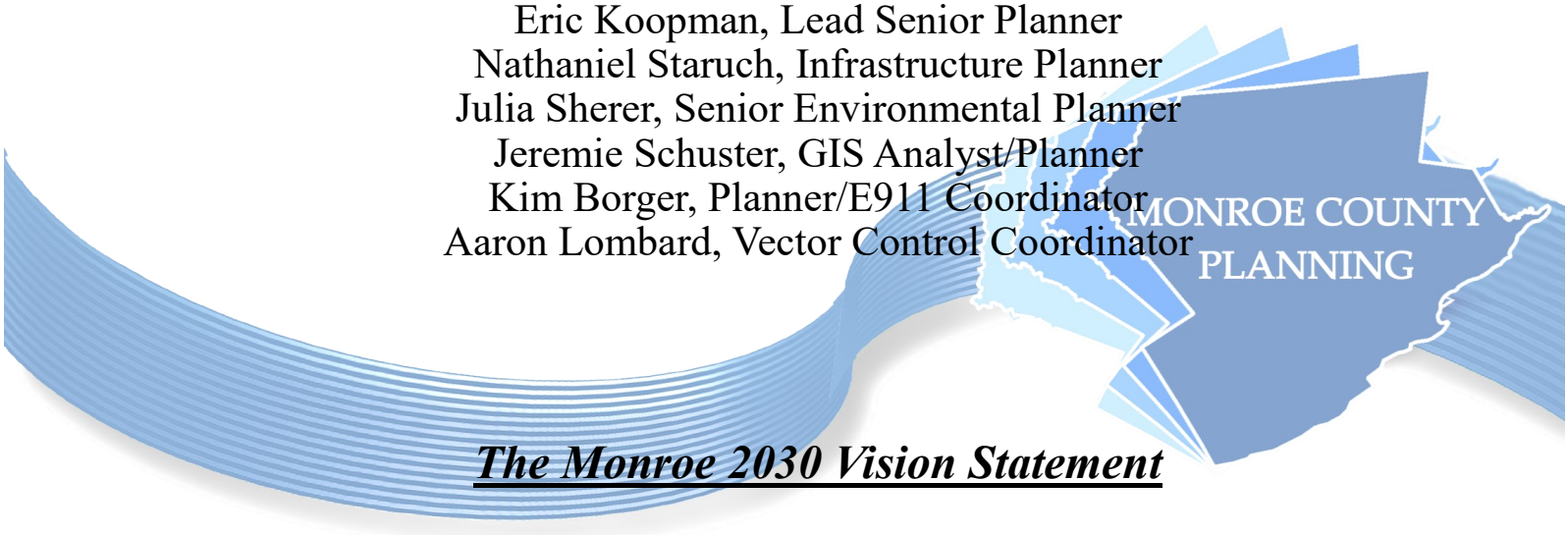
Monroe County
Planning Commission

MONROE COUNTY COMMISSIONERS

John D. Christy, Chairman
David C. Parker, Vice-Chairman
Sharon S. Laverdure, Commissioner
Robert Gress, Chief Clerk/Administrator

MONROE COUNTY PLANNING COMMISSION STAFF

Christine Meinhart-Fritz, Director
Eric Koopman, Lead Senior Planner
Nathaniel Staruch, Infrastructure Planner
Julia Sherer, Senior Environmental Planner
Jeremie Schuster, GIS Analyst/Planner
Kim Borger, Planner/E911 Coordinator
Aaron Lombard, Vector Control Coordinator



The Monroe 2030 Vision Statement

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

DIRECTOR'S MESSAGE

A good plan isn't one where someone wins, it's where nobody thinks they've lost. -Terry Pratchett

In 2025, Monroe County will begin to update its Comprehensive Plan, and as in the previous plan updates, a large committee representing Monroe County's diverse community will be asked to participate in the process. It is critical that we all remind ourselves to listen to those community members that have differing opinions to become better informed about our County prior to making decisions about the future of our community.

In 2024, the Planning Commission was able to hire, rehire, and promote excellent staff that will assist with the update of the County Comprehensive Plan. They each bring their individual skill sets and knowledge to the Planning Commission and I have enjoyed the collaboration in the office.

The Planning Commission has also had the opportunity to work with many offices within the County and with outside organizations including the County Commissioner's Office, the Emergency Operation Office, the Grants/ Fiscal Office, the Treasure's Office, the Assessment Office, the IT Department, the Pocono Mountains Economic Development Corporation, the Redevelopment Authority of the County of Monroe, NEPA Alliance and the 20 Municipalities within the County. As we all are aware, partnerships are important for a vibrant community

Christine Meinhart-Fritz, Director

Monroe County Planning Commission Board Meeting

2025 MONROE COUNTY PLANNING COMMISSION BOARD

Annette Atkinson, Chairman
Charles Vogt, Vice-Chairman
Chris Borger
Roger McFadden
Nicole Murray
Troy Nauman
Rich Schlameuss

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2025 AGRICULTURAL LAND PRESERVATION BOARD

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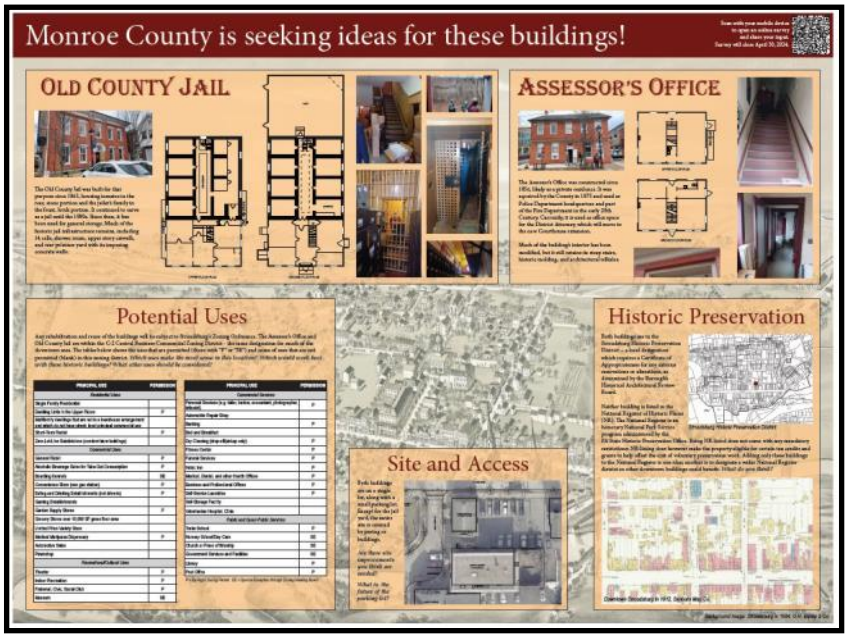
Mark Green
Carl Heckman
Mark Heckman
Robert Serfass

ADAPTIVE REUSE STUDY OF THE FORMER COUNTY JAIL

In 2024, the County received a grant for a study to identify potential new uses for the Old County Jail, built in 1890 and decommissioned in the 1970s. The adjacent Assessor's Office was also included in this study. The structures have been largely vacant and used only for storage of County documents, despite its prime location at Courthouse Square, in downtown Stroudsburg. A survey was conducted in the spring to gauge public input and various stakeholder groups were contacted to provide feedback, including the Historical Society, Planning Commission, Borough officials, Visitors Bureau, and others.

The Old County Jail in Stroudsburg's Courthouse Square

While the old Assessor's Office is still in working order, the Old Jail would need significant renovation and updating. The Adaptive Reuse Study would address realistic potential new uses for the historic buildings, taking into consideration underlying zoning, lot dimensions, parking, community sentiment, and other technical details. Results from the survey would become the basis for the recommendations of the study. The first recommendation was to apply to the National Registry of Historic Places for Courthouse Square. Inclusion into the registry would allow for grant opportunities to redevelop the properties. Secondly, subdividing the properties into two separate lots was recommended and lastly, stabilizing and improving access to the Old Jail.



Old Jail Adaptive Reuse Information Flyer

Three development scenarios were then provided. In one, the jail would be a County owned museum and tourist attraction, the second being a publicly owned incubator/ makerspace and shops. The third would be a hybrid museum and rentable flex space. A financial breakdown was provided for the scenarios, along with estimated timelines to complete the improvements. Any future reuse of these historical structures should be incentivized by historic preservation and its financial benefits, establish independence of buildings and lots, and basic building stabilization to prevent degradation and reduce future maintenance and repair costs.

RESIDENTIAL BUILDING PERMIT AND REVIEWS

During 2024, the municipalities in Monroe County issued a total of 192 permits for new single family homes. The average price in 2024 for homes built was $326,139 a slight decrease from 2023 when the average price was $328,596. The number of building permits issued increased from 189 in 2023.

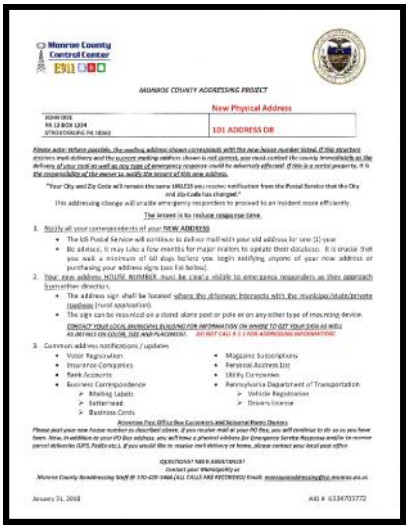
2024 NEW BUILDING PERMITS

Municipality	Total
Barrett	7
Chestnuthill	10
Coolbaugh	48
Delaware Water Gap	0
East Stroudsburg	0
Eldred	0
Hamilton	8
Jackson	2
Middle Smithfield	17
Mount Pocono	3
Paradise	0
Pocono	7
Polk	20
Price	7
Ross	5
Smithfield	6
Stroud	10
Stroudsburg	0
Tobyhanna	32
Tunkhannock	10
TOTAL	**192**

SUBMITTED PLANS FOR 2024

Municipality	Minor Subdivisions	Major Subdivisions	LDPs
Barrett Township	8	0	0
Chestnuthill Township	3	0	6
Coolbaugh Township	21	0	4
Delaware Water Gap Borough	0	0	0
East Stroudsburg Borough	1	0	1
Eldred Township	0	0	0
Hamilton Township	2	1	2
Jackson Township	1	0	3
Middle Smithfield Township	0	0	0
Mount Pocono Borough	0	0	0
Paradise Township	2	0	0
Pocono Township	10	0	7
Polk Township	17	1	0
Price Township	0	0	0
Ross Township	3	0	2
Smithfield Township	1	2	2
Stroud Township	1	0	2
Stroudsburg Borough	0	0	1
Tobyhanna Township	1	0	0
Tunkhannock Township	0	1	0
TOTAL	**71**	**4**	**30**

E-911 READDRESSING


Monroe County Control Center

MONROE COUNTY ADDRESSING PROJECT

New Physical Address

101 ADDRESS DR

Sample Readdressing Form

From the inception of the Readdressing Project in 2010, the hired consultant, L.R. Kimball estimated at the time the project should expect approximately 10,000 calls for address assignments or corrections. As of today, the project call log status is approaching 29,050 calls and continues to rise with approximately 800 entered for 2024. The majority of the incoming calls are now related to receiving a copy of the original Address Notification Mailer. However, calls are still received with concerns about structures that require additional addresses for mail delivery or 9-1-1 purposes. The project is also responsible for assigning addresses for all new construction and works closely with the Monroe County Control Center in the maintenance of the MSAG. (Master Street Address Guide) The original objective of the project was extremely successful: that being the addressing system and signage has reduced the response time of emergency providers in dire times of emergencies.

MAJOR DEVELOPMENT IN 2024

Proposed commercial and industrial development continued at a steady pace in 2024. Notable proposed developments include over 2,200,000 s.f. of warehouse/distribution space in Coolbaugh Township, a commercial/retail center in Chestnuthill, a Nordic Spa Facility in Pocono Township, two major self-storage centers in Stroud Township and East Stroudsburg Borough, and 116 apartment units in Pocono Township.

The New Swiftwater Hotel

Forest Clearing for the Swiftwater Solar Facility

ORDINANCE AMENDMENTS FOR 2024

Municipality	Zoning Amendments	SALDO Amendments
Barrett Township	0	0
Chestnuthill Township	0	0
Coolbaugh Township	3	0
Delaware Water Gap Borough	0	0
East Stroudsburg Borough	4	0
Eldred Township	2	0
Hamilton Township	0	0
Jackson Township	1	0
Middle Smithfield Township	0	0
Mount Pocono Borough	1	0
Paradise Township	0	0
Pocono Township	1	0
Polk Township	2	0
Price Township	0	0
Ross Township	0	0
Smithfield Township	7	1
Stroud Township	0	0
Stroudsburg Borough	0	0
Tobyhanna Township	0	0
Tunkhannock Township	2	0
TOTAL	**23**	**1**

A total of 24 amendments to municipal Zoning and Subdivision and Land Development Ordinances were reviewed in 2024. 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 Development Ordinances. The following are some of the more notable amendments that have been submitted in the previous year.

Warehouse Amendments – Eldred Township, Tunkhannock Township, and Coolbaugh Township

Solar Energy - Polk Township, Tunkhannock Township, and Jackson Township

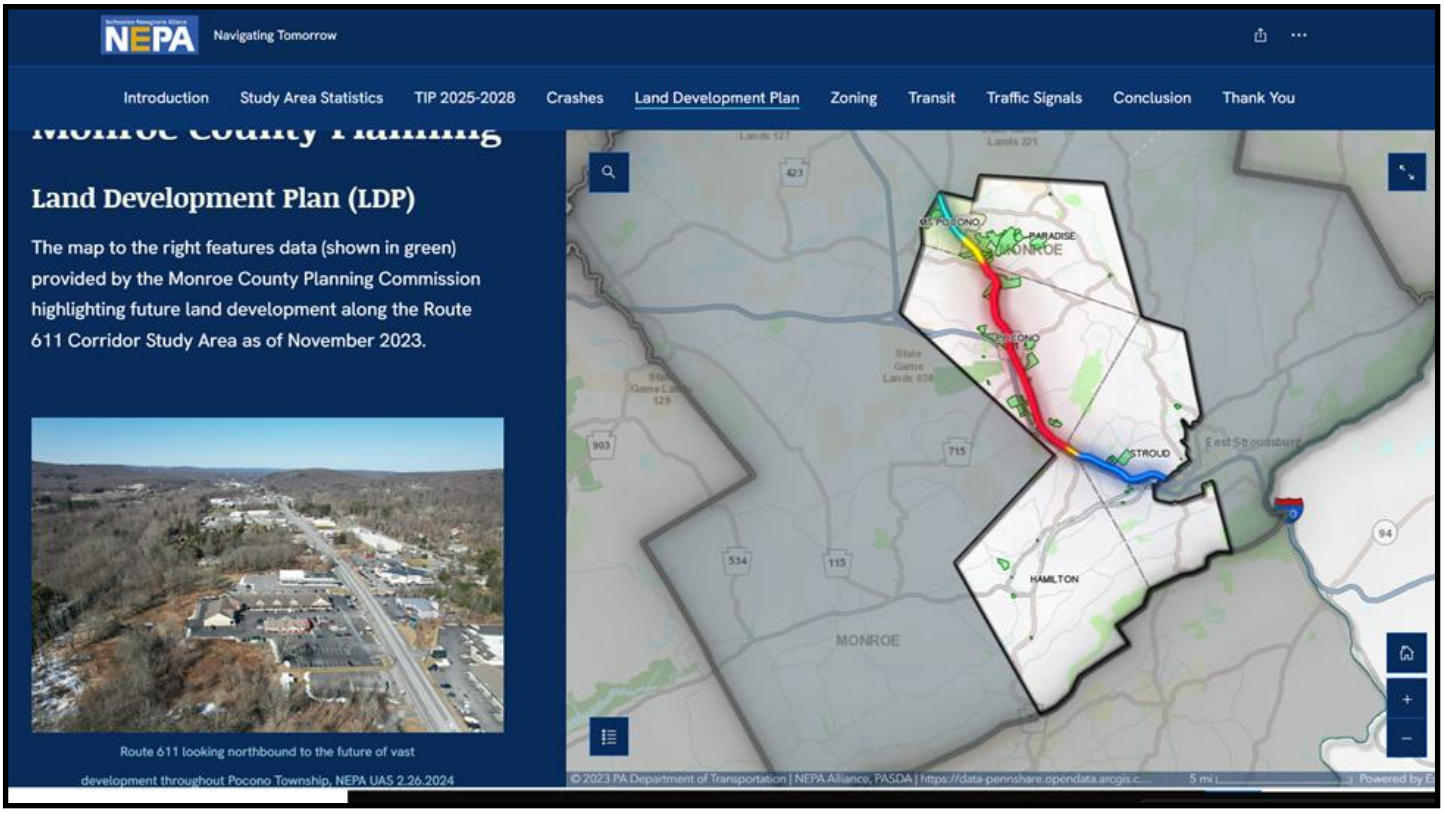
Zoning Map Amendments - East Stroudsburg Borough, Smithfield Township, Polk Township, and Pocono Township

This chart is a breakdown of proposed ordinance amendments the MCPC reviewed in 2024.

PROPOSED LAND DEVELOPMENT IN 2024

Municipality	Project Name	Land Use	Description	Details
Stroudsburg	Laurelwood Cemetery	Semi-Public	Mausoleum	348 Crypts, 160 Niche Banks
Chestnuthill	Pleasant Valley Town Centre	Commercial	Retail/Services	5,200 SF Restaurant, 5,670 SF Retail, 2,200 SF Bank, Fast Food, 2,000 SF Coffee Shop
Pocono	Schlier's Towing Garage	Services	Garage	4,800 SF Storage Garage
Stroud	Plaza 611 Self Storage	Services	Self-Storage	115,692 SF Storage Facility
Pocono & Hamilton	Marriot Hotel	Services	Hotel	120 Room Hotel
Coolbaugh	611 Warehouse	Industrial	Distribution Facility	1,076,320 SF & 957,600 SF Warehouses
Ross	Archa Vidya Gurugula	Religious	Guest Unit Replace-ment	24 Units, 12,700 SF Structure
Coolbaugh	PMCC North Lot 2 Warehouse	Industrial	Warehouse	168,020 SF Warehouse Facility
Chestnuthill	The Barns at Shallow Creek	Services	Special Events Venue	Banquet Hall
Pocono	Spirit of Swiftwater Phase 2	Residential	Apartment Units	52 Unit, 4 Story Structure
Ross	Andrew Housing Unit	Residential	Additional Dwelling	Single-Family Dwelling
Chestnuthill	PVSD Improvements	Institutional	High School Addition	Building Modifications
Pocono	Sanof Pasteur B57	Industrial	Building Addition	1,193 SF Addition
Chestnuthill	Uni-Mart Expansion	Commercial	Convenience/Gas	1,507 SF Addition
Chestnuthill	Christosa Holdings LLC	Services	Vehicle Repair/ Services	18,400 SF Storage/Shop
Pocono	Monopine Tower	Utilities	Cell Tower	150' Cell Tower
Coolbaugh	Posh Properties	Commercial	Fast Food Restaurant	2,325 SF Restaurant
Smithfield	Water Gap Wellness	Services	Recreation Center	8,000 SF Facility
Jackson	Timber's Pub	Commercial	Restaurant	Modifications
Smithfield	Joseph Widmer	Office	Office Building	1,008 SF Structure
Pocono	Brookdale Spa	Services	Nordic Spa Facility	35,000 SF Spa, 12,000 SF Employee Dormitory
Hamilton	P&D Emergency Services	Services	Business	2,400 Structure
Stroud	Kelly Hyundai	Commercial	Car Dealership Addi-tion	884 SF Car Wash
Tobyhanna	MSJ Properties LLC	Services	Towing Garage	2,800 SF Structure
Jackson	Orange Pavers	Industrial	Manufacturing Facility	20,926 SF Structure
Pocono	Terrery Dentistry	Services	Dentist Office	770 SF Building Addition
Stroudsburg	R.J. Groner	Services	Storage	1,200 SF Addition
Jackson	Kuntz 2nd Home	Residential	Additional Dwelling	Single-Family Dwelling
East Stroudsburg	U-Haul Self-Storage	Commercial	Self-Storage	148,250 SF Facility
Pocono	Brookstead Apartments	Residential	Apartment Units	64 Unit 4-Story Building
Pocono	Trapasso Hotel Event Center	Commercial	Hotel Event Center	10,050 SF Structure
Jackson	ISTC Staff Housing	Recreation	Sports Camp Housing	10,000 SF Facility

STATE ROUTE 611 CORRIDOR STUDY



NEPA State Route 611 Corridor Story Map

In Monroe County, approximately 10 miles of Interstate-80 and State Route 611 (SR 611) are in very close proximity to one another. As a result, a corridor exists where traffic/emergency incidents on one roadway severely affect the other. Large volumes of local and tourist traffic inundate both local and state roadways during such events. For many years, it has been felt that a formal SR 611 Corridor study was needed to guide automotive transportation planning.

In collaboration with the Northeastern Pennsylvania Alliance Metropolitan Planning Organization (NEPA MPO), MCPC staff assisted in the creation of multi-media *StoryMap**, containing information relating to the development and infrastructure pressures along the State Route 611 corridor. The MCPC provided municipal zoning information, along with proposed and conceptual land development plans along the corridor, including data related to the type, scale, and traffic impacts. In addition to zoning and land use information, NEPA MPO was able to provide aerial drone forage to visually enhance the qualitative and quantitative information in the *StoryMap*.

The *SR 611 StoryMap* was then presented by NEPA MPO and MCPC leadership to representatives from PennDOT in hopes of attaining supplemental planning funds for a formal SR 611 Corridor Study. Such a study would analyze the current transportation conditions of the corridor, as well provide recommendations and prescriptions for future transportation design and development.

*ArcGIS StoryMaps - "*combine maps, 3D scenes, embedded content, multimedia, and more into an interactive narrative that can create awareness….*" – ESRI

SHORT-TERM RENTAL UPDATE

Short Term Rentals (STRs) have been a major issue throughout Monroe County and the Poconos for the last decade thanks to the advent of online rental platforms such as AirBnB. This remained true throughout 2024, as well. While the market for these vacation rentals remains high, it appears that the market has begun to plateau. It remains a major concern in the form of property speculation, however, as well as impacts to local residential communities. This has spurred action from municipalities in the past through the form of adopting regulatory ordinances and zoning amendments to address this land use. To date, nearly every municipality has adopted the County's Model Ordinance for this land use in some form or another. Still, regulation concerning STRs is continually being modified and changed to reflect local sentiment and recent impacts to the community. In order to keep neighboring municipalities aware of trends and issues related to the land use, our office regularly holds 'Short-Term Rental Municipal Roundtables' in which local zoning officers and other officials meet to discuss past successes, failures, and concerns.

The last such roundtable discussion occurred at the Monroe County Emergency Operations Center on November 19th. Speakers present were the county controller, county treasurer, and the planning commission's solicitor. Notable topics included hotel tax reporting, non-conformities and grandfathering, HOA communication, and permitting caps. Discussion at such events always provides valuable insight and provides a chance for municipalities to share experiences and discuss what is working and what is not working to better address impacts associated with STRs.

A balance should be maintained between the economic opportunity afforded by STRs and their potential negative impacts to the community, and such discussions allow for municipalities to best meet this challenge through engagement and cooperation with their neighboring peers. The MCPC will continue to host such events in the future to ensure all are kept up to date and informed of emerging trends and concerns associated with the STR market.

Short Term Rental Municipal Roundtable

VECTOR CONTROL PROGRAM

Tick Drag Materials

The Monroe County Vector Control program serves to provide mosquito and tick surveillance and mosquito-control functions for the Counties of Monroe, Pike, and Wayne. Its primary goal is to reduce the risk of vectored diseases such as West Nile Virus and Lyme Disease to residents, visitors, workers, and students in the region.

Mosquito-Control Activities include the physical removal of breeding habitats as well as responsible pesticide application to larval and adult habitat. This also includes the education of residents, workers, and organizations to establish best-management practices and boost public awareness of arthropod vectors and the diseases they spread.

Beginning in April, staff monitors mosquito habitats throughout each county, including storm-water infrastructure, water-treatment facilities, salvage yards, commercial properties, and public parks. Allocating surveillance resources to high-risk populations, such as the elderly, children, and immunocompromised individuals within the County helps reduce the risk of life-altering infections to the most vulnerable members of our communities. The program monitors Lyme Disease in the county through tick drags in public parks and on hiking trails and helps connect residents with tick testing resources.

In 2024, 22,965 Adult Mosquitos were collected in traps, and 2,000+ Larvae from standing water. Vector Control uncovered multiple mosquito populations infected with West Nile Virus, and worked to reduce their numbers by conducting 121 Mosquito Control Treatments. One-Hundred Forty-Two ticks were removed from our public open spaces and submitted for pathogen testing.

Invasive Asian Rock Mosquito (aedes japonicus)

Vector Control Table at the West End Fair

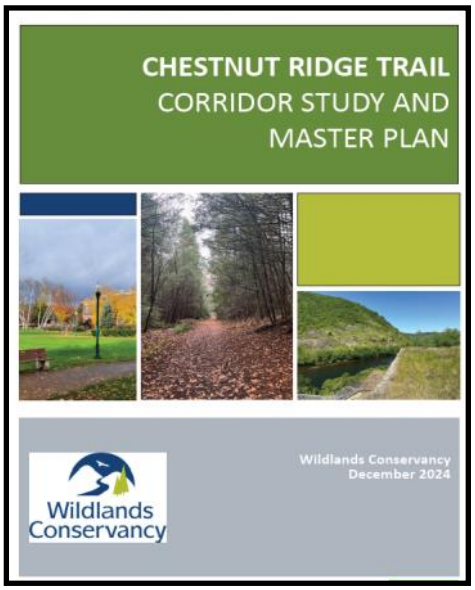
OPEN SPACE DEVELOPMENT GRANTS

Bee Boxes in Smithfield Township

The Monroe County Open Space Development Grant program was created to distribute Act 13 funds to municipal and nonprofit landowners throughout the County. Act 13 of 2012 established the Marcellus Legacy Fund and allocated a portion of the funds received from the Impact Fee related to drilling to each Pennsylvania County for planning, acquisition, development, rehabilitation, and repair of greenways, recreation trails, open space, parks and beautification projects.

The final three projects from the 2022 program were finalized and $51,702.80 was distributed this year for the projects completed in 2024. Those projects include: Big Woods Natural Area Trailhead in Chestnuthill Twp, The Strawberry Hill Trailhead in Hamilton Twp and the Bee Kind project in Smithfield Township.

CHESTNUT RIDGE MASTER PLAN



The former Chestnut Ridge Railroad corridor stretches for 10 miles from Eldred Township in Monroe County to the Borough of Palmerton in Carbon County. A committee was formed that comprised members of both counties, municipal leaders, Wildlands Conservancy and private business owners to determine the ability to build a multi-use trail on the former railroad bed. The Wildlands Conservancy was the lead agency on this project, securing a grant from DCNR for the feasibility study. The committee reviewed existing maps, conducted site reconnaissance compiled public surveys and held public meetings. These public meetings and surveys helped to guide the design team on the final trail alignment. The next phase of this project will entail discussions with private property owners along the proposed trail and engaging a consultant to obtain accurate title of the trail corridor properties as needed.

2024 MUNICIPAL 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.

Start Date	Municipality	Road Name	Total Count	ADT
7/19/24	Eldred Township	Kleintop Lane	8,250 (7 Day)	1,178
7/31/24	Polk Township	Steckel Road	3,161 (7 Day)	451
9/17/24	Smithfield Township	Delaware Avenue	747 (3 Day)	249
9/17/24	Smithfield Township	Wayne Avenue	314 (3 Day)	105
9/17/24	Smithfield Township	Joel Street	857 (3 Day)	286
9/17/24	Smithfield Township	Linda Street	138 (3 Day)	46
9/17/24	Smithfield Township	Randall Street	189 (3 Day)	63
10/10/24	Smithfield Township	Craigs Meadow Road	14,228 (7 Day)	2,032
10/25/24	Price Township	Brush Drive	1,760 (7 Day)	251

AGRICULTURAL PRESERVATION PROGRAM

Sherry and Troy Johnson's Farm in Polk Township

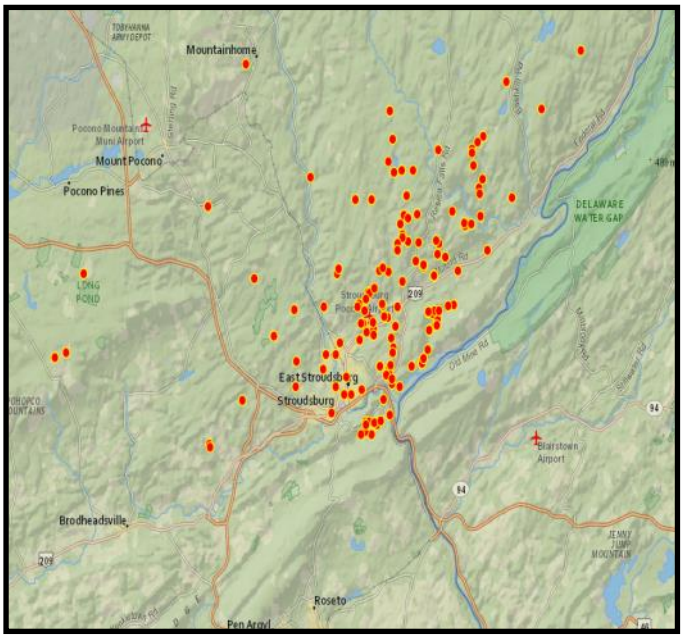
Municipality	Number of Farms	Acres	Funding
Polk	39	2,474	$7,045,952.00
Eldred	22	1,415	$5,183,929.96
Hamilton	16	1,289	$3,988,782.03
Chestnuthill	20	1,337	$3,938,376.60
Ross	11	830	$2,097,740.47
Jackson	11	748	$2,021,308.88
Stroud	6	349	$1,032,577.08
Pocono	1	34	$604,440.00
Tunkhannock	1	114	$228,808.00
Tobyhanna	1	24	$67,760.00
Total:	**128**	8,492	**$26,289,261.58**

In 2024, the Commissioners certified $130,397.00 to the State to facilitate the Farmland Preservation Program in Monroe County. The state matched that amount through a 4:1 match of approximately $785,708.62 resulting in an increase in the agricultural protection funds to $916,105.62. In April 2024, ten applications were submitted to the program and were evaluated by the planning commission staff. The board was able to acquire approval from the State Board to finalize two of the applicants which will result in an additional 68.64 acres of prime farmland preserved, increasing the number of preserved farms in the county to 128 farms which equates to 8,492 acres of farmland preserved. The list of preserved farms in Monroe County is summarized by municipality in the table to the left.

To ensure that preserved farms continue to operate in a manner conducive to agricultural production and activities, staff from the Monroe County Planning Commission conducted annual inspections of 128 farms in August. The Monroe County Preserved Farmland signs were provided to any preserved farms in need of one.

GEOGRAPHIC INFORMATION SYSTEMS UPDATE

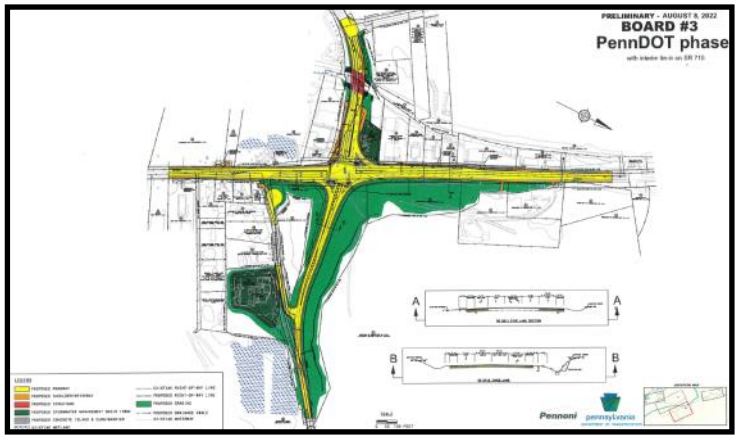
In 2024, the MCPC continued to provide technical and mapping support for the local municipalities. This includes the creation of zoning maps, technical exhibits, georeferenced surveys, online StoryMaps, and various other planning tools using Geographic Information Systems (GIS). In the previous year two notable surveys were created for Smithfield Township. The first was to gain public input on the potential renaming of Sambo Creek and the second was to gauge local interest in the Rivers Edge Bike Park. Hundreds of responses were collected, georeferenced to include response locations, and presented to the Township in order to make planning decisions that best represent the local community. The MCPC will continue to provide technical support at no charge to the municipalities.



Rivers Edge Park Survey Responses

MPO & TRANSPORTATION UPDATE

The NEPA Metropolitan Planning Organization (MPO) for Carbon, Monroe, Pike and Schuylkill Counties, develops and maintains a Transportation Improvement Program (TIP) and the Region's Long Range Transportation Plan. The TIP identifies the region's highest priority transportation projects, develops a multi-year program of implementation, and identifies available federal and state funding for the programmed project phases. The Long Range Transportation Plan was adopted in January of 2024. Road projects that are on the TIP and have started the construction phase include the State Route 611/715 intersection improvements, the completion of the Brodheadsville Roundabouts and the US Route 209/Shaffer Schoolhouse Road intersection project.

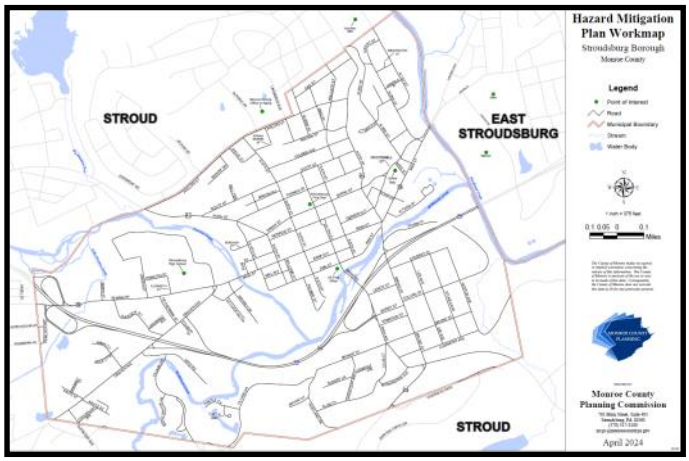


SR 611/SR 715 Intersection Realignment Plan

The 2050 Long-Range Transportation Plan

HAZARD MITIATION PLAN UPDATE

The MCPC worked in partnership with Monroe County Office of Emergency Management (OEM) to assist in the process of updating the Monroe County Hazard Mitigation Plan (Hazmit Plan). In addition to engaging as a member of the Hazmit Plan Steering Committee, the MCPC provided in-kind matching services in the form of GIS analysis/mapping and map printing; the MCPC created maps for each municipality that were used to gather public and municipal input regarding hazards that exist in the community. The maps were displayed at numerous community meetings/events, including *Public Safety Day* at the Monroe County Public Safety Center, *Community Night* at Northampton Community College (Pocono Campus), and the *West End Fair.* Monroe County OEM and MCPC staff educated the public on hazards within the community, the Hazmit Plan Update process, and asked the public to identify the location of additional hazards on the provided maps. The hazard information gathered at the public events was then digitized for analysis and inclusion on maps intended for inclusion in the Hazmit Plan Update. The MCPC continues to offer technical support in the final stages of the Hazmit Plan Update. The adoption process for the plan update is anticipated to begin in July of 2025.



Stroudsburg Hazard Mitigation Roadmap

West End Fair Demonstration

ANNUAL WATER QUALITY STUDY 2024

Buck Hill Creek Sampling Site

The 2024 Monroe County Water Quality Study was conducted between March 25th and April 18th. The study included 38 sampling locations throughout the county with two sites being sampled twice for replication and quality insurance. Site locations were chosen based on watershed distribution and trend data collection. Three types of sampling were conducted to evaluate the streams:

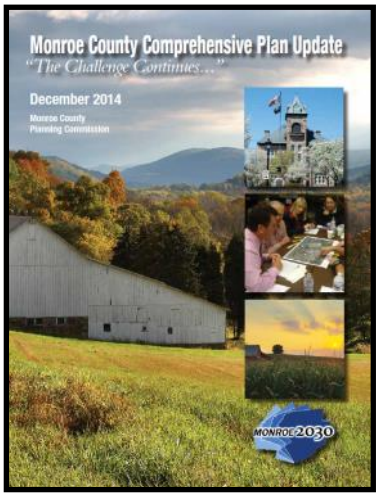
Field Chemistry Sampling: The field sampling was conducted using a hand-held YSI Professional Digital Sampling System (ProDSS) Multiparameter water quality meter. Temperature, pH, dissolved oxygen concentration, dissolved oxygen as percent, and conductivity were collected at each site using this meter. Depending on the size of the waterway data was collected at the right bank, right of center, thalweg, left of center and left bank.

Laboratory Chemistry Sampling: Water chemistry sampling parameters that were tested by Microbac Laboratories for analysis of the stream samples include total organic carbon, aluminum, calcium, iron, magnesium, nitrates, alkalinity, phosphorus, chloride, pH, and other measurements.

Macroinvertebrate Sampling: Macroinvertebrates were collected using a 12" 500-micron D-frame net that was 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. The samples were delivered to Michael D. Bilger to attain 6 metrics including, Total Taxa Richness, EPT Taxa richness, Beck's Index, Shannon Diversity Index, Hilsenhoff Biotic Index, and Percentage of Sensetive Individuals. These 6 metrics were then used to determine the Index of Biological Integrity (IBI) score for each system which provides the ability to identify and classify water quality problems.

Additionally, physical habitat analysis was conducted at each site which assesses the instream habitat availability and condition that impacts the abundance and diversity of macroinvertebrates and fish. The Annual Water Quality Study has been conducted since 1985 by the Monroe County Planning Commission and the Monroe County Conservation District and illustrates Monroe County's commitment to preserving the integrity of water resources within the county. The 2024 Water Quality report has been finalized and is available on the Planning Commissions website.

COMPREHENSIVE PLAN UPDATE



Monroe 2030 Comprehensive Plan

As per the Pennsylvania Municipalities Planning Code, counties must update their Comprehensive Plan every ten years. In Monroe County, the current plan is at the end of its ten year cycle and a new plan will need to be developed. A Comprehensive Plan is a roadmap for making land-use decisions and guiding growth for the future. The MCPC will be spearheading this task in the coming months, ensuring that evolving trends and changes in planning are adequately addressed, thus preparing our county and its municipalities for emerging planning challenges. In 2024, our office has secured a Municipal Assistance Program (MAP) grant for $75,000 to facilitate this process. Topics that will need to be addressed include housing, transportation, community services, energy, agriculture, open space, and a host of other important issues. Partnerships with municipalities, various agencies, local stakeholders, and the public at large will be instrumental in updating the document to ensure that the county is ready and able to navigate the future planning environment.

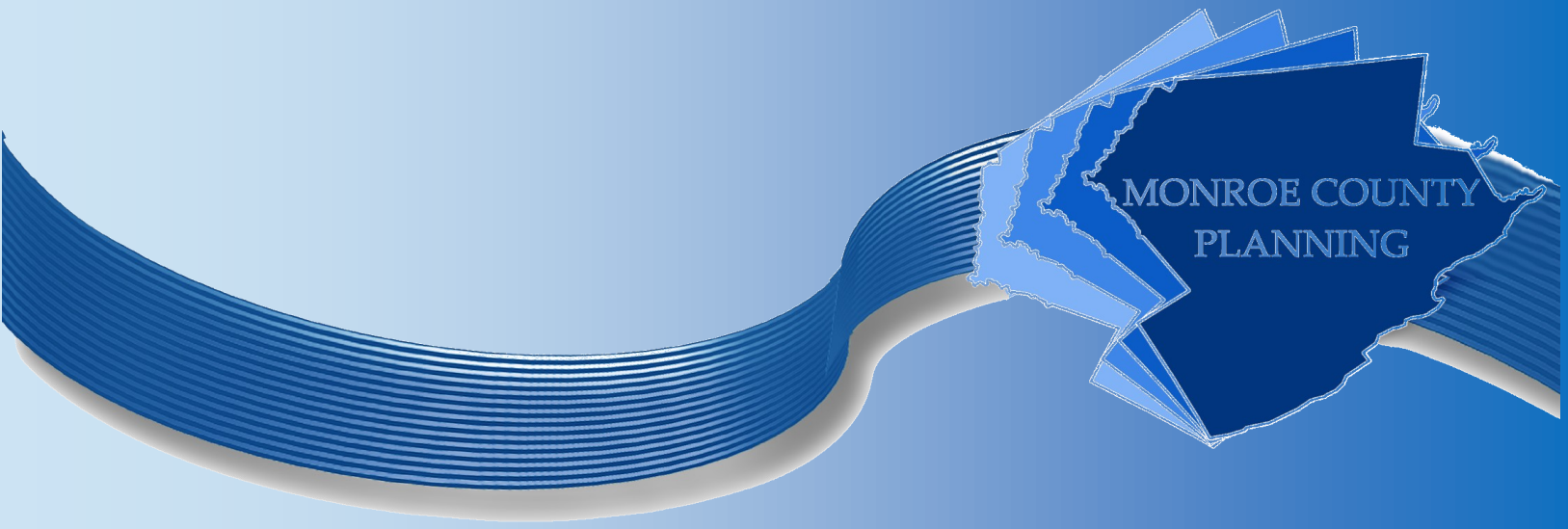
2024 Financial Support PMEDC Secured for Monroe County Projects

- 24 new Local Share Account Projects approved by the Commonwealth Financing Authority - $3,263,082
- 4 new Statewide Local Share Account Projects approved by the Commonwealth Financing Authority - $1,705,975
- 3 new Redevelopment Assistance Capital Program Grants announced - $3 million
- 54 Payment Requests submitted for various projects - $4.3 million

PMEDC's 2024 Highlights

- New Prospects: 49 Active Prospects: 12
- New companies: Cope Services, Inc. and Rialto Pacific
- Expansion completed at Vigon International, an Azelis Company, in Smithfield Township, East Stroudsburg
- Natural Gas Line Extension along Airstrip Road in Smithfield Township, East Stroudsburg completed
- Project management and administration for 96 ongoing Monroe County projects
- Business Consulting Services in cooperation with Scranton Small Business Development Center monthly sessions available to Monroe County businesses at no cost
- Tobyhanna Army Depot Industry Day and Defense Technology Partnership
- NEPA Governor's Cup Award –Northeastern PA (which includes Monroe County) was recognized as one of the best locations for economic development projects per Site Selection Magazine
- PMEDC hosted a day-long community projects tour for the PA Department of Community & Economic Development staff including Mandy Book, the Deputy Secretary & Executive Director of the CFA
- PMEDC Vice President, Michelle Bisbing was named Developer of the Year by the PA Economic Development Association
- Successful transfer of sewage collection & treatment assets to the Mount Pocono Municipal Authority
- PA Department of Transportation Secretary Mike Carroll served as guest speaker for the PMEDC Annual Meeting in December at Mount Airy Casino Resort

Visit www.pmedc.com for more information



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