

AGENDA
MONROE COUNTY PLANNING COMMISSION
OCTOBER 14, 2025

1. Roll Call
2. Public Comment – Non Agenda Items
(Any comments pertaining to agenda items can be presented at time of discussion)
3. Approval of the September 9, 2025 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Orlando & Tamia Randall
Minor Subdivision
Polk Township
 - (2) Paul Montemuro
Minor Subdivision
Tunkhannock Township
 - (3) Steven & Judith Frei
Minor Subdivision
Eldred Township
 - (4) Marlyn Kathmere
Minor Subdivision
Tunkhannock Township
 - (5) Travamarie C. Parisi
Minor Subdivision
Polk Township
 - (6) Mark & Terri Borger
Minor Subdivision
Polk Township
 - (7) Alfred Behr
Minor Subdivision
Hamilton Township
 - (8) Hagner
Minor Subdivision
Price Township
 - (9) Mariusz & Izabela Pinal
Minor Subdivision
Coolbaugh Township

- (10) Robert Buff
Minor Subdivision
Jackson Township

6. Land Development Plans

- (1) Salvation Army Expansion
Land Development Plan (Revised)
East Stroudsburg Borough
- (2) Trapasso & Winot Hotel/Retail
Land Development Plan
Pocono Township

7. Ordinance Amendments

- (1) The Township of Smithfield is proposing to establish Chapter 32 ‘Outdoor Lighting Standards’ within its code of ordinances. This chapter includes definitions, illustrations, and standards related to outdoor lighting including exemptions, lighting reduction, control of glare, recreational lighting, and other regulations. The Township is also proposing amendments to both its zoning and subdivision and land development ordinance to reference this new chapter throughout the documents.
- (2) The Borough of Stroudsburg is proposing amendments to its zoning ordinance concerning retail tobacco stores. Specifically, the amendments would insert a definition for “Tobacco Retail” and establish a minimum separation distance between retail tobacco stores of 500 feet. A tobacco store is to be defined as having over 25% of floor area devoted to the sale of tobacco products and accessories.
- (3) The Township of Ross is proposing amendments to its zoning ordinance concerning data centers. Specifically, the amendments would add related definitions, as well as standards for this use including sound mitigation, water and power, and environmental impact studies, among other requirements. Data centers are to be a conditional use within the General Commercial district.

STAFF REPORTS

- Conservation District Board Recommendation

OUTSIDE AGENCY UPDATES

CHAIRMAN