

701 Main Street, Suite 405
Stroudsburg, PA 18360



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(601)

MONROE COUNTY PLANNING COMMISSION

December 1, 2025

Jeff Snyder, Zoning Officer
Ross Township
250 Anchorage Road
PO Box 276
Saylorsburg, PA 18353

Re: Tighe Scott & 5Earth Group
Minor Subdivision
Ross Township
MCPC Review #186-25

Dear Mr. Snyder:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 113.59-acre site, located on both sides of Hemlock Lane, directly south of its intersection with Piper Drive. The site is currently comprised of three parcels: Parcel ID #15.2.1.47 (44.14-acres); Parcel ID #15.2.1.47-1 (1.86-acres); and Parcel ID 15.2.1.48-5 (67.59-acres). Currently, the site contains a mix of residential and agricultural structures. The plan proposes a lot consolidation, resulting in Lot 1 (29.7821-acres) and Parcel ID #15.2.1.48-5 (83.23-acres). The site is located within the Low Density Residential (R-1), Rural Residential (RR), and Special Conservation (SC) zoning districts.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. It should be noted that the proposed subdivision would create a split zoned parcel (RR and SC) and a parcel located in three zoning districts (RR, SC, and R-1).
2. It appears that the existing house and garage on Parcel ID #15.2.1.47-1 exist within the front setbacks of the SC zoning district. It should be noted that the proposed subdivision will not eliminate this non-conformity.
3. It appears that the two existing garages located on Parcel ID #15.2.1.48-5 exist within the front setback of the SC zoning district. It should be noted that the proposed subdivision will not eliminate this non-conformity.
4. It appears that Parcel ID #15.2.1.47 and Parcel ID #15.2.1.47-1 both contain structures with assigned addresses, and it is unclear which Parcel ID the consolidated parcel will hold. It is recommended that the Township confirm with the Monroe County Assessment Office the new Parcel ID of the consolidated parcel.

5. The included MCPC Checklist lists the site as containing on-site well and septic systems; however, the plan does delineate any such system. It should be noted that §703-E of the Subdivision and Land Development Ordinance requires all below-ground utilities to be delineated on the plan. It is recommended that the Township confirm the location of all existing systems and ensure compliance with all applicable regulations.
6. It appears that Parcel ID #15.2.47-1 does not meet the minimum lot area required for development within the SC zoning district under §307-A of the Zoning Ordinance. It should be noted that the proposed subdivision would eliminate this non-conformity
7. It appears that the existing house on Parcel ID #15.2.1.48-5 exists within the rear setback of the SC zoning district. It should be noted that the proposed subdivision would eliminate this non-conformity.
8. The plan delineates two structures located on Parcel ID #15.2.1.47 which function as accessory buildings to the principal structure on Parcel ID #15.2.1.47-1. It should be noted that the proposed subdivision would eliminate this non-conformity.
9. It should be noted that Parcel ID #15.2.1.47 and Parcel ID #15.2.1.48-5 are currently enrolled in the PA Act 319 "Clean and Green" program as an Agricultural Use in Deed Book 2,418 Page 9,308 (Parcel ID #15.2.1.47) and in Deed Book 2,413 Page 1,883 (Parcel ID #15.2.1.48-5). It is recommended that the owner/applicant attain confirmation from the Monroe County Assessment Office regarding any potential impacts this subdivision will have on their property status, within the PA Act 319 "Clean and Green" program.
10. This minor subdivision has addressed all other pertinent County review factors because no further development is proposed currently.

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MONROE COUNTY PLANNING COMMISSION

December 1st, 2025

Erin Masker, Secretary
Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Leonard & Proscia
Minor Subdivision
Coolbaugh Township
MCPC Review #188-25

Dear Ms. Masker:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 1.2-acre site located on the easterly side of Coolbaugh Road, approximately 160 feet south of its intersection with River Road. The site is currently comprised of two parcels: Lot 18 (0.673-acres) and Lot 17 (0.527-acres). The plan proposes a lot line adjustment intended to eliminate (some) existing non-conformities. Currently, the site is developed and both lots contain residential buildings and accessory structures. The entire site is located in the Medium Density Residential (R-3) zoning district where the current uses are permitted.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. Monroe County GIS Records indicate that several man-structures and features exist within the side-yard setbacks of both subject properties. It should be noted that the proposed subdivision would eliminate many of these non-conformities.
2. It appears that the existing garage on Lot 17 is located within the front setback of the R-3 zoning district and the existing garage on Lot 18 is located within the rear setback of the R-3 district (§400 Attachment 2). It should be noted that the proposed subdivision would not eliminate this non-conformity.
3. It appears that the existing house and detached garage on Lot 17 do not conform to the dimensional requirements of §400-18 of the Ordinance (accessory structures and uses). It should be noted that the proposed subdivision would not eliminate this non-conformity.
4. It should be noted that the existing septic systems on Lot 17 and Lot 18 exist within the 100-foot well separation area. This does not meet the requirements set by DEP standards (PA Code: Title 25, Chapter 73). It is recommended that the Township confirm that this is compliant with all safety standards and regulations regarding septic and well placement.

5. As a result of the proposed subdivision, the existing septic system on Lot 17 would exist within 10 feet of a property line. It should be noted that PA Code 25 §73.13 (minimum isolation distances) establishes a minimum septic isolation distance of 10 feet from any property line or right-of-way. It is recommended that the Township confirm that the location of a septic system within this distance is permissible.
6. Because this minor subdivision proposes no further development at this time, the submitted plan has addressed all other pertinent County review factors.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on January 13th, 2026, at 5:00 p.m. at the Monroe County Planning Commission. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas
Community Planner

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Stroudsburg, PA 18360



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6(3)

MONROE COUNTY PLANNING COMMISSION

December 8th, 2025

Robert Bartal
Tobyhanna Township
105 Government Center Way
Pocono Pines, PA 18350

Re: John Campion
Minor Subdivision
Tobyhanna Township Township
MCPC Review #192-25

Dear Mr. Bartal:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 2.53-acre site located on the westerly side of Burnt Shanty Road, directly west of its intersection with Pine Cone Road. The site is currently comprised of two parcels: ID #19.10A.1.59 (Lots 49 and 51 of 1.82-acres) and ID #19.10A.1.16 (Lot 51 of 1.17-acres). Each lot contains an existing single-family dwelling and associated site improvements. The plan proposes an adjustment of lot lines resulting in the transfer of 0.231-acres (10,090 s.f.) from ID #19.10A.1.59 (Lot 49) to ID #19.10A.1.16 (Lot 51). The site is in a Medium Residential (R-2) Zoning District where single-family residential uses are permitted.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. County Records indicate that previously recorded subdivision in 2002 (Deedbook 2135, page 2919) which joined Lots 47,48, and 49; however a recorded 2024 subdivision (Deedbook 2662, page 7278) states that Lot 50 was joined to Lot 51. It should be noted that the plan proposes joining Lot 50 and Lot 51. It is recommended that the owner/applicant clarify this discrepancy with both the Township and County Tax Assessment.
2. The plan delineates the existing area of Lot 51 as 30,961 square-feet and proposes an area of 41,921 square-feet. County Tax Assessment GIS records list the existing area of Lot 51 as 50,965 square-feet. It is recommended that the owner/applicant contact the County Tax Assessment and verify the existing and proposed acreage.
3. Because this minor subdivision proposes no further development at this time, the submitted plan has addressed all other pertinent County review factors.

Page Two
John Campion
Minor Subdivision
Tobyhanna Township
MCPC Review #192-25

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on January 13th, 2025, at 5:00 p.m. at the Monroe County Planning Commission. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas
Community Planner

cc: Brian D. Courtright, P.L.S

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6(4)

MONROE COUNTY PLANNING COMMISSION

December 16th, 2025

Rebecca Tippet, Secretary
Polk Township
165 Polk Township Road
PO Box 137
Kresgeville, PA 18333

Re: DeLuzio
Minor Subdivision
Polk Township
MCPC Review #193-25

Dear Ms. Tippet:

Our office has received a copy of the above noted minor subdivision plan concerning an approximately 23.72-acre site, located on the northerly side of Interchange Road (SR 209) directly north of its intersection with Hill Drive. The site is currently comprised of one parcel, Parcel ID 13.2.1.43-1 (23.72-acres). The plan proposes a subdivision of lands, resulting in Lot 1 (20.62-acres) and Lot 2 (2-acres). Currently, the site is developed, containing two residential structures and associated accessory structures supported by on-lot water and sewage systems. The site is located in the Village Center (R-3) and Rural/ Village Residential (R-2) Zoning Districts where the current use is permitted in both districts.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. It appears that Lot 2, in its current and proposed condition, has no means of access. It should be noted that the plan proposes an easement to provide access to Lot 2. It is recommended that this easement include access to the private street, Hill Drive.
2. The plan proposes an easement to provide access to Lot 2 from Hill Drive. It should be noted that a driveway permit is required prior to the construction of any driveway as per §181-4 of the Ordinance.
3. County Tax Assessment GIS Records indicate the presence of storage trailers which are not delineated on the plan. It should be noted that §345-404 requires the location of any buildings and significant improvements to be delineated on the plan. It is recommended the Township confirm that the existing trailers are located on proposed Lot 1, comply with all applicable regulations, and do not obstruct the proposed easement.

4. The plan proposes a subdivision on a site which fronts a state road (SR 209). While no new access or development is proposed along Interchange Road (SR 209), it is recommended that the Township notify PennDOT of this subdivision.
5. It appears that an existing residential structure Lot 1 exists within the front setback of R-3 zoning district. It should be noted that proposed subdivision will not eliminate this non-conformity.
6. It should be noted that permits are required prior to the construction of any building on Lot 2. This includes but is not limited to a zoning permit, building permit, and certificate of occupancy.
7. The plan delineates a septic test pit location on Lot 2. It should be noted that a septic permit and well permit must be obtained prior to the installation of any septic system or well as per the Township Ordinance.
8. It should be noted that the site is located in both the R-2 and R-3 zoning districts. It is recommended that the Township confirm that proposed Lot 2 will be located entirely in the R-2 zoning district.
9. It appears the plan does not contain the signature of the plan preparer responsible for the plan as required §345-404 of the Ordinance. It is recommended that the owner/applicant include this on the plan to meet full compliance with the Ordinance.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on January 13th, 2025, at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas
Community Planner

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Stroudsburg, PA 18360



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6(5)

MONROE COUNTY PLANNING COMMISSION

December 16th, 2025

Erin Masker, Secretary
Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Klejzerowicz & Dobrzyn
Minor Subdivision
Coolbaugh Township
MCPC Review #196-25

Dear Ms. Masker:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 0.4278-acre site located on the westerly side of Sutton Place, approximately 200 feet south of its intersection with Lexington Avenue. The site contains two parcels: Parcel ID #03.5.1.152 (0.2364-acres) and Parcel ID #03.5.1.153 (0.1914-acres). The plan proposes to consolidate both parcels to create Lot 19-A (0.4278-acres). Currently, the site is undeveloped, containing two wells. The entire site is located in the Residential (R-1) zoning district where the current uses are permitted.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. Related to the delineation of "lot lines" that appear to be from the original subdivision; these lines are not present within the County Tax Assessment Parcel data. Although these lines may provide historical context, they do not currently exist and do not need to be extinguished/removed/eliminated.
2. The plan delineates an existing on-site manhole with two wells and two related maintenance easements for the adjacent Parcel ID #03.5.1.152-3 and Parcel ID #03.5.1.153-2. It is recommended that the Township confirm whether the site can facilitate an additional on-site well or use of an existing well system prior to the construction of an on-site well connection on the site.
3. It is recommended the Township ensure that all existing easement agreements are transferred following this proposed subdivision.
4. It should be noted that proposed Lot 19-A (0.4278-acres) does not meet the minimum lot area required for the development of a site with an on-site well and on-site sewage system (§400 Attachment 2). It should be noted that plan proposes no additional development, and the site exists within a subdivision within a subdivision of similar lot sizes.

5. It should be noted that permits are required prior to any construction on the site. This includes but is not limited to a driveway permit, well permit, septic permit, zoning permit, building permit, certificate of occupancy.
6. It should be noted that a driveway separation distance of 75 feet applies to all residential lot developments as per §355-49-O of the Ordinance and that a residential lot with a road frontage of less than 80 feet may not have more than one point of access as per §177-6 of the Ordinance. It is recommended that the Township ensure that any development of the site complies with all applicable Ordinance standards of development.
7. Because this minor subdivision proposes no further development at this time, the submitted plan has addressed all other pertinent County review factors.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on January 13th, 2026, at 5:00 p.m. at the Monroe County Planning Commission. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas
Community Planner

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6(6)

MONROE COUNTY PLANNING COMMISSION

January 6th, 2026

Erin Masker, Secretary
Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Lyman
Minor Subdivision
Coolbaugh Township
MPC Review #206-25

Dear Ms. Masker:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 0.968-acre site located on the northerly side of Fala Court, approximately 600 feet north of its intersection with Moshannon Drive. The site is currently comprised of two parcels: Lot 18 (0.641-acres) and Lot 19 (0.327-acres). The plan proposes to combine both lots, creating *Proposed Lot 18A* (0.968-acres). Lot 18 is currently developed and contains a one residential structure, while Lot 19 is undeveloped. The site is located in the Medium Density Residential (R-3) zoning district where the current use is permitted.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. The language included in the Board of Supervisors approval statement, above their signature area, references incorrect lot number in addition to the year 2025. It is recommended that this language be corrected to reflect the accurate lot numbers, as well as the year 2026.
2. It appears the plan does not delineate site contours, the location of soils, the names of adjacent property owner's, and site areas/features as required by various sections §355-28 of the Ordinance. The owner/applicant should include this information to meet full compliance with all ordinance requirements.
3. Because this minor subdivision proposes no further development at this time, the submitted plan has addressed all other pertinent County review factors.

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6(7)

MONROE COUNTY PLANNING COMMISSION

January 26, 2026

Julia Heilakka, Secretary
Smithfield Township
1155 Red Fox Run
East Stroudsburg, PA 18301

Re: 3 Point Garden Road
Minor Subdivision
Smithfield Township
MCPC Review #207-25

Dear Ms. Heilakka:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 10.48-acre site, located on the northerly side of 3-Point Garden Road at its intersection with . The plan proposes to subdivide the existing lot into four lots: Lot 1 (83,599-square-feet); Lot 2 (72,524-square-feet); Lot 3 (71,368-sqaure-fcet); and Lot 4 (187,626-sqaure-feet). The plan then proposes to develop all lots with single-family detached homes served by an existing municipal sewer system and individual on-site water systems. Lots 1 and 2 will be served by individual driveways and Lots 3 and 4 will be served by a shared access drive. Currently, the site is undeveloped and wooded. The whole site is located in the Low Density Residential (R1) Zoning District where the proposed use is permitted.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. The applicant is requesting a waiver from §22-603.1.G.14 (preliminary major subdivision plan, landscaping plan) and from §22-603.1.E.1 (preliminary resource impact analysis). It is unclear if the aforementioned sections are applicable, as the proposed subdivision may not constitute a major subdivision under §22-302 of the Ordinance. It is recommended that the Township determine the applicability of the requested waivers and consider whether granting a waivers from §22-603.1.G.14 and §22-603.1.E.1 is appropriate.
2. The applicant is requesting a waiver from §22-1014.1.A (curbs) and §22-1015.1 (sidewalks). It is recommended that the Township consider whether curbs and sidewalks should be included in the proposed development as required by the ordinance.

3. The applicant is requesting a waiver from §22-1101 (planting) and §22-1022.2 (lot requirements). The Township should consider the value and intent of this requirement. It is recommended that the Township determine whether the required plantings and lot requirements are necessary for the proposed development.
4. The applicant is requesting a deferral from §22-1008.3 (street improvements). It should be noted that the Township ordinance does not list any deferral process or waiver and it is unclear if the Township can grant such a waiver. It is recommended that the Township determine the nature of this request and its applicability to the proposed subdivision.
5. It appears that a portion of Lot 3 does not meet the lot width requirements of the R1 zoning district (§27-309). The plan includes no waiver or waiver requests for this requirement. It should be noted that the plan proposes a driveway within this portion of Lot 3. It is recommended that the Township determine whether the proposed lot configuration is permissible.
6. The plan does not include a proposed stormwater easement. It should be noted that all proposed lots contain on-site stormwater management facilities. It is unclear if stormwater flows from the proposed development will be directed off-site. It is recommended that the Township determine whether a stormwater easement is necessary.
7. It should be noted that the included utility plan delineates the location of existing overhead lines but does not delineate the location of any proposed overhead or underground powerlines. It is recommended that the Township confirm the location of any proposed powerlines.
8. It is unclear if all the proposed driveway locations satisfy §22-1012 of the Ordinance requires a separation distance of 40 feet between all driveways. The Township should determine whether the proposed driveways comply with Ordinance standards.
9. The plan proposes a shared driveway to serve both Lot 3 and Lot 4; however, the plan does not propose any driveway or access easement. It is recommended that the Township confirm that a driveway easement is secured.
10. It should be noted that a driveway permit is required prior to the construction of any driveway as per §21-203 of the Ordinance. The Township should confirm that the necessary permit is acquired.
11. It appears that the plan proposes more than one acre of disturbance is proposed, which would require an NPDES permit to be obtained prior to any site disturbance. It is recommended that the Township confirm that the necessary permit is obtained prior to any earth disturbance.

12. The plan proposes the construction of multiple on-lot wells. It should be noted that a well permit is required prior to the construction of each individual system. The Township should ensure that the necessary permits are obtained and comply with all applicable regulations regarding well construction.
13. The plan proposes a connection to an existing municipal sewer system. It should be noted that a sewer permit is required prior to the connection/modification of an existing sewer system as per §18-401 of the Ordinance. It is recommended that the Township ensure that the necessary permit is obtained and compliance with all applicable regulations pertaining to the connection to a community sewage system.
14. The plan delineates an existing right of way offered for dedication along the length of 3 Point Garden Road. It is unclear if this right of way may be opened and or dedicated to the Township in the future as a result of the proposed development. The Township should determine whether this right of way may be dedicated in the future.
15. The plan delineates areas of steep slopes of 15% to 25% and 25% or greater located on this site. It is recommended that extra care be taken during construction to minimize or eliminate potential adverse impacts to the site from disturbance in these areas.
16. It should be noted that the site (Parcel ID #16.92443) is currently enrolled in the PA Act 319 "Clean and Green" program as a forest reserve in Deed Book 2,055 Page 4,343. It is recommended that the owner/applicant attain confirmation from the Monroe County Assessment Office regarding any potential impacts this subdivision will have on their property status, within the PA Act 319 "Clean and Green" program.
17. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for Single-Family Detached Housing (ITE# 210, page 219), the proposed project is expected to generate approximately 37 trip ends per weekday. This data should be carefully considered and if warranted, appropriate measures to mitigate traffic impacts should be incorporated into the project.
18. This minor subdivision has addressed all other pertinent County review factors because no further development is proposed currently.

Page Four
3 Point Garden Road
Minor Subdivision
Smithfield Township
MCPC Review #207-25

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on February 10, 2026, at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas

cc: Brian D. Courtright, P.L.S

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6(8)

MONROE COUNTY PLANNING COMMISSION

January 6th, 2026

Jeff Snyder, Zoning Officer
Ross Township
250 Anchorage Road
PO Box 276
Saylorsburg, PA 18353

Re: BlueStar Ross
Minor Subdivision
Ross Township
MCPC Review #215-25

Dear Mr. Snyder:

Our office has received a copy of the above noted minor subdivision plan with concerns to a 36.23-acre site, located on the easterly side of Bonser Road, directly east of its intersection with Meixsell Valley Road. According to the plan, the site is currently comprised of two lots, Lot 1 (10-acres) and Lot 2 (26.1385-acres); Lot 1 is developed and contains one primary use residential structure and a detached garage while Lot 2 contains agricultural fields and woodland areas. The plan proposes parcel line adjustments, resulting in the creation of proposed Lot 1 (of 1.1827-acres containing the existing structure) and proposed Lot 2 (of 34.95558-acres). Proposed Lot 1 is currently served by on-site water and septic, and proposed Lot 2 is undeveloped and contains a single garage structure. The site is located in the Low Density Residential (R-1) Zoning District.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are Zoning:

1. According to County Tax Assessment Records it appears the site was filed for a previous subdivision on October 21, 2025 (Maps Book 97, page 225) however, this subdivision has not been completed on Monroe County GIS Records. Assessment Records indicate that Lot 2 is filed under Parcel ID #15.5.1.3-3 and Lot 2 is filed under Parcel ID #15.5.1.3. It should be noted that the only Parcel ID listed on the plan is Parcel ID #15.5.1.3. It is recommended that the Township and Monroe County Tax Assessment ensure that all Parcel IDs are properly transferred and recorded.
2. As a result of this subdivision, the existing garage (associated with the primary structure on proposed Lot 1) will be located on Lot 2 and may create a non-conforming structure. It is unclear if this accessory garage will remain accessory to the residence on Lot 1, if it will serve Lot 2, or if it will be vacated/razed. It is recommended that the Township confirm the nature of the garage's use and its ability to satisfy the Township Ordinance.

Page Two
BlueStar Ross
Minor Subdivision
Ross Township
MCPC Review #215-25

3. It should be noted that the site is currently enrolled in the PA Act 319 “Clean and Green” program as an Agricultural Use and Forest Reserve in Deed Book 2,398 Page 6,709. It is unknown if the previously recorded subdivision (Maps Book 97, page 225) has been recorded within the Act 319 Program. It is recommended that Applicant and Township attain confirm the current Act 319 status of the site and any potential impacts this subdivision will have on their property status, within the Act 319 “Clean and Green” program.
4. It should be noted that the plan delineates a septic test pit and percolation area on Lot 2 which could indicate further possible development of the lot.
5. It appears that the residential structure and garage on the site do not conform with building setbacks of §307-A Ordinance. It should be noted that the proposed subdivision will not eliminate this non-conformity
6. It should be noted that the submitted plan does not contain the signature of the plan preparer as required by §703-C of the Ordinance. This should be included to meet full compliance with the Township Ordinance.
7. This minor subdivision has addressed all other pertinent County review factors because no further development is proposed currently.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer’s review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on February 10th, 2025, at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission’s review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission’s public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas
Community Planner

cc: Jonathan Shupp, P.L.S, S.E.O

701 Main Street, Suite 405
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6(9)

MONROE COUNTY PLANNING COMMISSION

January 7, 2026

Jeryl Rinehart, Sewage Enforcement/Zoning Officer
Barrett Township
993 Route 390
Cresco, PA 18326

Re: McClure
Minor Subdivision
Barrett Township
MCPC Review #217-25

Dear Ms. Rinehart:

Our office received a copy of the above-noted minor subdivision with concerns to a 1.5-acre site located on the easterly side of Birch Ledge Road, approximately 150 feet east of its intersection with Cherry Point Circle. The site is comprised of four lots, Lot 45 (0.4558-acres), Lot 46 (0.4593-acres), Lot 47 (0.4804-acres), and Parcel A (0.1058-acres). Currently, Lot 45 is developed and contains an existing single-family residence while all other lots are undeveloped. The plan proposes to combine all lots to create one 1.5-acre parcel. The site is served by on-site water supply and sewage disposal systems. This site is located in the Residential (R) Zoning District where the current use is permitted.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concerns. The following comments are offered:

1. It appears the plan does not delineate the site's soil data, contour lines, watercourse locations, and existing easements/protective covenants as required by various sections §450-36 of the Ordinance. It is recommended that this information be included on the plan to meet full compliance with Ordinance standards.
2. The entire site is located within the Lake in the Clouds residential planned community which restricts development within the "common area" of the community (Deedbook 2269, Page 1663). It should be noted that the "common area" of the community was not delineated on the plan and it is unclear if any development on the site is located within this area.
3. It appears that Lot 45 does not meet the minimum lot area required for the development of a site within the R Zoning District (§525-12). It should be noted that the proposed subdivision would eliminate this non-conformity.

Page Two
McClure
Minor Subdivision
Barrett Township
MCPC Review #217-25

4. County GIS Records indicate that a portion of the site exists within a 100-year floodplain and the existing residential structure on the site is located within 50 feet of a 100-year floodplain boundary. It should be noted that the plan proposes no development within the 100-year floodplain.
5. Because this plan is a division of lots and no further development is currently proposed, this minor subdivision has addressed all other pertinent County review factors.

It is recommended that approval of this plan be conditioned upon the above-listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on February 10th, 2026, at 5:00 p.m. at 701 Main Street, Suite 405, Stroudsburg, Pa, 18360. This action is in compliance with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered approved.

If you have any questions or if we can be of further assistance, please feel free to contact me.

Sincerely,

Kevin Glovas
Community Planner

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcp@monroecountypa.gov
www.monroecountypa.gov

6(10)

MONROE COUNTY PLANNING COMMISSION

January 29th, 2025

Rebecca Tippet, Secretary
Polk Township
165 Polk Township Road
PO Box 137
Kresgeville, PA 18333

Re: Upper Green Hill Road
Minor Subdivision
Polk Township
MCPC Review #222-25

Dear Ms. Tippet:

Our office has received a copy of the above noted minor subdivision plan concerning an approximately 4.05-acre site, located on the westerly side of Upper Green Hill Road, approximately 250 feet north of its intersection with Valley Road West. The site is currently comprised of two parcels, Lot 1 0.46-acres & Lot 2 of 3.6-acres. The plan proposes a lot line adjustment, resulting in Lot 1 of 1.99-acres and Lot 2 of 2-acres. Currently, Lot 1 is developed, containing a residential structure and associated accessory structures supported by on-lot water and sewage systems, while Lot 2 is undeveloped. Both parcels are in the Residential (R-1) Zoning District.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concern. The following comments are offered:

1. The plan delineates the well serving Lot 1 to be located outside the property boundary and on the adjacent Parcel ID #13.4.2.15. The plan lists no easements or waivers regarding this well placement. The Township should confirm whether the location of this well is permitted.
2. It appears a wooden fence and multiple structures located existing Lot 2 serve the residential structure on existing Lot 1. It should be noted that the proposed subdivision would eliminate these non-conformities
3. The plan delineates an existing silo located on Lot 2 and it is unclear if the current use of this lot is agricultural. It is recommended that the Township confirm the existing use of Lot 2.
4. It appears that the existing residential structure on Lot 1 and silo on Lot 2 exist within the building setbacks of the R-1 Zoning District (§400 Attachment 2:3). It should be noted that the proposed subdivision will not eliminate these non-conformities.

Page Two
Upper Green Hill Road
Minor Subdivision
Polk Township
MCPC Review #222-25

5. It should be noted that the plan delineates a chain link fence which will be located on both Lot 1 and Lot 2 and it is unclear if an easement or maintenance agreement will be established regarding this fence. The Township should confirm the status of this structure and its future maintenance.
6. It should be noted that the plan does not contain the address, seal, and signature of the plan preparer/qualified professional as required by §345-404 of the Ordinance.
7. Because this plan is a division of lots and no further development is currently proposed, this minor subdivision has addressed all other pertinent County review factors.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on February 10th, 2026, at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely,

Kevin Glovas
Community Planner

cc: Michael Muffey, PE

MCPC Subdivision and Land Development Review Checklist

7(1)

Monroe County Planning Commission
701 Main Street, Suite 405
Stroudsburg, PA 18360
Telephone: (570) 517-3100
Fax: (570) 517-3858
mcpc@monroecountypa.gov



Plan Completeness Requirements

Date Received

- 1 paper copy plan set for Minor Subdivisions
- 1 paper copy plan set and 1 digital copy plan set for Major Subdivisions and LDPs.
- 1 digital copy of other supporting documents
- Completed MCPC Review Checklist
- Fee (\$500 – LDP/Major Subdivision) (\$50 – Minor Subdivision)

General Information:

Project Name and Municipality: Green Gables Retreat Land Development

Property Location: 123 Forbes Drive Cresco, PA 18326

Zoning District: R - Residential

Tax ID: 01.31.1.14

Owner/Applicant: Devin Marks, ETAL

Phone: 208-255-9832

Address: 123 Forbes Drive

Cresco, PA 18326

Plan Prepared By: Keystone Consulting Engineers, Inc.

Contact Name: Tighe M. Meckes, PE

Address: P.O. Box 639

Phone: 570-856-4040

Kresgeville, PA 18333

Email: tmeckes@kceinc.com

Brief description of project: 3 proposed tiny home sites with on-lot utilities and stormwater management.

Site Information:

Application Type: (Land Development, Major Subdivision, etc.....) Land Development

Is County completion of Planning Module Component 4B being requested as part of this plan? YES NO

Development Type: (single-family, multi-family, commercial, etc.....) Multi-family residential

Total Acreage of Site/Square Footage of Proposed Structures: 26.54 acres / 1,800 sq. ft.

Number of lots or units: 1 lot, 3 unites

Building Height/No. of Stories: 15/1

Length of new roads: N/A

Zoning Use Class: Permitted

% Impervious: 3

Conditional

Special Exception

Parking: (required/proposed/existing)

Proposed

Has this plan been previously submitted/revised, if yes when:

No

Method of Water Supply and provider: Private on-lot well

Method of Sewage Disposal and provider: Private on-lot septic

Fire Protection: Barrett Township

Is public transportation available in this area? No If yes, describe any pick-up/drop-off points, bus shelters, etc. being proposed. N/A

Ordinance Consistency: (Attach additional sheets if necessary)

Are any variances from the Municipal Zoning Ordinance required? (YES/NO) YES NO

If yes, please describe. _____

Are any waivers from the Municipal Subdivision and Land Development Ordinance required? YES NO

If yes, please describe. The intent of this plans is to provide hidden housing for the owners to manage the existing short-term rental on site. Waivers are being requested for requirements that would proposed unnecessary disturbance to the site and bring attention to the housing for the owners such as lighting, sidewalks, paving, landscaping, etc. The wooded area surrounding the tiny homes will be preserved to the greatest extent possible.

If the Municipality has adopted an Official Map (Article IV of the Pennsylvania Municipalities Planning Code (PMPC)), is this property identified for consideration? N/A

Plan Consistency: (Attach additional sheets if necessary)

How is this project consistent with the Regional or Municipal Comprehensive Plan?

N/A

How is this project consistent with the Monroe 2030 Comprehensive Plan, December 2014? (Refer to sections within the Comprehensive Plan) *Comprehensive Plan available on the website - www.monroecountypa.gov

N/A

How is this project consistent with the Monroe County Open Space Plan, December 2014? (Refer to sections within the Open Space Plan) *Open Space Plan available on the website - www.monroecountypa.gov

N/A

Natural Features and Environmental Information:

	YES/NO	AREA	IMPACT PROPOSED?
WETLAND AREAS*	NO		
STEEP SLOPE AREAS	YES		NO
FLOODPLAIN	NO		
HYDRIC SOILS	NO		
PRIME AG SOILS	NO		
NATURAL AREAS INVENTORY	NO		
POTENTIAL CONSERVED LAND	NO		
PA NATURAL DIVERSITY INVENTORY	NO		

*If yes, indicate name of consultant responsible for delineation and indicate if Army Corps of Engineers has jurisdiction. N/A

Amount of Open Space proposed, if any: N/A Has any landscaping been proposed? No

Note: Final plans that are not substantially revised from a previously approved preliminary plan do not need to be submitted for review, unless required by municipal ordinance.

701 Main Street, Suite 405
Stroudsburg, PA 18360



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www.monroecountypa.gov

7(1)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: November 21, 2025
SUBJECT: Green Gables Retreat
Land Development Plan
Barrett Township
MCPC Review #172-25

This 25.02-acre site is located on the westerly side of Route 191, approximately 50 feet northwest of its intersection with Playhouse Lane. Currently, the site contains one 2-story 12 bedroom building (2,192 square-foot), an adjacent 2-story 3-bedroom building (1,800 square-foot), two auxiliary buildings, one tennis court, and one inground pool area served by one private drive/ Forbes Drive. The site currently operates as a short-term rental business (STR). The plan proposes construction of three 600 square-foot tiny homes, an interior gravel driveway, and parking to serve the site. The site currently utilizes on-site well and septic systems. The site is located within the Residential (R) zoning district where the current STR use is permitted.

The above-mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The applicant is requesting a waiver from the standard requirements of §425 (Stormwater Management) and to adhere to the "no harm" option of §425-15-F. The Township should carefully consider the owner's/applicant's justification for this request and confirm whether downstream capacity improvements are required pursuant to §425-15-F.
2. It appears that the current use of the property is not permitted within the R zoning district of Barrett Township. The plan proposes the construction of three dwellings to serve the existing use, and it is unknown if the proposed development constitutes an expansion of a non-conformity. It should be noted that it is unknown if the applicant has obtained a certificate of non-conformity.
3. The plan proposes to construct three new dwellings to serve a short-term rental (STR) business. It is unclear if these dwellings will be continually occupied as residences or only occupied during STR operations. It should be noted that STRs are defined as "any dwelling unit owned or managed by a person, firm, or corporation which is rented or leased for a period of less than thirty consecutive days, during which time the owner or manager is not present on a full-time basis (§391-4)." It is recommended that the Township confirm the intended use of the proposed structures and determine whether a renewal of the Township STR permit is required.

4. The plan requests the utilization of the “no-harm option” and lists an existing impermeable wall as justification; however, the plan does not delineate the location of this wall relative to the site. It is recommended that the Township confirm that the location of the existing wall and whether it can adequately mitigate excess stormwater runoff.
5. It appears that the existing STR facility exists over the maximum number of bedrooms (5) permitted for the operation of an STR in Barrett Township (§391-7). The plan includes no waivers regarding this requirement. It is recommended that the Township confirm that the operation of an STR over the maximum number of bedrooms is permitted.
6. It appears that the site currently contains fifteen bedrooms and proposes the construction of three new dwelling units. It is recommended that the Township confirm that all existing and proposed well and septic systems can adequately serve the site at full capacity for the maximum duration of an STR lease/rent.
7. The site currently contains multi-family units functioning as an STR use. It is recommended that the Township confirm that the use of the site in this manner is permitted.
8. It is unclear whether each of the proposed dwellings are considered principal structure and if they will function as permanent residences. It is recommended that the Township consider assigning addresses to proposed dwellings located on the site for 911 and emergency access purposes.
9. The plan proposes the construction of a gravel driveway off of a private interior drive. It should be noted that it is unclear if a driveway permit is required for the proposed development. It is recommended that the Township confirm whether a driveway permit is required.
10. It appears that the plan does not delineate the location of any proposed lighting fixtures as required by §450-38 of the Ordinance. The plan requests no waivers for this requirement and lists that no lighting is proposed. It is recommended that the Township confirm that the site’s lighting is adequate.
11. It should be noted that the most westerly structure on the site is located within the side setback of the R zoning district. The plan lists no waiver regarding this and proposes no expansion of this non-conformity.
12. Monroe County GIS Records indicate the presence of a floodplain along the southerly portion of the site. The plan does not delineate the location of this floodplain as required by §450-40 of the Ordinance. It should be noted that the plan proposes no development in or around this area.
13. The proposed development will require multiple permits. This includes but is not limited to a zoning permit, building permit, electrical permit, certificate of occupancy, and driveway permit. All necessary approvals should be secured to ensure full compliance with all applicable regulations and building codes.

14. The plan proposes the construction of an on-site septic system. It is recommended that the owner/applicant obtain a sewage permit prior to the construction of this system and that the Township ensure compliance with all applicable DEP minimum standards.
15. The plan proposes connecting the three proposed dwellings to the on-site well. Although no well drilling is proposed, it is recommended that a well permit be obtained to modify the existing system in accordance with §503 of the ordinance.
16. This project is generally consistent with the Barrett Township Comprehensive Plan, January 2019, with respect to building Barrett Township into a tourist destination.
17. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to supporting a diverse County economy.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting, December 9th, 2025



7(1)

November 7, 2025
Project No. 10230.281

Monroe County Planning Commission
Monroe County Administrative Center
One Quaker Plaza, Room 106
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR
SUBJECT: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS – GREEN GABLES RETREAT
PROPERTY OWNER/APPLICANT – DEVIN MARKS, ETAL
BARRETT TOWNSHIP

Dear Ms. Meinhart-Fritz:

The overall project site is approximately 26.54 acres located at 123 Forbes Drive, a private driveway, at the intersection of SR 191 and Forbes Drive in Barrett Township, Monroe County, PA. The property currently has four existing dwellings, existing tennis court, existing in ground pool and existing on-lot septic system. Existing access to the site is provided by one full access driveway (Forbes Drive) which provides access to PA State Route 191. The applicant proposes to keep the existing buildings and access driveway. The applicant proposes installing three “tiny” homes, each with a building footprint of approx. 576 SF. Total building footprint from the three tiny homes would be approx. 1,750 SF. Proposed improvements include an extension of the existing access driveway, on lot utilities and stormwater management facilities.

We have reviewed a nine (9) page set of Preliminary/Final Land Development Plans dated 10/10/2025 prepared by Keystone Consulting Engineers, Inc. located in Kresgeville, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is in the R, Residential Zoning District. The proposed tiny homes are being proposed as multi-family dwelling units. Multi-family dwelling units are a permitted use in this zoning district.
2. The property is adjoined by SR 191 to the northeast. The properties to the northeast across SR 191 have existing residential homes located in the Mixed Use/Village (MU-V) zoning district. The properties to the southeast existing residential homes located in the MU-V zoning district. The properties to the south have existing residential homes located in the R zoning district. The property to the west has an existing residential home located in the R zoning district. The property to the north is undeveloped located in the Commercial-Resort/Hotel (CRH) zoning district.



3. The proposed units are approximately 600 feet from the nearest residential dwelling to the west. The area between the proposed tiny homes is proposed to remain wooded.
4. An analysis of compliance with zoning requirements such as setbacks and parking has been provided in the application indicating the proposed development complies with zoning requirements.

LOT ACCESS, LAYOUT AND PARKING

5. Vehicular access to the project is proposed to be provided by one full access driveway that will connect to the existing driveway (Forbes Drive) on the lot. Forbes Drive provides access to PA State Route 191, a State Road. It should be confirmed that the existing PennDOT Highway Occupancy Permit (HOP) for Forbes Drive is sufficient for the addition of the three tiny homes.
6. The parking analysis states that 1.5 parking spaces per multi-family dwelling unit are required. The note on the plans state that 2 parking spaces per multi-family dwelling unit will be provided. Based on the parking analysis on the plans, the parking spaces proposed will meet the requirements of the Township Ordinance.
7. A lighting plan has not been provided. The applicant states that no lighting is proposed. The Township should confirm that no lighting is required based on the proposed project.

WATER SUPPLY AND WASTEWATER DISPOSAL

8. Water service is indicated to be provided by a private well. Adequacy of the well for the projected water service for the proposed tiny homes should be provided. The location of the existing well that will serve the units should be clarified relative to the location of the existing well house. It should be determined if the proposed water supply will require a DEP permit.
9. Sewer service is proposed to be provided by an on-lot sewer system located to the southwest of the proposed tiny homes. A pump station is proposed to the southeast of the proposed tiny homes. The applicant has provided Component 2 Sewage Facilities Planning Module Application that was submitted to PADEP. Status of application should be confirmed. The application states that the sewage flow for the three tiny homes will be 2,900 gallons per day. A sewage permit will be required from the Township.
10. The local fire company should review truck access to the site.

STORMWATER MANAGEMENT

11. According to a note on the provided plans, the proposed earth disturbance is 0.90 acres. An Erosion and Sediment Control plan has been provided. We recommend the ESC Plan be submitted to the MCCD for review.
12. A stormwater infiltration basin is shown along the west property line. A stormwater management report has been provided. Test pit locations are shown on the plans and infiltration reports have been provided.

It appears the stormwater discharge from the basin is proposed over the top of the basin berm. The stability of flow over the berm must be verified. If stormwater flows concentrate, erosion of the berm may result.



According to the Post Stormwater Management Report, a stone and mortar wall downslope of site, running along Route 191 shows evidence of stopping stormwater from leaving the site. The project site is located within a drainage area to Rattlesnake Creek, which is classified as a High Quality-Cold Water Fishery, Migratory Fishery (HQF, MF).

Environmental concerns and other comments

13. The project site is not located within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
14. The MCPC checklist indicates that there are steep slopes on the project site. These steep slopes are shown along the west property line and east property line. No construction is proposed in the area of the steep slopes.
15. The MCPC checklist indicates that there are no wetlands on the project site.
16. A Pennsylvania Natural Diversity Index (PNDI) search was provided. Required conservation measures are noted to be required to mitigate potential impacts of development. It appears additional review from the DCNR may be required.
17. A landscape plan has not been provided. The Township should confirm that a landscape plan is not required based on the proposed project and the existing conditions of the proposed site.
18. All certifications must be executed on the plans prior to final approval.
19. Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend the required information be provided by the Applicant for review and the comments in this letter be forwarded to the Township for consideration prior to action on the plan.

Respectfully submitted,
UTRS Civil and Environmental Engineering | PA Office

Nathan Oiler, PE
Director of Land Development Engineering Services
O (570) 421-1550, ext.1011 | E noiler@utrseec.com

MCPC Subdivision and Land Development Review Checklist

7(2)

Monroe County Planning Commission
701 Main Street, Suite 405
Stroudsburg, PA 18360
Telephone: (570) 517-3100
Fax: (570) 517-3858
mcpc@monroecountypa.gov



Plan Completeness Requirements

Date Received

- 1 paper copy plan set for Minor Subdivisions
- 1 paper copy plan set and 1 digital copy plan set for Major Subdivisions and LDPs.
- 1 digital copy of other supporting documents
- Completed MCPC Review Checklist
- Fee (\$500 – LDP/Major Subdivision) (\$50 – Minor Subdivision)

General Information:

Project Name and Municipality: URJ Camp Harlam - Avodah Vocational Training & Leadership Housing - Polk Township

Property Location: 575 Smith Road, Kunkletown, PA 18058

Zoning District: RR - Rural Residential **Tax ID:** 13.12.1.2

Owner/Applicant: URJ Camp Harlam **Phone:** 570-629-1390

Address: 575 Smith Road
Kunkletown, PA 18058

Plan Prepared By: T&M Associates **Contact Name:** Kris Reiss

Address: 74 West Broad Street **Phone:** 610-234-4245
Bethlehem, PA 18018 **Email:** kreiss@tandmassociates.com

Brief description of project: Proposed 15,455 square foot Avodah Training and Leadership Building within the existing youth summer camp.

Site Information:

Application Type: (Land Development, Major Subdivision, etc.....) Land Development

Is County completion of Planning Module Component 4B being requested as part of this plan? (YES/NO)
Will be provided separately

Development Type: (single-family, multi-family, commercial, etc.....) Campground

Total Acreage of Site/Square Footage of Proposed Structures: 198 acres/15,455 square foot building

Number of lots or units: 0 **Building Height/No. of Stories:** <35 feet/1 story

Length of new roads: 0 **Zoning Use Class:** Permitted

% Impervious: 5.6% Conditional
 Special Exception

Parking: (required/proposed/existing) 4 new spaces provided/Existing parking is adequate **Has this plan been previously submitted/revised, if yes when:**
No

Method of Water Supply and provider: On-lot

Method of Sewage Disposal and provider: On-lot

Fire Protection: Sprinklers proposed in new bui

Is public transportation available in this area? No **If yes, describe any pick-up/drop-off points, bus shelters, etc. being proposed.** _____

Ordinance Consistency: (Attach additional sheets if necessary)

Are any variances from the Municipal Zoning Ordinance required? (YES/NO)

If yes, please describe. No variances are requested.

Are any waivers from the Municipal Subdivision and Land Development Ordinance required? (YES/NO)

If yes, please describe. Yes, Waiver from providing a preliminary resource impact and conservation analysis, as the proposed project will have insignificant impacts to the site's resources.

If the Municipality has adopted an Official Map (Article IV of the Pennsylvania Municipalities Planning Code (PMPC)), is this property identified for consideration? Not applicable

Plan Consistency: (Attach additional sheets if necessary)

How is this project consistent with the Regional or Municipal Comprehensive Plan?

Proposed building is part of an existing youth campground and is proposed to replace existing and aging facilities within the camp.

The building is located within the interior of the campground and adjacent to other buildings and existing utilities.

How is this project consistent with the Monroe 2030 Comprehensive Plan, December 2014? (Refer to sections within the Comprehensive Plan) *Comprehensive Plan available on the website - www.monroecountypa.gov

Proposed building is part of an existing youth campground and is proposed to replace existing and aging facilities within the camp.

How is this project consistent with the Monroe County Open Space Plan, December 2014? (Refer to sections within the Open Space Plan) *Open Space Plan available on the website - www.monroecountypa.gov

Proposed building is part of an existing youth campground and is proposed to replace existing and aging facilities within the camp.

The site contains existing woodlands and open space that are proposed to remain as part of the camp.

Natural Features and Environmental Information:

Information in table is for Project Area; not for entire camp.

	YES/NO	AREA	IMPACT PROPOSED?
WETLAND AREAS*	No		
STEEP SLOPE AREAS	No		
FLOODPLAIN	No		
HYDRIC SOILS	No		
PRIME AG SOILS	No		
NATURAL AREAS INVENTORY	No		
POTENTIAL CONSERVED LAND	No		
PA NATURAL DIVERSITY INVENTORY	No		

*If yes, indicate name of consultant responsible for delineation and indicate if Army Corps of Engineers has jurisdiction. _____

Amount of Open Space proposed, if any: No public

Has any landscaping been proposed? Yes

Note: Final plans that are not substantially revised from a previously approved preliminary plan do not need to be submitted for review, unless required by municipal ordinance.

701 Main Street, Suite 405
Stroudsburg, PA 18360



7(2)
Phone: 570-517-3100
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mcp@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: November 26, 2025
SUBJECT: Camp Harlam
Land Development Plan
Polk Township
MCPC Review #177-25

This 168.14-acre site is located on the westerly side of Smith Road, west of its intersection with Memorial Drive. The plan proposes to construct a 1-story, 15,455 s.f. structure intended to hold 28 sleeping rooms, each with private bathrooms and a shared common space. The plan also proposes 4 parking spaces and sidewalks. The site is currently developed and contains a camp/retreat complex located in a Rural Residential (RR) zoning district where the current use is permitted. The site is served by on-lot water supply and sewage disposal systems.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The applicant is requesting a waiver from §345-402-E (Preliminary Resource and Conservation Analysis). It is recommended that the Township review the intent and value of the required analysis while considering this request. The Township should ensure the plan contains all necessary information required for a comprehensive review of the site and the proposed development.
2. The proposed project is to be served by existing water and sewage disposal systems. Multiple buildings are also located on the site, and it is unknown whether they are served by separate well and septic systems or by a single well and septic system. It is unclear if existing on-lot systems can facilitate additional use generated by the proposed expansion. The Township should ensure that the systems' capacity is adequate.
3. It should be noted that the plan includes no proposed lighting details. It is recommended that the Township confirm that the site's lighting is adequate and minimizes excess spillover.
4. It should be noted that the site contains an existing 160 parking spaces, and the plan proposes an additional four spaces to serve the site. The Township should confirm that the proposed spaces are appropriate and that adequate parking is available for the overnight camp.

5. The plan proposes 1.55-acres of site disturbance. It should be noted that any amount of earth disturbance over 1 acre requires an NPDES permit to be obtained. It is recommended that the Township ensure the necessary permit is obtained.
6. It is recommended that the Township review the included erosion and sedimentation control plan and confirm that the proposed landscaping and plantings conform to all applicable ordinance standards.
7. Emergency vehicle and service truck turning plans were not included for the proposed project. The Township should ensure that such vehicle circulation throughout the site is adequate.
8. It is recommended that the Township and developer collaborate with the Fire Department in order to review the development and the fire safety measures being proposed.
9. It appears that Monroe County E911 records indicate multiple unaddressed cabin buildings located on the site. It is recommended that the applicant contact the Township and the Monroe County Readdressing Coordinator, in order to obtain an E911 address for the proposed building and existing structures.
10. The plan does not delineate dumpster locations(s) on the site. It is recommended that dumpster locations be delineated in order to confirm the ingress/egress and overall circulation of garbage trucks on throughout the site.
11. It appears that plan does not delineate the height of the proposed building. It is recommended that the Township confirm the height of the proposed structure and ensure compliance with all applicable zoning regulations.
12. Due to the nature of the project, a trip generation analysis could not be performed. It is recommended that the Township confirm the nature of the site's use and whether the existing private drive can facilitate any possible increase in traffic.
13. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to expanding existing recreational camps.
14. The recommendation made by Nathan Oiler, PE, in his review dated November 20, 2025 is concurred with.

7(2)

Page Three
Camp Harlam
Land Development Plan
Polk Township
MCPC Review #177-25

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

Cc: Kris J. Reiss, PE



7(2)

November 20, 2025
Project No. 10230.282

Monroe County Planning Commission
Monroe County Administrative Center
One Quaker Plaza, Room 106
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR
SUBJECT: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS – URJ CAMP HARLAM – AVODAH VOCATIONAL TRAINING & LEADERSHIP HOUSING PROPERTY OWNER/APPLICANT – URJ CAMP HARLAM POLK TOWNSHIP

Dear Ms. Meinhart-Fritz:

The overall project site is approximately 168.14 acres located at 591 Smith Road, near the intersection of Smith Road, a Township Road, and Bonnie Drive, a private driveway, in Polk Township, Monroe County, PA. The property currently has several existing buildings, wells, pond and existing on-lot septic system that support the Camp Harlem camp/retreat use. Existing access to the site is provided by an access driveway called Radio Lane (a private road) which connects Bonnie Drive which provides access to Smith Road (T437). The applicant proposes to keep the existing buildings and access driveway. The applicant proposes to construct a one-story building, with a building footprint of approx. +/- 15,200 SF. This building is proposed to provide two wings that will have fourteen sleeping rooms for a maximum of twenty-four occupants. Proposed improvements include on-lot utilities, landscaping, lighting and stormwater management facilities.

We have reviewed a fourteen (14) page set of Preliminary/Final Land Development Plans dated 10/17/2025 prepared by T&M Associates, located in Bethlehem, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is in the RR, Rural Residential Zoning District. According to a narrative provided by the applicant, the proposed building is to be used for lodging and a common area for typical camp programs that occur at camp Harlem during the summer months. During the non-summer months, the building will be used for short-term stays by guests, typically Friday through Sunday. The applicant views this use as a camp/retreat as defined in the Polk Township Zoning Ordinance. This use would be a permitted

112 North Courtland Street
East Stroudsburg, PA 18301

www.utrs.com | 610-351-1550



use in the RR zoning district. The zoning officer must confirm the proposed use is consistent with the zoning ordinance requirements.

2. The property is adjoined by an undeveloped property located in the RR zoning district to the west. The property is adjoined by several properties with residential homes located in the RR zoning district to the north. The property is adjoined by several properties owned by the applicant that have existing buildings located in the RR zoning district to the south. The property is adjoined by Smith Road to the east. The property to the southwest across Smith Road is an open field located in the RR zoning district.

The proposed building is in the middle of the property. The closest residential home is approximately 1,000 feet to the north. The area between the proposed building and residential home is proposed to remain wooded.

3. An analysis of compliance with zoning requirements such as setbacks and parking has been provided in the application indicating the proposed development complies with zoning requirements. This information must be verified by the Zoning Officer.

LOT ACCESS, LAYOUT AND PARKING

4. Vehicular access to the project is proposed to be provided by one existing private driveway (Radio Road). Radio Road connects another existing private drive (Bonnie Drive) which provides access to Smith Road, a Township Road. It should be confirmed that the existing Township Driveway permit for Bonnie Drive is sufficient for the traffic use generated by the addition of the building.
5. The plans propose four new parking spaces including 2 ADA parking spaces. 160 existing grass parking spaces are shown. According to the applicant Polk Township Zoning Ordinance doesn't have specific parking requirements for a camp/retreat so the applicant is proposing that the existing parking onsite and the additional four proposed parking spaces are sufficient. The Zoning Officer should determine if this determination, existing and proposed parking is sufficient for the proposed building.
6. A lighting plan has been provided; however no lighting information appears to be included on the plan. The Township should confirm that any proposed lighting meets the requirements of the Township Ordinance.

WATER SUPPLY AND WASTEWATER DISPOSAL

7. Water service is indicated to be provided by a private well. A above ground water storage tank for fire protection is shown to the north of the proposed building. Adequacy of the well for the projected water service for the proposed building and fire protection tank should be provided. The location of the existing well that will serve the proposed building should be clarified. It should be determined if the proposed water supply is permitted by DEP or if a new DEP permit will be required.



8. Sewer service is proposed to be provided by an existing on-lot sewer system located to the north of the proposed building. Sewage will be conveyed through piping by gravity to the existing on-lot sewer system. The adequacy of the existing on-lot sewer system to be able to handle the additional sewage flow from the proposed building should be confirmed. A sewage permit will be required from the Township. Sewage Planning requirements must be confirmed.
9. The local fire company should review truck access to the site.

STORMWATER MANAGEMENT

10. According to a note on the provided plans, the proposed earth disturbance is 1.55 acres. An Erosion and Sediment Control plan has been provided. A NPDES Permit will be required for the project.
11. Inlets, HDPE piping and vegetative swales are proposed to convey stormwater to a proposed bioretention basin located to the south of the proposed building. Stormwater is proposed to be conveyed from the bioretention basin through HDPE piping to an existing pond to the south. A note on the plan states that all maintenance for stormwater management facilities is the responsibility of the property owner. A stormwater management report has been provided. Test pit locations are shown on the plans and infiltration reports have been provided.

According to the Post Stormwater Management Report, the site drains east to west toward an existing pond on site and to an existing swale that drains to Smith Road to an unknown tributary to Dotters Creek. Dotters Creek is classified as a High Quality-Cold Water Fishery, Migratory Fishery (HQF, MF).

Environmental concerns and other comments

12. The project site is not located within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
13. The MCPC checklist indicates that there are no steep slopes on the project site.
14. A pond located to the south of the proposed building. A 100-foot inner riparian buffer and 150-foot outer riparian buffer is shown around the pond. No construction is proposed in this area. The MCPC application indicates there are no wetlands on the site.
15. A Pennsylvania Natural Diversity Index (PNDI) search was not provided. The MCPC checklist indicates that a PNDI search came back with no known potential impacts to threatened or endangered species and/or special concern species and resources are anticipated by the project.
16. A landscape plan has been provided. Four trees are proposed to the south of the proposed building. The applicant should clearly state what trees are proposed to be planted. Existing trees and bushes are shown



to the east west and north of the proposed building. Compliance with minimum Township standards must be confirmed.

17. The private roadways, Radio Lane and Bonnie Drive are not labeled on the plan consistently with the Monroe County GIS Data.
18. All certifications must be executed on the plans prior to final approval.
19. Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend the required information be provided by the Applicant for review and the comments in this letter be forwarded to the Township for consideration prior to action on the plan.

Respectfully submitted,
UTRS Civil and Environmental Engineering | PA Office

Nathan Oiler, PE
Director of Land Development Engineering Services
O (570) 421-1550, ext.1011 | E noiler@utrsee.com

Monroe County Planning Commission
701 Main Street, Suite 405
Stroudsburg, PA 18360
Telephone: (570) 517-3100
Fax: (570) 517-3858
mcpc@monroecountypa.gov



Plan Completeness Requirements

Date Received

- 1 paper copy plan set for Minor Subdivisions
- 1 paper copy plan set and 1 digital copy plan set for Major Subdivisions and LDPs.
- 1 digital copy of other supporting documents
- Completed MCPC Review Checklist
- Fee (\$500 – LDP/Major Subdivision) (\$50 – Minor Subdivision)

General Information:

Project Name and Municipality: 187 Grand Street

Property Location: 187 Grand Street East Stroudsburg PA. 18301

Zoning District: Single-family Residential (R-1) **Tax ID:** 5-4/1/10/29-1

Owner/Applicant: Greg Kessel **Phone:** 570 424-0746

Address: 210 Grand Street
East Stroudsburg PA 18301

Plan Prepared By: Gilmore & Associates, Inc. **Contact Name:** Sean F. Pollicelli, P.E.

Address: 3850 Sierra Circle, Suite 100 **Phone:** 610 366-8064

Center Valley, PA 18034 **Email:** spollicelli@gilmore-assoc.com

Brief description of project: Conversion of building (Commercial) to 3 (2-bedroom) apartments with associated parking, landscaping and accessible entrance.

Site Information:

Application Type: (Land Development, Major Subdivision, etc.....) Land Development

Is County completion of Planning Module Component 4B being requested as part of this plan? (YES/NO) No

Development Type: (single-family, multi-family, commercial, etc.....) Multi-family

Total Acreage of Site/Square Footage of Proposed Structures: 0.55 Acres/5,634 SF

Number of lots or units: 3 units **Building Height/No. of Stories:** 35 ft./1-story

Length of new roads: 0 **Zoning Use Class:** Permitted

% Impervious: 47% Conditional
 Special Exception

Parking: (required/proposed/existing) 9 spaces/9 spaces/0 spaces **Has this plan been previously submitted/revised, if yes when:** No

Method of Water Supply and provider: public/ East Stroudsburg Borough Water Department

Method of Sewage Disposal and provider: public/East Stroudsburg Borough Public Works Department

Fire Protection: sprinkler protection

Is public transportation available in this area? No **If yes, describe any pick-up/drop-off points, bus shelters, etc. being proposed.** _____

Ordinance Consistency: (Attach additional sheets if necessary)

Are any variances from the Municipal Zoning Ordinance required? (YES/NO) Yes

If yes, please describe. Commercial use variance was granted for this project on April 30, 2025.

Are any waivers from the Municipal Subdivision and Land Development Ordinance required? (YES/NO) Yes

If yes, please describe. A waiver is being requested from Chapter 140 Appendix C Landscaping Section A.1 to not provide the number, type, location and size of existing trees over 6 inch in trunk diameter due to the small nature of the site.

If the Municipality has adopted an Official Map (Article IV of the Pennsylvania Municipalities Planning Code (PMPC)), is this property identified for consideration? no

Plan Consistency: (Attach additional sheets if necessary)

How is this project consistent with the Regional or Municipal Comprehensive Plan?

The project is generally consistent with the East Stroudsburg Borough Comprehensive Plan (March, 2018) as it addresses the goal of re-use and redevelopment and provides "housing with modern amenities through property rehabilitation" (page 23).

How is this project consistent with the Monroe 2030 Comprehensive Plan, December 2014? (Refer to sections within the Comprehensive Plan) *Comprehensive Plan available on the website -

www.monroecountypa.gov

The project is generally consistent with the Monroe 2030 Comprehensive Plan, (December 2014), as it satisfies Objective #1 to "Support projects which propose to reuse and redevelop existing sites and create housing". (page 9).

How is this project consistent with the Monroe County Open Space Plan, December 2014? (Refer to sections within the Open Space Plan) *Open Space Plan available on the website - www.monroecountypa.gov

The project is generally consistent with the Monroe County Open Space Plan as it allows for redevelopment of a commercial lot while maintaining the surrounding conserved lands and "green infrastructure" as noted on page 66.

Natural Features and Environmental Information:

	YES/NO	AREA	IMPACT PROPOSED?
WETLAND AREAS*	No		
STEEP SLOPE AREAS	No		
FLOODPLAIN	No		
HYDRIC SOILS	No		
PRIME AG SOILS	No		
NATURAL AREAS INVENTORY	No		
POTENTIAL CONSERVED LAND	No		
PA NATURAL DIVERSITY INVENTORY	No		

*If yes, indicate name of consultant responsible for delineation and indicate if Army Corps of Engineers has jurisdiction. N/A

Amount of Open Space proposed, if any: None Has any landscaping been proposed? Yes

Note: Final plans that are not substantially revised from a previously approved preliminary plan do not need to be submitted for review, unless required by municipal ordinance.

701 Main Street, Suite 405
Stroudsburg, PA 18360



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7(3)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: December 3, 2025
SUBJECT: Kessel
Land Development Plan
East Stroudsburg Borough
MCPC Review #184-25

This 0.58-acre site is located immediately southeast of the intersection of Grand Street and State Street. Currently, the site contains one 1,472 square foot building which functions as a commercial use structure. The plan proposes changing the use of the existing building from commercial use to three (3), two-bedroom apartment units. The site is served by central sewer and water systems and sits within the R-1 Single Family Residential Zoning District, where the current and proposed uses are not permitted.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. It appears that the current commercial use and proposed multi-family use are not permitted within the R-1 zoning district (§157 Attachment 1). The plan lists a previously granted non-conformance commercial use variance; however no variance or waiver was requested for the proposed multi-family use. It should be noted that owner/applicant may need to acquire a variance for the proposed use.
2. The applicant is requesting a waiver from §140-A-1 Attachment 3 – Appendix C (shade trees and landscaping). It is recommended that the Borough review the intent and value of the required analysis while considering this request. The Borough should ensure that the proposed vegetation and landscaping is adequate and mitigates impacts to nearby properties.
3. The plan lists the existing use of the property as commercial, but the plan does not specify the kind of existing commercial use. It is recommended that the Township clarify the existing use of the site and determine whether significant modifications to the existing structure are required to convert the use of the property to residential.
4. It appears that the plan proposes the construction of a driveway and parking lot that will empty onto an unopened street (Grand Street). It is recommended that the Borough determine whether the existing unopened street can facilitate the proposed use.

5. The plan proposes the construction of a sidewalk and parking lot but proposes no new lighting. It is recommended that the Borough determine whether the site's existing lighting conditions are adequate and if additional lighting should be included.
6. The plan proposes the relocation of an existing utility pole on the site. It is recommended that the owner/applicant contact the Borough and the operator of the utility pole prior to the relocation of the pole.
7. The plan proposes the creation of three apartment units. It is recommended that the Borough ensure that the owner/applicant registers all rental units with the Borough.
8. It appears that the site contains a single address and the plan proposes creating three dwelling units. It is recommended that the applicant work with the Township and the County E911 Addressing Coordinator to assign addresses to each dwelling unit.
9. The plan proposes the construction of a sidewalk. It should be noted that all sidewalk design specifications of §136 of the Ordinance apply, and a sidewalk permit must be obtained prior to construction.
10. The plan proposes the construction of a new driveway and parking lot. The owner/applicant should obtain a driveway permit prior to construction.
11. The plan proposes the installation of an on-site dumpster. It is recommended that the Borough ensure the proposed dumpster is compliant with all applicable regulations and that the site can facilitate the proper unloading of a dumpster.
12. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe operations throughout the facility during the winter season.
13. The proposed development and change in use will require multiple permits. This includes, but is not limited to, a zoning permit, building permit, and certificate of occupancy. All necessary approvals should be secured to ensure full compliance with all applicable regulations and building codes.

14. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for Multifamily (Low-Rise) Not Close to Rail Transit (ITE #220, page 254) the proposed apartments will generate an approximate 20 trip ends per weekday. It should be noted that the current trip generation for the site could not be calculated, and it is unclear if the proposed development will result in a significant change from the site's current trip generation. This data should be carefully considered and if warranted, appropriate measures to mitigate traffic impacts should be incorporated into the project.
15. The proposed plan poses to generate an increase in stormwater runoff. It is recommended the Borough confirm that the proposed grading and paving poses no adverse impacts.
16. The proposed project is generally consistent with the East Stroudsburg Comprehensive Plan, March 2018, with respect to expanding housing options.
17. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with regards to promoting an adequate supply of housing.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

MCPC Subdivision and Land Development Review Checklist

7(4)

Monroe County Planning Commission
701 Main Street, Suite 405
Stroudsburg, PA 18360
Telephone: (570) 517-3100
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Plan Completeness Requirements

Date Received

- 1 paper copy plan set for Minor Subdivisions
- 1 paper copy plan set and 1 digital copy plan set for Major Subdivisions and LDPs.
- 1 digital copy of other supporting documents
- Completed MCPC Review Checklist
- Fee (\$500 – LDP/Major Subdivision) (\$50 – Minor Subdivision)

General Information:

Project Name and Municipality: Proposed Cabin at Pocono Springs Camp- Middle Smithfield Township

Property Location: 48 Pocono Springs Way, East Stroudsburg PA 18302

Zoning District: C-2 - Commercial

Tax ID: 09.10.1.87

Owner/Applicant: JNS Holding LLC / Pocono Springs Camp

Phone: 570-218-5800

Address: 1 Rural Place

Commack, NY 11725

Plan Prepared By: Reilly Associates

Contact Name: Jerry Sitko

Address: 411 Main St., Suite 102D
Stroudsburg, PA 18360

Phone: 570-421-7320

Email: jsitko@reillyengineering.com

Brief description of project: Construction of a 3,080 sf cabin, pathways and utilities at an existing summer camp.

Site Information:

Application Type: (Land Development, Major Subdivision, etc.....) Land Development

Is County completion of Planning Module Component 4B being requested as part of this plan? (YES/NO) NO

Development Type: (single-family, multi-family, commercial, etc.....) Commercial

Total Acreage of Site/Square Footage of Proposed Structures: 61.71 Acres / 3,080 SF

Number of lots or units: 1

Building Height/No. of Stories: 17' / 1 Story

Length of new roads: N/A

Zoning Use Class: X Permitted

% Impervious: 9%

Conditional

Special Exception

Parking: (required/proposed/existing)

N/A

Has this plan been previously submitted/revised, if yes when:

No

Method of Water Supply and provider: Existing Well Onsite

Method of Sewage Disposal and provider: Proposed Holding Tank

Fire Protection: Existing Lake on site for fire company use.

Is public transportation available in this area? No If yes, describe any pick-up/drop-off points, bus shelters, etc. being proposed. _____

Ordinance Consistency: (Attach additional sheets if necessary)

Are any variances from the Municipal Zoning Ordinance required? (YES NO)

If yes, please describe. _____

Are any waivers from the Municipal Subdivision and Land Development Ordinance required? (YES NO)

If yes, please describe. _____

If the Municipality has adopted an Official Map (Article IV of the Pennsylvania Municipalities Planning Code (PMPC)), is this property identified for consideration? No

Plan Consistency: (Attach additional sheets if necessary)

How is this project consistent with the Regional or Municipal Comprehensive Plan?

Pocono Springs Camp is an existing camp and no changes in use are proposed. The natural setting of the camp is preserved to provide outdoor recreation opportunities.

How is this project consistent with the Monroe 2030 Comprehensive Plan, December 2014? (Refer to sections within the Comprehensive Plan) *Comprehensive Plan available on the website -

www.monroecountypa.gov

Pocono Springs Camp is an existing camp and no changes in use are proposed.

How is this project consistent with the Monroe County Open Space Plan, December 2014? (Refer to sections within the Open Space Plan) *Open Space Plan available on the website - www.monroecountypa.gov

Pocono Springs Camp provides numerous outdoor recreation opportunities in a natural setting. Any Development is done preserving a natural setting.

Natural Features and Environmental Information:

	YES/NO	AREA	IMPACT PROPOSED?
WETLAND AREAS*	Yes	3,150 SF	None
STEEP SLOPE AREAS	Yes		
FLOODPLAIN	No		
HYDRIC SOILS	No		
PRIME AG SOILS	No		
NATURAL AREAS INVENTORY	None		
POTENTIAL CONSERVED LAND	None		
PA NATURAL DIVERSITY INVENTORY	Yes		

*If yes, indicate name of consultant responsible for delineation and indicate if Army Corps of Engineers has jurisdiction. Woodland Design Associates, Inc.

Amount of Open Space proposed, if any: None Has any landscaping been proposed? No

Note: Final plans that are not substantially revised from a previously approved preliminary plan do not need to be submitted for review, unless required by municipal ordinance.

701 Main Street, Suite 405
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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: December 29, 2025
SUBJECT: Pocono Springs Camp Cabins
Land Development Plan
Middle Smithfield Township
MCPC Review #201-25

This 61.71-acre site is located on the southeasterly side of Resica Falls Road (SR 402), at its intersection with Pocono Springs Way. The site is currently developed and contains a camp/retreat complex. The plan proposes to construct a 1-story, 3,080 s.f. cabin structure and proposes accompanying sidewalks and landscaping. The site is located within the Commercial (C2) zoning district where the current use (resort complex/ commercial resort development) is a conditional use. The site is to be served by on-lot water supply and sewage disposal systems.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The proposed project is to be served by an existing water well system. Multiple buildings are also located on the site, and it is unknown whether they are served by separate well systems or by a single well system.
2. It should be noted that the plan includes no proposed lighting details. While not required, it is recommended that the Township confirm that the site's lighting is adequate.
3. Monroe County Records indicate an existing right-of-way agreement with Blue Ridge Cable Company. It should be noted that §170-153 of the Ordinance requires all right-of-way agreements to be referenced on land development plans. It is recommended that the Township confirm whether the proposed development takes place within or obstructs any existing right of way.
4. It appears that the plan does not delineate any existing parking spaces or areas, and the plan proposes no additional spaces to serve the site. The Township should confirm whether the existing amount of parking spaces is appropriate and that adequate parking is available for the overnight camp.
5. The plan proposes the development of a parcel which is accessed from a state road (Resica Falls Rd/SR 402). It is unclear if the proposed development will generate an increase in trip generation. It is recommended that the Township confirm this information and notify PennDOT of the proposed development prior to any site development.

6. Monroe County E911 records indicate that the site contains only one address despite multiple buildings and cabins being located on the site. It is recommended that the applicant contact the Township and emergency services to consider whether obtaining multiple E911 addresses for the existing structures and proposed cabin on the site is necessary for E911 purposes.
7. It should be noted that permits are required prior to any construction. This includes but is not limited to a building permit, electrical permit, and certificate of occupancy. It is recommended that the Township ensure that all necessary and applicable permits are obtained prior to any construction.
8. The plan includes an Erosion and Sedimentation Control plan and Post-Construction Stormwater Management plan. It is recommended that the Township review both included plans and confirm that the proposed project conforms to all applicable regulations and ordinance standards.
9. Emergency vehicle and service truck turning plans were not included for the proposed project. The Township should ensure that such vehicle circulation throughout the site is adequate.
10. It is recommended that the Township and developer collaborate with the Fire Department in order to review the development and the fire safety measures being proposed.
11. The plan does not delineate dumpster locations(s) on the site. It is recommended that dumpster locations be delineated in order to confirm the ingress/egress and overall circulation of garbage trucks on throughout the site.
12. The proposed project consistent with the Middle Smithfield Comprehensive Plan Update, 2022, with regards to expanding recreational programs and opportunities for residents of all ages.
13. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to expanding existing recreational camps.
14. The recommendation made by Nathan Oiler, P.E, of UTRS Civil and Environmental Engineering, in his review dated December 23, 2025 is concurred with.

Page Three
Pocono Springs Camp Cabins
Land Development Plan
Middle Smithfield Township
MCPC Review #201-25

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

Cc: Michelle Clewell
Jerry Sitko



7(4)

December 23, 2025
Project No. 10230.283

Monroe County Planning Commission
Monroe County Administrative Center
One Quaker Plaza, Room 106
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR
**SUBJECT: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS – PROPOSED CABIN AT
POCONO SPRINGS CAMP
PROPERTY OWNER – JNS HOLDING LLC
APPLICANT – POCONO SPRINGS CAMP
MIDDLE SMITHFIELD TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The overall project site is approximately 61.71 acres located at 48 Pocono Springs Way, near the intersection of Resica Falls Road, a State Road, and Pocono Springs Way, a private driveway, in Middle Smithfield Township, Monroe County, PA. The property currently has several existing buildings, sports courts, wells, pond, lake and existing on-lot septic system that support the Pocono Springs Children's Camp use. Existing access to the site is provided by a gravel driveway (Pocono Springs Way) which provides access to Resica Falls Road (S.R. 0402). The applicant proposes to keep the existing buildings and access driveway. The applicant proposes to construct a one-story cabin, with a building footprint of approx. +/- 3,080 SF. This cabin is proposed to provide 20 bunks for 20 campers. The proposed cabin will include bathrooms but no kitchen or food preparation areas. Proposed improvements include on-lot utilities, and stormwater management facilities.

We have reviewed a nine (9) page set of Preliminary/Final Land Development Plans dated 12/4/2025 prepared by Reilly Associates. located in Stroudsburg, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is in the C-2, Commercial Zoning District. According to a narrative provided by the applicant, the proposed cabin is to be used for lodging and a common area for typical camp programs that occur at Pocono Springs camp which operates for five weeks each summer. According to the applicant the current use and proposed use of the property is a recreational camp as defined in the Middle Smithfield Township Zoning Ordinance. The proposed use is a permitted use in the C2 zoning district. The zoning officer must confirm the proposed use is consistent with the zoning ordinance requirements.



2. The property is adjoined by Gravel Ridge Road (T526), a Township Road to the northeast. Three properties adjoin the property to the east. The property across Gravel Ridge Road has Resica Elementary Center located in the C2 zoning district. The other property is undeveloped in the C2 zoning district. The last property is undeveloped in the R2 zoning district. The property is adjoined by an undeveloped property to the south located in the R2 zoning district. The property is adjoined by Spa Court, a private road to the west. The properties to the west across Spa Court have existing residential homes located in the C2 zoning district. The property is adjoined by Resica Falls Road to the north. The properties to the north across Resica Falls Road have existing buildings, some residential and some commercial (A-Ok Market, a gas station) located in the C2 zoning district.

The proposed cabin is located near the west property line. The closest residential home is approximately 300 feet to the north. The area between the proposed cabin and residential home is proposed to remain wooded.

3. An analysis of compliance with zoning requirements such as setbacks and parking has been provided in the application indicating the proposed development complies with zoning requirements. This information must be verified by the Zoning Officer.

LOT ACCESS, LAYOUT AND PARKING

4. Vehicular access to the project is proposed to be provided by one existing private driveway called Pocono Springs Way. Pocono Springs Way provides access to Resica Falls Road (S.R. 0402), a State Road. It should be confirmed that the existing PennDOT Highway Occupancy permit for Private Drive is sufficient for the traffic use generated by the addition of the building.
5. The applicant is not proposing any parking for the project and does not show existing parking onsite. According to the applicant Middle Smithfield Township Zoning Ordinance doesn't have specific parking requirements for a camp/retreat. Existing parking should be shown on the plans and the Zoning Officer should determine if the existing parking is sufficient for the proposed building.
6. Concrete sidewalks are shown around the proposed cabin on the west, north and east sides of the cabin. The proposed concrete sidewalks will connect to the existing gravel drive to the northeast of the proposed cabin.
7. A lighting plan has not been provided. A lighting plan should be provided so the Township can confirm that any proposed lighting meets the requirements of the Township Ordinance.

WATER SUPPLY AND WASTEWATER DISPOSAL

8. Water service is indicated to be provided by a private well. Adequacy of the well for the projected water service for the proposed building should be provided. The location of the existing well that will serve the proposed building should be clarified. It should be determined if the proposed water supply is permitted by DEP or if a new DEP permit will be required.
9. Sewer service is proposed to be provided by a proposed 3,000-gal sewage holding tank which will then be sent to an existing on lot septic system that is not shown on the provided plans. The existing on lot septic system should be shown on the plans. According to a sewage planning binder provided by the applicant, the proposed cabin will generate 600 gallons per day. The sewage planning narrative indicates that the additional 600 gpd is not



anticipated to overload the existing system. A sewage facilities planning module application mailer has been provided indicating a proposed flow of 1000 gpd and requests a sewage planning exemption. A sewage planning exemption is not appropriate as the project is not served by a municipal sewage disposal system. The discrepancy in the proposed flow between the narrative and mailer must be addressed.

The Township SEO and DEP must review and approve the proposed sewage improvement and the adequacy of the existing facilities to handle the proposed flow.

10. According to the applicant, the existing lake provides fire protection. The local fire company should review truck access to the site. The requirements of the Building Code for sprinkles should be reviewed.

STORMWATER MANAGEMENT

11. According to a note on the provided plans, the proposed earth disturbance is 0.42 acres. An Erosion and Sediment Control plan has been provided. The Monroe County Conservation District (MCCD) should determine if a NPDES Permit will be required for the project.
12. Stormwater flows from the proposed cabin to a proposed 2 foot wide infiltration berm located to the south of the proposed cabin. A note on the plan states that all maintenance for stormwater management facilities is the responsibility of the property owner. A stormwater management report has been provided. Test pit locations are not shown on the plans, but infiltration reports were provided. Test pit locations should be shown on the plans.

According to the Post Stormwater Management Report, the site drains north to south toward an existing lake (Pocono Highlands) on site that drains to an unknown tributary to Pond Creek. Pond Creek is classified as a High Quality-Cold Water Fishery, Migratory Fishery (HQ-CWF, MF).

Environmental concerns and other comments

13. The project site is not located within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
14. The MCPC checklist indicates that there are steep slopes on the project site. These steep slopes are shown along the east property line. No construction is proposed in this area.
15. A pond located to the northeast of the proposed cabin. A 50-foot pond buffer is shown around the pond. No construction is proposed in this area.
16. An existing lake (Pocono Highlands Lake) is shown to the south of the proposed cabin. A 50-foot lake buffer is shown around the pond. No construction is proposed in this area.
17. An existing stream the flows from the existing pond to the Pocono Highlands Lake is shown. A 25-foot inner stream buffer and a 50-foot outer stream buffer are shown. No construction is proposed in this area.
18. A wetlands report was provided. Wetlands are shown to the north of the proposed cabin. A 25-foot inner wetland buffer and a 25-foot outer wetland buffer are shown. No construction is proposed in this area.



19. A Pennsylvania Natural Diversity Index (PNDI) search was provided. The PA Game Commission stated that there were Conservation measures, but no further review is required. The U.S. Fish and Wildlife Service stated that there are potential impacts. A response letter from the U.S. Fish and Wildlife has been provided. The letter states that the applicant should follow all conservation measures listed in the U.S. Fish and Wildlife letter.
20. A landscape plan has not been provided. The Township should determine if a landscape plan is required based on the proposed project.
21. Pocono Springs Way should be labeled on the plans.
22. All certifications must be executed on the plans prior to final approval.
23. Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend the required information be provided by the Applicant for review and the comments in this letter be forwarded to the Township for consideration prior to action on the plan.

Respectfully submitted,

UTRS Civil and Environmental Engineering | PA Office

Nathan Oiler, PE
Director of Land Development Engineering Services
O (570) 421-1550, ext.1011 | E noiler@utrscee.com

MCPC Subdivision and Land Development Review Checklist

7(5)

Monroe County Planning Commission
701 Main Street, Suite 405
Stroudsburg, PA 18360
Telephone: (570) 517-3100
Fax: (570) 517-3858
mcpc@monroecountypa.gov



Plan Completeness Requirements

Date Received

- 1 paper copy plan set for Minor Subdivisions
- 1 paper copy plan set and 1 digital copy plan set for Major Subdivisions and LDPs.
- 1 digital copy of other supporting documents
- Completed MCPC Review Checklist
- Fee (\$500 – LDP/Major Subdivision) (\$50 – Minor Subdivision)

General Information:

Project Name and Municipality: Lot 9 New Ventures Park - Kidder Township

Property Location: Lot 9, New Ventures Park, Blakeslee, PA

Zoning District: CI - Commercial Industrial Tax ID: 19/91185

Owner/Applicant: V&M Realty Phone: 908-235-8001

Address: 30 Jade Lane
Philipsburg, NJ 08865

Plan Prepared By: Reilly Associates Contact Name: Jerry Sitko

Address: 411 Main St., Suite 102D Phone: 570-421-7320

Stroudsburg, PA 18360 Email: jsitko@reillyengineering.com

Brief description of project: Construction of a truck repair shop.

Site Information:

Application Type: (Land Development, Major Subdivision, etc.....) Land Development

Is County completion of Planning Module Component 4B being requested as part of this plan? (YES/NO) NO

Development Type: (single-family, multi-family, commercial, etc.....) Commercial

Total Acreage of Site/Square Footage of Proposed Structures: 6.57 Acres / 17,600 SF

Number of lots or units: 1 Building Height/No. of Stories: 1 Story w/ Mezzanine

Length of new roads: N/A Zoning Use Class: X Permitted

% Impervious: 45% Conditional
Special Exception

Parking: (required/proposed/existing) 70/71/0 Has this plan been previously submitted/revised, if yes when:
Yes - MCPC Reviewed 11-16-07, Plan Revised 11-12-25 w/notes

Method of Water Supply and provider: Existing Well Onsite

Method of Sewage Disposal and provider: Public Sewer

Fire Protection: Exterior water storage tank with building sprinklers.

Is public transportation available in this area? No If yes, describe any pick-up/drop-off points, bus shelters,
etc. being proposed. _____

Ordinance Consistency: (Attach additional sheets if necessary)

Are any variances from the Municipal Zoning Ordinance required? (YES/NO) **NO**

If yes, please describe. _____

Are any waivers from the Municipal Subdivision and Land Development Ordinance required? (YES/NO) **NO**

If yes, please describe. _____

If the Municipality has adopted an Official Map (Article IV of the Pennsylvania Municipalities Planning Code (PMPC)), is this property identified for consideration? No

Plan Consistency: (Attach additional sheets if necessary)

How is this project consistent with the Regional or Municipal Comprehensive Plan?

This project is located within an existing Industrial Park surrounded by commercial/industrial uses, which is consistent with the comprehensive plan zoning and future land use plans.

How is this project consistent with the Monroe 2030 Comprehensive Plan, December 2014? (Refer to sections within the Comprehensive Plan) *Comprehensive Plan available on the website - www.monroecountypa.gov

This project is located within an existing Industrial Park surrounded by commercial/industrial uses, which is consistent with the comprehensive plan zoning and future land use plans.

How is this project consistent with the Monroe County Open Space Plan, December 2014? (Refer to sections within the Open Space Plan) *Open Space Plan available on the website - www.monroecountypa.gov

This project is not located within any designated open space areas.

Natural Features and Environmental Information:

	YES/NO	AREA	IMPACT PROPOSED?
WETLAND AREAS*	Yes	14,700 SF	None
STEEP SLOPE AREAS	No		
FLOODPLAIN	No		
HYDRIC SOILS	No		
PRIME AG SOILS	No		
NATURAL AREAS INVENTORY	None		
POTENTIAL CONSERVED LAND	None		
PA NATURAL DIVERSITY INVENTORY	Yes		

*If yes, indicate name of consultant responsible for delineation and indicate if Army Corps of Engineers has jurisdiction. Consultant: Dan Kellam - Army Corp of Engineers has jurisdiction.

Amount of Open Space proposed, if any: None Has any landscaping been proposed? Yes

Note: Final plans that are not substantially revised from a previously approved preliminary plan do not need to be submitted for review, unless required by municipal ordinance.

Plans have not changed, only notes related to current municipal ordinance requirements and PGSM/E&S plan for NPDES requirements. Note changes for municipal ordinance have revision cloud.

7(5)

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Stroudsburg, PA 18360



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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: January 6, 2026
SUBJECT: Lot 9 New Ventures Park
Land Development Plan
Tobyhanna Township
MCPC Review #203-25

This 6.57-acre site is located at the southern terminus of Venture Avenue, approximately 600 feet south of its intersection with Commercial Boulevard. The plan proposes to construct a 17,600 square-foot truck repair shop with associated parking, landscaping, stormwater controls, and various site improvements. The site is currently undeveloped and wooded. The site is to be served by an on-lot well, community sewage system, and is located within the Commercial/Industrial (CI) zoning district where the proposed use is permitted.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. This plan has been previously reviewed by our office on September 8, 2006 (MCPC Review #233-06) and on November 16, 2007 (MCPC Review #250-07). The plan contains no significant changes in design or impact and all previous comments that remain relevant are included within this review. It should be noted that the plan is subject to all applicable Ordinance Amendments passed after the previous submission of this plan.
2. The applicant is requesting a waiver from §55-55-B-1 (Off-street parking). It is recommended that the Township review the intent and value of this requirement while considering this request. The Township should ensure that the site's parking can adequately facilitate all operations associated with the proposed development.
3. It appears the plan does not contain a completed drainage plan as required by §124 (Drainage Plan Requirements) of the Ordinance. It is unclear if the plan provides sufficient information to meet the requirements of §124. It is recommended that the Township determine whether the provided plan meets requirements of §124 and if further analysis is required.
4. While not required, it appears that no truck turning plan was provided with the submitted materials. It is recommended that Township confirm that the site can adequately facilitate ingress and egress for emergency vehicles, garbage pick-up, and large truck circulation.

5. Comment #20 and #22 on sheet 2A note that all vehicle parts and partially dismantled vehicles will be stored within a building; however, comment #25 on sheet 2A notes that all vehicle parts and dismantled vehicles will be stored within an enclosed building or fenced in area. It is recommended that the Township clarify with the owner/applicant whether vehicle parts or dismantled vehicles will be stored in an outside fenced area.
6. The plan delineates a temporary secured/gated truck parking area to hold 15 truck parking spaces with the stated intent of storing completed work. It should be noted that the plan does not delineate the location of any parking spaces in this area. It is recommended that the Township confirm the location of spaces and capacity of this space.
7. It appears the plan lists a previously issued special exception use waiver (Sheet No. 3), dated July 10th, 2006, which no longer applies to the project. It should be noted that the vehicle service station use is a permitted use within the CI zoning district under §155-17-B of the Ordinance and it is subject to the use regulations of §155-60 of the Ordinance. The Township should ensure that plan complies with all regulations set by §155-60 of the Ordinance.
8. The plan proposes a maximum drainage area which is shared with an adjacent parcel. The plan lists an existing 10-foot drainage easement located on both sides of the subject property's boundary; however, the maximum drainage area extends onto both parcels beyond the limits of the existing easement. It is unclear if the existing easement permits excess drainage to an area outside the existing drainage easement. It is recommended that the Township confirm that the necessary easement is existing or will be proposed.
9. The plan proposes an area of disturbance of 4.67-acres or 71.4% of the site. It should be noted that §155 *Attachment 2* of the Ordinance permits a maximum lot coverage of 45%. While the plan proposes landscaping and plantings, it is unclear whether the proposed improvement results in lot coverage greater than 45%. It is recommended that the Township confirm that the proposed lot coverage does not exceed 45%.
10. It appears that the plan proposes 15 parking spaces in excess of what is required by §155-55 of the Ordinance. It is recommended that the owner/applicant consider utilizing the additional spaces as landscaped areas to aid stormwater and groundwater recharge and to enhance the visual quality of the proposed parking area. The Township should confirm that the proposed number of parking spaces is permitted.
11. It appears that the site contains approximately 0.33-acres of wetland areas. Any proposed earth disturbance within these areas should be limited to the fullest extent possible. It is recommended that the Township confirm that the any disturbance within wetland areas is limited to the fullest extent possible.
12. It appears the plan does not delineate the site's existing contours. While not required, it is recommended that this information be included on the plan to provide full clarity and the scope of what is proposed.

13. It is unclear if the plan proposes any commercial signage for the site. It is recommended that the Township confirm the location of any proposed signage and ensure compliance with §155 *Article XI (Signage)* of the Ordinance.
14. It appears that the plan proposes more than one acre of disturbance is proposed, which would require an NPDES permit to be obtained prior to any site disturbance. It is recommended that the Township confirm that the necessary permit is obtained prior to any earth disturbance.
15. It should be noted that a Pennsylvania Natural Diversity Inventory (PNDI) review was not submitted by the owner/developer. It should be noted that potential impacts are unknown and it is unclear if a PNDI review is required for the proposed development. It is recommended that the Township determine whether a PNDI review is required for the proposed development.
16. The plan proposes a connection to a community sewage system. It should be noted that provider permission and a connection permit must be obtained prior to the connection to such a system as per §113-37 of the Ordinance. The Township should confirm that all necessary permits and approvals are obtained prior to the connection to any community sewer system.
17. A lighting plan was included with the submitted materials. The Township should confirm that the proposed lighting mitigates adverse impacts onto adjacent properties and complies with local ordinance.
18. A landscaping plan was provided with the submitted materials. The Township should confirm that the proposed landscaping meets local ordinance standards.
19. It is recommended that the Township and developer collaborate with the Fire Department to review the development along with the fire safety measures being proposed.
20. It is recommended that the applicant/developer prepare a snow removal plan to maintain efficient, orderly, and safe traffic flow within the parking lot area during the winter season.
21. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
22. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
23. Due to the nature of this project, trip generation could not be determined. It should be noted that the plan indicates an average daily traffic of the 110 trip-ends to be generated by the site. It is recommended that the Township confirm the expected number of daily trip-ends for the site and determine whether the plan's included traffic analysis, dated October 18, 2007, remains relevant.

24. According to the Coolbaugh, Tobyhanna, and Tunkhannock Township, and Mt. Pocono Borough Regional Comprehensive Plan, June 2005, this site is located in within a *Designated Growth Area*, as indicated by the Future Land Use Map. The project is generally consistent with the Regional Comprehensive Plan in terms of land use.
25. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to promoting infill development, redevelopment and expanding the local commercial tax base.
26. The recommendations made by Nathan Oiler, P.E., of UTRS Civil & Environmental Engineering dated December 23, 2025 is concurred with.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, as well as the plan achieving compliance with applicable Township ordinances and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.



7(c3)

January 6, 2026
Project No. 10230.284

Monroe County Planning Commission
Monroe County Administrative Center
One Quaker Plaza, Room 106
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR
SUBJECT: V&M REALTY, LLC AMENDED LAND DEVELOPMENT PLANS – LOT 9 NEW VENTURES PARK
PROPERTY OWNER/APPLICANT – V&M REALTY
TOBYHANNA TOWNSHIP

Dear Ms. Meinhart-Fritz:

The overall project site is approximately 6.57 acres located at Lot 9 Venture Avenue, near the intersection of Commercial Boulevard, a Private Road, and Venture Avenue, a private driveway, in Tobyhanna Township, Monroe County, PA. The property is currently undeveloped with existing woodlands. The applicant proposes to construct a truck repair shop, with a building footprint of approx. +/- 17,600 SF. Proposed improvements include on-lot utilities, landscaping, access driveway, parking, lightning and stormwater management facilities.

We have reviewed a twenty-nine (29) page set of plans titled "V & M Realty, LLC Amended Land Development Plans" dated 11/12/2025 prepared by Reilly Associates, located in Stroudsburg, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is in the CI, Industrial Zoning District. A truck repair shop is a permitted use as a Permitted Use in this zoning district. Before the zoning ordinance update, this use was listed as a special exemption and was approved by the Tobyhanna Township Zoning Hearing Board on April 28, 2006. The current permitted use is subject to special regulations 155-60.
2. The property is adjoined by Interstate 80, a State Road to the south and east. The property to the west has a warehouse located in the CI zoning district. The property is adjoined by two properties to the north. One property has an existing building, and the property has existing parking for Pocono Mountain Daries, both located in the CI zoning district.

No residential homes are within the project area.



- Inlets, piping and vegetative swales are shown around the proposed repair shop to convey stormwater. Stormwater on the east side of the proposed repair shop will be directed to a 1 foot high infiltration berm located to the east of the proposed repair shop. Stormwater on the west side of the proposed repair shop will be directed to the proposed infiltration basin located to the west of the proposed repair shop. A note on the plan states that all maintenance for stormwater management facilities is the responsibility of the property owner.

A stormwater management report has not been provided. Test pit locations are shown on the plans and infiltration reports have been provided. A stormwater management report must be provided to verify the adequacy of the infiltration basin. The water from the project site eventually drains to Goose Pond Run. Goose Pond Run is classified as a High Quality-Cold Water Fishery, Migratory Fishery (HQ-CWF, MF).

Environmental concerns and other comments

- The project site is not located within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
- The MCPC checklist indicates that there are no steep slopes on the project site.
- Wetlands are shown to the northeast of the proposed repair shop. No construction is proposed in this area.
- A Pennsylvania Natural Diversity Index (PNDI) search was not provided. The MCPC checklist indicates that a PNDI search results show no known potential impacts to threatened or endangered species and/or special concern species and resources are anticipated by the project.
- A landscape plan has been provided. The landscape plan shows Douglas Fir and Serbian Spruce along the south, west and east property lines. Douglas Fir and Serbian Spruce are shown around the proposed infiltration basin. Compliance with landscape requirements adjacent to the building and all Township standards must be confirmed.
- All certifications must be executed on the plans prior to final approval.
- Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend the required information be provided by the Applicant for review and the comments in this letter be forwarded to the Township for consideration prior to action on the plan.

Respectfully submitted,

UTRS Civil and Environmental Engineering | PA Office

Nathan Oiler, PE

Director of Land Development Engineering Services

O (570) 421-1550, ext.1011 | E noiler@utrsee.com

MCPC Subdivision and Land Development Review Checklist

7(6)

Monroe County Planning Commission
701 Main Street, Suite 405
Stroudsburg, PA 18360
Telephone: (570) 517-3100
Fax: (570) 517-3858
mcpc@monroecountypa.gov



Plan Completeness Requirements

Date Received

- 1 paper copy plan set for Minor Subdivisions
- 1 paper copy plan set and 1 digital copy plan set for Major Subdivisions and LDPs.
- 1 digital copy of other supporting documents
- Completed MCPC Review Checklist
- Fee (\$500 – LDP/Major Subdivision) (\$50 – Minor Subdivision)

General Information:

Project Name and Municipality: Land Development for NP 112 Courtland, East Stroudsburg Borough

Property Location: 112 Courtland Street, East Stroudsburg Pa 18301

Zoning District: C-1B

Tax ID: 05-4.1.5.20

Owner/Applicant: NP 112 Courtland, LLC.

Phone: 570-517-3133

Address: 20 Lenox Avenue

East Stroudsburg, PA 18301

Plan Prepared By: D&D Engineering & Gen. Constr., LLC.

Contact Name: Deanna Schmoyer

Address: 548 Skyhawk Trail

Phone: 570-236-7058

Stroudsburg, PA 18360

Email: deannaschmoyer@yahoo.com

Brief description of project: Renovation construction of existing building. Two additional floors to be added to building. No other site improvements are proposed.

Site Information:

Application Type: (Land Development, Major Subdivision, etc.....) Land Development

Is County completion of Planning Module Component 4B being requested as part of this plan? (YES/NO) YES NO

Development Type: (single-family, multi-family, commercial, etc.....) Commercial

Total Acreage of Site/Square Footage of Proposed Structures: 1.705 acres/existing structure

Number of lots or units: N/A

Building Height/No. of Stories: 2 addtl stories

Length of new roads: N/A

Zoning Use Class: Permitted

% Impervious: 83.8%

Conditional

Special Exception

Parking: (required/proposed/existing)

84/84/84

Has this plan been previously submitted/revised, if yes when:

No

Method of Water Supply and provider: Public

Method of Sewage Disposal and provider: Public

Fire Protection: East Stroudsburg Borough

Is public transportation available in this area? No If yes, describe any pick-up/drop-off points, bus shelters, etc. being proposed. _____

Ordinance Consistency: (Attach additional sheets if necessary)

Are any variances from the Municipal Zoning Ordinance required? (YES/NO) NO

If yes, please describe. _____

Are any waivers from the Municipal Subdivision and Land Development Ordinance required? (YES/NO)

If yes, please describe. Section 140-7.C, Section 140-9.A - Preliminary & Final plan approvals - waiver to do a combined Preliminary/Final Land Development Plan submission since no new improvements are proposed - only alterations to existing building (additional floors).

If the Municipality has adopted an Official Map (Article IV of the Pennsylvania Municipalities Planning Code (PMPC)), is this property identified for consideration? No

Plan Consistency: (Attach additional sheets if necessary)

How is this project consistent with the Regional or Municipal Comprehensive Plan?

Consistent with Zoning - previously developed commercial property

How is this project consistent with the Monroe 2030 Comprehensive Plan, December 2014? (Refer to sections within the Comprehensive Plan) *Comprehensive Plan available on the website -

www.monroecountypa.gov

consistent with use - previously developed commercial property

How is this project consistent with the Monroe County Open Space Plan, December 2014? (Refer to sections within the Open Space Plan) *Open Space Plan available on the website - www.monroecountypa.gov

consistent with use - previously developed commercial property

Natural Features and Environmental Information:

	YES/NO	AREA	IMPACT PROPOSED?
WETLAND AREAS*	No		
STEEP SLOPE AREAS	No		
FLOODPLAIN	No		
HYDRIC SOILS	No		
PRIME AG SOILS	No		
NATURAL AREAS INVENTORY	No		
POTENTIAL CONSERVED LAND	No		
PA NATURAL DIVERSITY INVENTORY	No		

*If yes, indicate name of consultant responsible for delineation and indicate if Army Corps of Engineers has jurisdiction. N/A

Amount of Open Space proposed, if any: None Has any landscaping been proposed? None

Note: Final plans that are not substantially revised from a previously approved preliminary plan do not need to be submitted for review, unless required by municipal ordinance.

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Stroudsburg, PA 18360



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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: January 22, 2026
SUBJECT: 112 Courtland Addition
Land Development Plan
East Stroudsburg Borough
MCPC Review #214-25

This 1.7-acre site is located immediately at the intersection of Lenox Avenue and North Courtland Street. Currently, the site contains an existing 17,270-square-foot building, 12,600-square-foot 1st floor and 4,600-square-foot 2nd floor, which serves as an office space. The plan proposes the construction of two additional floors to the existing building. The plan proposes that floors 1 and 2 will serve as commercial office/restaurant space and floors 3 and 4 will hold twelve apartment units. The plan proposes no additional site improvements aside from the addition of two new floors. The site is served by central sewer and water systems and sits within the Community Commercial District (C-1B) Zoning District, where the proposed uses are permitted.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The applicant is requesting a waiver from §140-7-C (submission of initial plan). It is recommended that the Borough ensure that the initial plan provided meets all the requirements for preliminary plan submission and final plan submission.
2. The applicant is requesting a waiver from §140-9-A (final plan supporting data). The Borough should confirm that no additional information is required for the proposed development.
3. It appears that the existing building does not conform to the setback regulations of the C-1B District (§157 Attachment 1); however, the plan lists a previously issued waiver of non-conformance regarding this. It should be noted that the plan proposes no expansion of the existing non-conformity.
4. The configuration of the proposed two-story addition is unclear. The existing structure is comprised of two sections, a single-story section and a two-story section, and the plan does specify the location of the proposed two-story addition relative to the existing structure. The Borough should confirm the location of the proposed improvements to the existing structure within the context of the structures final height.

5. The plan proposes no external site improvements. This includes no inclusion of an erosion and sedimentation control plan, lighting plan, landscaping plan, and post construction stormwater management plan. It should be noted that the plan states that all construction will be limited to the existing structure. It is recommended that the Borough determine whether external site improvements are required for the proposed development.
6. It should be noted that §157-100.5 of the Ordinance states "*a traffic impact study is required for any new land development or commercial addition greater than 1,000 square-feet or occupancy based on the Borough's Building Code of 50 or more people.*" The plan proposes no expansion of the existing commercial space, and it is unclear if the proposed development triggers the required analysis. It is recommended that the Borough determine whether the proposed development requires a traffic impact study.
7. It appears the plan does not delineate any existing building height or any proposed building height for the proposed two-story addition. It should be noted that the plan only lists the finished building height as less than 70 feet as per §157 *Attachment 2* of the Ordinance. It is recommended that Borough confirm that the finished building height does not exceed the building height limits of the C-1B District.
8. The plan delineates 83 parking spaces which are to serve the site as required by §157-64 of the Ordinance; however, only 38 of the 83 designated parking spaces are located adjacent to the existing structure. It is unclear if the 45 on-lot spaces not adjacent to the principal structure serve the business on the adjacent parcel (Parcel ID #05-4.1.5.19). It should be noted that the plan delineates an existing driveway and access easement agreement (Deed Book 79, Page 192), between both parcels, which only allows for the shared use of driveway entrances and parking aisles. It is recommended that the Borough determine whether the existing/proposed parking configuration is permissible.
9. It should be noted §126-9 of the Ordinance state that any new construction of multi-residential dwellings or mixed-use premises, which requires a plumbing permit, must meet specific requirements (meter requirements, shut-off valve, and backflow prevention device locations). It is unclear whether the proposed development meets the requirements of this section. It is recommended that the Borough determine whether the proposed development meets the requirements.
10. The plan proposes to generate a change in sewer service/use. It should be noted that the §126-4-C (Conditions of sewer service) requires the owner/applicant to notify Borough, either amend their existing sewer application, or submit a new application, and to pay all applicable fees prior to any change in sewer service as per §126 of the Ordinance. It is recommended that the Borough confirm compliance with this section following any change in sewer service.

11. The plan proposes the construction of a new water service line to serve the proposed development. It should be noted that any proposed cross-connection must be approved by Borough prior to connection, as per §126 of the Ordinance.
12. Currently, the site contains three existing addresses, and the plan proposes the creation of twelve dwelling units. It is recommended that the applicant work with the Borough and the County E911 Addressing Coordinator to assign addresses to each dwelling unit.
13. The plan proposes the creation of twelve apartment units. It is recommended that the Borough ensure that the owner/applicant registers all rental units with the Borough.
14. It is recommended that the Borough and developer collaborate with the Fire Department in order to review the development along with any fire safety measures being proposed.
15. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for General Office Building (ITE #710, page 645) the site currently generates and approximate 236 trip ends per weekday. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for Multifamily Housing (Low-Rise) Not Close to Rail Transit (ITE #220, page 254) the proposed project will generate an approximate 80 additional trip ends per weekday. As a result of the proposed development, the site will generate a combined 316 trip ends per weekday. This data should be carefully considered and if warranted, appropriate measures to mitigate traffic impacts should be incorporated into the project.
16. The proposed development and change in use will require multiple permits. This includes, but is not limited to, a zoning permit, building permit, and certificate of occupancy. All necessary approvals should be secured to ensure full compliance with all applicable regulations and building codes.
17. The site is located within Zone 2 (Protective Zone) Aquifer Protection Area of the Borough (§157 Attachment 4). It should be noted that the plan does not propose any prohibited use or special permit use as specified in §157-104 of the Ordinance.
18. The proposed project is generally consistent with the East Stroudsburg Comprehensive Plan, March 2018, with respect to expanding housing options.
19. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with regards to promoting an adequate supply of housing.

Page Four
112 Courtland Addition
Land Development Plan
East Stroudsburg Borough
MCPC Review #214-25

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Borough ordinances, and the Borough Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

cc: Deanna L. Schmoyer, P.E

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

8(1)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: December 3, 2025
SUBJECT: Historic Overlay District
Zoning Ordinance Amendments
Pocono Township
MCPC Review #62-25

The Township of Pocono is proposing amendments to its zoning ordinance to establish a Historic Overlay District for Pocono Manor. Specifically, the amendments would insert a definition for 'Transient Dwelling Unit (TDU)', and prohibit this land use within the proposed district. Existing TDUs are to be considered legal non-conformities. The overlay district is comprised of 231 properties that is located to the east of I-380 along the State Route 314 corridor.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. The proposed amendments include provisions specifically permitting existing TDUs as a lawful non-conformity. This is encouraged to reduce confusion in land use related decisions.
3. While the proposed historic overlay district prohibits certain land uses, the Township is encouraged to discuss other historic preservation standards. These include provisions for architectural features, permitted materials, design standards, and rules for additions or alterations.
4. Clarifying land use specifics and inserting additional definitions will improve the overall comprehensiveness of the ordinance and prevent potential confusion and interpretation issues. This is to be encouraged, and the Township should continue to keep their ordinances up to date and reflective of new and emerging land uses.
5. The County remains available for any necessary mapping services concerning the proposed overlay district upon formal request.

Page Two
Historic Overlay District
Zoning Ordinance Amendments
Pocono Township
MCPC Review #62-25

6. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
7. The Staff has reviewed the proposed amendments and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.



MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner 

DATE: December 15, 2025

SUBJECT: Interchange Road Rezoning, R-3 to C
Zoning Map Amendment P
Polk Township
MCPC Review #194-25

The Township of Polk is proposing to rezone a 25.25 acre parcel from Village Center (R-3) to Commercial (C). The site is located on the northerly side of Interchange Road (State Route 209), approximately 2,000 feet east of its intersection with Polk Township Road. The site is currently undeveloped and is currently owned by Polk Holdings LLC (Tax ID# 13.7.1.25-1).

The above mentioned zoning map amendment has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following technical comments concerning the proposed amendments are offered:

1. It should be noted that the proposed rezoning appears to have been adopted without submission to the county planning commission. The Pennsylvania Municipalities Planning Code (PMCP), Act 247 of 1968, as amended, requires county review of proposed zoning map amendments for a period of 30 days. In the future, the Township should ensure that proper procedure as outlined in the PMCP be followed regarding review timelines and county submittal prior to public hearing.
2. While the proposed amendment possesses several characteristics of spot zoning such as affecting only a small area of land and being to the benefit a single property owner, it would not likely meet the strict criteria of spot zoning as the location is adjacent to an existing commercial district.
3. The Township should ensure that all affected property owners are properly notified of the proposed zoning map change and that procedure as outlined in the PMPC is complied with.
4. If the amendment is adopted, it is recommended that appropriate landscape buffers be placed along the proposed zoning boundary in order to reduce potential adverse impacts between residential and commercial districts.
5. The proposed rezoning would extend an existing commercial zone and allow for possible opportunities to develop properties in a manner that would increase the local tax base. This is consistent with the County's Monroe 2030 Comprehensive Plan.

Page Two
Interchange Road Rezoning, R-3 to C
Zoning Map Amendment P
Polk Township
MCPC Review #194-25

6. If any revisions are made to the proposed zoning map amendment, it must be re-submitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
7. The Staff has reviewed the proposed zoning map amendment and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

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8(3)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: December 17, 2025
SUBJECT: Solar Commercial Facilities
Zoning and SALDO Amendments
Eldred Township
MCPC Review #195-25

The Township of Eldred is proposing amendments to its zoning and subdivision and land development ordinances concerning solar energy systems. Specifically, the amendments propose to insert/revise definitions related to Solar Commercial Facilities (SCF), and revise and add additional standards for this use including glare, decommissioning, setbacks, buffers, recreation fees, and various other requirements.

1. The proposed ordinance amendments are generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. The proposed amendments are generally consistent with recently adopted commercial solar regulations within the Chestnuthill, Jackson, Eldred, Ross, and Polk Township (CJERP) Planning Region. Consistent land use regulations between municipalities in a regional planning group are to be encouraged.
3. The Township is encouraged to discuss this land use with other CJERP members and whether it would be an appropriate use for consideration as a Shared Regional Use or a Development of Regional Significance.
4. Proposed SALDO amendments would place a recreation fee on solar commercial facilities of \$0.25 per square foot of solar array area. The Township should discuss whether citing this specific amount would be more appropriate within the Township's fee schedule. While the amendments state that this amount would be able to be changed by resolution, confining this to the fee schedule could reduce potential issues with ordinance amendment procedure.
5. While the zoning amendments state that a solar commercial facility shall minimize the removal of living trees, it is recommended a specific percentage of woodland removal be considered to reduce ambiguity.

6. Currently, solar power generation is permitted within the Industrial district as a conditional use, and it appears this is not to be changed by the amendments. The Township should carefully consider site-specific circumstances when discussing reasonable conditions to place on such land development plans. The conditional use process is a valuable tool for land development negotiations, and the Township should ensure that potential impacts to the natural and built environments are properly mitigated.
7. It should be noted that information concerning fire hazards and emergency response for solar facilities is forthcoming from the PA State Fire Commissioner's office. This information will be provided to the Township once available.
8. The current ordinance lists the commercial solar facility use as "solar power generation" and "solar energy storage facility." It should be noted that the proposed amendments state that all previous references and definition to "solar power generation" will be changed to "solar commercial facilities." It is recommended that the township ensure that all previous references to this use are amended following the approval of the proposed amendments.
9. The proposed definitions are generally consistent with those found in other county recourses.
10. If any revisions are made to the proposed ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlt 2005).
11. The Staff has reviewed the proposed ordinance amendments and recommends that they be adopted subject to all the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

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8(4)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: December 23, 2025
SUBJECT: Accessory Use Keeping of Fowl
Zoning Amendments
Stroud Township
MCPC Review #199-25

The Township of Stroud is proposing amendments to its zoning ordinance concerning the keeping of 'backyard chickens'. Specifically, the amendments would allow for accessory use of the keeping of chickens for residences in the R-1, R-2, and R-3 districts. A lot meeting the minimum area requirements of half an acre would be allowed 3 hens with an additional hen allowed per 7,000 square feet with a maximum number of 10. The amendments would also establish requirements concerning coops and enclosures, fencing, rooster prohibition, nuisance prevention, and other standards.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. The proposed number of hens to be permitted as a residential accessory use is generally consistent with other the number of hens permitted under other local municipal ordinances.
3. The proposed amendments will require the applicant to obtain a zoning permit. The process and the associated fees may prove onerous for a typical homeowner. It is recommended that this requirement be removed.
4. The proposed amendments contain other provisions for mitigating potential negative impacts (odor, trespass, etc.) associated with the keeping of fowl which appears adequate.
5. §27-508.(1).(D).(2).(5).(a) states that hens 'must be kept in a secure coop or enclosure at all times'. It is recommended that this language be altered in order to allow for periodic release of hens as long as they remain on property and supervised.

6. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
7. The Staff has reviewed the proposed amendments and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

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8(5)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: January 2, 2026
SUBJECT: Data Centers
Zoning Ordinance Amendments
Stroud Township
MCPC Review #204-25

The Township of Stroud is proposing amendments to its zoning ordinance concerning data storage centers and data center accessory uses. Specifically, the amendments would add related definitions, as well as standards for this use including dimensional requirements, screening, landscaping, emergency response, noise, water, and power among other requirements. Data storage centers and data center accessory uses are to be a conditional use within the Industrial (M-1) district.

The above mentioned zoning ordinance amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed zoning ordinance amendments are generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. The proposed amendments would permit data centers in the Industrial (M-1) district as a conditional use. While the area of the M-1 district is somewhat limited, there are a number of properties that would likely be feasible for data centers that are in close proximity to an electrical transmission line. All land uses need to be accommodated for by municipalities in at least one district to prevent exclusionary zoning.
3. The land use 'data center', as it is defined, is generally consistent with the intent of the M-1 district. This district appears to be the most appropriate for permitting this land use.
4. It is recommended that an equipment transportation route plan be required for this land use. Such a plan could may include frequency of major equipment moves, proposed routes that avoid residential areas, and coordination with police, fire, and public works.
5. Decommissioning is not addressed by the amendments. It is recommended the Township consider inserting standards and procedure for decommissioning, which may include requiring a bond or similar mechanism be issued to ensure adequate financing is in place for decommissioning.

6. It is recommended that a minimum separation distance be established between the generator and principle structures in the interest of safety.
7. Parking requirements are to be one space per 8,000 s.f. of area to be accessed by employees, or one space per employee. This appears to be adequate this land use, given the typically limited number of employees associated with data centers.
8. Conditional use approval will be required for data centers. The Township should carefully consider site-specific circumstances when discussing reasonable conditions to place on such land development plans. The conditional use process is a valuable tool for land development negotiations, and the Township should ensure that potential impacts to the natural and built environments are properly mitigated.
9. The proposed definitions are generally consistent with those found in various county resources.
10. The amendments require various studies and monitoring concerning noise, vibration, and water for any proposed data center. Such requirements are encouraged to facilitate the mitigation of potential negative impacts.
11. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
12. The Staff has reviewed the proposed zoning ordinance amendments and recommends that they be adopted subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner

DATE: January 6, 2026

SUBJECT: Public Recreation Uses & Keeping of Fowl
Zoning Amendments
Pocono Township
MCPC Review #205-25

The Township of Pocono is proposing amendments to its zoning ordinance concerning the keeping of fowl as an accessory use, and public recreation uses. Specifically, the amendments would revise the definition of "Customary Accessory Uses" and allow for the accessory use of the keeping of fowl for residences in any district. A lot meeting the minimum area requirements of 10,000 square feet would be allowed 2 hens with an additional hen allowed per additional 5,000 square feet. Roosters would be permitted on lots with a minimum of 5 acres. The amendments would also establish requirements concerning sanitation, manure management plans, and feed storage. Finally, public/non-profit/non-commercial recreation uses would be established a use permitted by conditional use approval in all districts.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. The proposed number of hens to be permitted as a residential accessory use is generally consistent with other the number of hens permitted under other local municipal ordinances.
3. The proposed amendments would permit the accessory keeping of roosters for lots over 5 acres. There is no maximum number of roosters being established, nor are there any mitigating standards for the keeping of roosters. The keeping of roosters, particularly within a residential district, poses a serious concern to the quiet enjoyment of property and it is unknown if considerations such as distance to nearest neighbors, compatibility with surrounding uses, or noise mitigation techniques were taken into consideration. It is strongly recommended that this provision be removed and that the keeping of roosters be confined to commercial agricultural operations.

4. While the proposed amendments state that fowl are 'to be confined to the property of the owner of fowl', no standards regarding fencing, coops, or enclosures are included. It is recommended that the Township consider such requirements in order to prevent animal trespass onto neighboring properties and ensure proper coop maintenance.
5. The proposed amendments would address a land use that is not currently specifically permitted in any district. Public recreation uses are to be inserted into the schedule of uses as a conditional use in all districts. Specifically adding this land use provides for a clearer and more comprehensive ordinance, which is to be encouraged.
6. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
7. The Staff has reviewed the proposed amendments and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

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8(7)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: January 12, 2026
SUBJECT: Historic Overlay District
Zoning Ordinance Amendments
Pocono Township
MCPC Review #213-25

The Township of Pocono is proposing amendments to its zoning ordinance to establish a Historic Overlay District for Pocono Manor. Specifically, the amendments would insert a definition for 'Transient Dwelling Unit (TDU)', and prohibit this land use within the proposed historic overlay district. Existing TDUs are to be considered legal non-conformities. The overlay district is comprised of 231 properties (approximately 1,693 acres) that is located to the east of I-380 along the State Route 314 corridor.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. Our office has previously review the above noted ordinance amendment (MCPC Review #183-25) on December 3, 2025. All previous comments that remain relevant are included within this review.
3. The proposed amendments include provisions specifically permitting existing TDUs as a lawful non-conformity. This is encouraged to reduce confusion in land use related decisions.
4. While the proposed historic overlay district prohibits certain land uses, the Township is encouraged to discuss other historic preservation standards. These include provisions for architectural features, permitted materials, design standards, and rules for additions or alterations.
5. Clarifying land use specifics and inserting additional definitions will improve the overall comprehensiveness of the ordinance and prevent potential confusion and interpretation issues. This is to be encouraged, and the Township should continue to keep their ordinances up to date and reflective of new and emerging land uses.

6. The County remains available for any necessary mapping services concerning the proposed overlay district upon formal request.
7. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
8. The Staff has reviewed the proposed amendments and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

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8(8)

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner

DATE: January 14, 2026

SUBJECT: Stormwater Management
Ordinance, Zoning, & SALDO Amendments
East Stroudsburg Borough
MCPC review #220-25

The Borough of East Stroudsburg is proposing to establish Chapter 141 'Stormwater Management' within its code of ordinances. This chapter includes definitions, design standards, buffers, maintenance responsibilities, and other provisions related to updated regulations for stormwater control. The Borough's zoning and subdivision and land development ordinances are also to be amended to reflect changes from this new Chapter. Appendices concerning watershed maps, stormwater design criteria, maintenance agreements, and MS4 compliance are also proposed.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed zoning ordinance amendments are generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. Our office has previously reviewed the above noted amendments (MCPC Review #162-25) on November 10, 2025. A number of comments from our office and those of the Monroe County Conservation District have been addressed. Comments that remain relevant are included within this review.
3. The Borough should ensure that the proposed ordinance is compliant with Pennsylvania Stormwater Management Act (Act 167) provisions and is generally consistent with model ordinances produced by the Monroe County Conservation District.
4. Revisions to the zoning and subdivision and land development ordinances are largely clerical in nature, and are to update citations to be in reference to the proposed Stormwater Management Ordinance.
5. Proposed definitions are generally consistent with those found in other county resources.

6. If any revisions are made to the proposed zoning and subdivision and land development ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
7. The Staff has reviewed the proposed amendments and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.



MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: January 16, 2026
SUBJECT: Cargo Containers and Short-Term Rentals
Zoning Ordinance Amendments
Paradise Township
MCPC Review #223-25

The Township of Paradise is proposing amendments to its zoning ordinance regarding cargo storage containers and short-term rentals. Specifically, the amendments would update provisions for short-term rentals regarding maximum number of bedrooms, permitting, home owner associations, and various other changes. The amendments would also establish standards for the accessory use of storage containers including required lot area, number permitted, permitting, and other provisions.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. Our office has previously reviewed the proposed amendments (MCPC Review #159-25) on November 25, 2025. The proposed revisions to the previous submittal principally concern additional standards for HOA notification. All comments that remain relevant are included within this review.
3. The amendments would place a limit of up to four (4) bedrooms for a short-term rental. If sewage systems are proven to be adequate to serve more than four bedrooms, it seems reasonable to permit additional bedrooms for short-term rental use if all other ordinance provisions are met. This should be discussed.
4. If any revisions are made to the proposed ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005).
5. The Staff has reviewed the proposed amendments and recommends that they be adopted subject to the above noted comments being satisfactorily addressed.

Page Two
Cargo Containers and Short-Term Rentals
Zoning Ordinance Amendments
Paradise Township
MCPC Review #223-25

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.