

2022 Annual Report Monroe County Planning Commission



MONROE COUNTY COMMISSIONERS

Sharon S. Laverdure, Chairman
John R. Moyer, Vice-Chairman
John D. Christy, Commissioner

MONROE COUNTY PLANNING COMMISSION STAFF

Christine Meinhart-Fritz, Director
Eric Koopman, Lead Senior Planner
Kim Borger, Planner/E911 Coordinator
Julia Sherer, Community Planner
Danielle Zuk, Planner



MONROE COUNTY
PLANNING

The Monroe 2030 Vision Statement

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

DIRECTOR'S MESSAGE

The year 2022 brought the much needed return of the in-person meeting, no longer could we only sit in front of a screen to conduct business. While most meetings had a hybrid option, being in the same room with the Monroe County Planning Commission members gave a deeper appreciation for the work the staff does for the citizens of Monroe County. The pandemic provided the opportunity for nearly everyone to become savvy on at least one virtual meeting platform, and while the virtual meeting provided the opportunity for the business of government to continue, the loss of personal interaction and the importance of it was evident. After all, most individuals who work or volunteer in local government get involved because of the personal interaction they would have with their neighbors.

The virtual meeting did have at least one positive effect, and that was more citizens could tune in to a local meeting, from School Board meetings and PennDOT public hearings to Municipal meetings, virtual attendance provided the opportunity to gain knowledge about the community without leaving your living room. The Planning Commission will continue to offer the virtual option for meetings, and I am confident most governmental organizations will do the same, as it provides an opportunity for every citizen to be involved in the future of Monroe County, which is a stated goal within the our Comprehensive Plan.

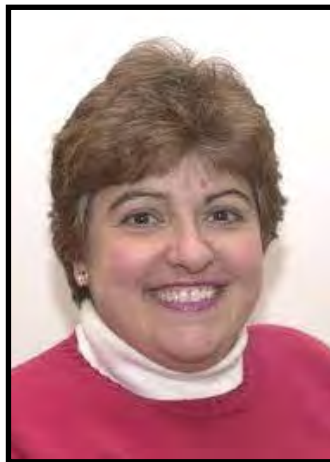


Christine Meinhart-Fritz, Director

2023 MONROE COUNTY PLANNING COMMISSION BOARD

Annette Atkinson, Chairman
Charles Vogt, Vice-Chairman
Robert Baxter
Chris Borger
Roger McFadden
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Rich Schlameuss

James Fareri, Solicitor
Nate Oiler, Engineer



*Board Member Meg Dilger
Completed her Second Term in
2022*

2023 AGRICULTURAL LAND PRESERVATION BOARD

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Richard Snyder, Vice-Chairman
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Mark Heckman
Robert Serfass

RESIDENTIAL REAL ESTATE TRENDS

The real estate market throughout 2022 remained very active with a large number of residential property transfers. The market could be described as a seller's market for the majority of the year, with high sale prices, few days being on the market, and very low available housing stock. Building permits issued for new single-family dwelling show that the average value had increased over \$40,000 from 2021 to \$344,609.

While this is welcome news for current homeowners, it is becoming increasingly difficult for first time home buyers to secure housing and rental costs have become burdensome for area residents. While the market now appears to be stabilizing, conditions should continue to be carefully monitored and remain a pressing issue within the county, particularly with regard to the impact of Short-Term Rentals and multi-family housing.

Developers have begun to address the lack of this housing option, as several large-scale multi-family developments have been formally proposed, including over 500 new units. 2022 also saw the opening of the Mt. Nebo apartments in Middle Smithfield, a development containing 96 units. While such development is necessary to address housing needs, it should be noted that there was also a pronounced drop in the number of single-family dwelling building permits issued from 2021, dropping from 337 to 203. Moving forward, the issue of housing affordability will remain a key focus of various agencies and groups. Addressing the housing needs of area residents should remain a paramount concern in 2023.



Ribbon Cutting at the Mt. Nebo Apartments



Source: Pocono Mountains Association of Realtors

RESIDENTIAL BUILDING PERMIT AND REVIEWS

During 2022, the municipalities in Monroe County issued a total of 203 permits for new single family homes. The average price in 2022 for homes built was \$344,609 a sharp increase from 2021 when the average price was \$300,567. The number of building permits issued decreased from 337 in 2021.

2022 NEW BUILDING PERMITS

SUBMITTED PLANS FOR 2022

Municipality	Total
Barrett	4
Chestnuthill	15
Coolbaugh	30
Delaware Water Gap	0
East Stroudsburg	0
Eldred	4
Hamilton	9
Jackson	2
Middle Smithfield	10
Mount Pocono	2
Paradise	1
Pocono	11
Polk	25
Price	13
Ross	2
Smithfield	5
Stroud	12
Stroudsburg	1
Tobyhanna	38
Tunkhannock	19
TOTAL	203

Municipality	Minor Subdivisions	Major Subdivisions	LDPs
Barrett Township	7	0	1
Chestnuthill Township	1	0	4
Coolbaugh Township	13	0	3
Delaware Water Gap Borough	0	0	1
East Stroudsburg Borough	1	0	2
Eldred Township	0	0	0
Hamilton Township	3	0	1
Jackson Township	3	0	0
Middle Smithfield Township	0	0	1
Mount Pocono Borough	0	0	1
Paradise Township	1	0	0
Pocono Township	3	0	+
Polk Township	13	0	0
Price Township	0	0	0
Ross Township	1	0	0
Smithfield Township	0	0	2
Stroud Township	2	0	2
Stroudsburg Borough	1	1	1
Tobyhanna Township	1	0	6
Tunkhannock Township	1	1	0
TOTAL	51	2	34

E-911 READDRESSING

From the inception of the Readdressing Project in 2010, the hired consultant, L.R. Kimball estimated at the time the project should expect approximately 10,000 calls for address assignments or corrections. As of today, the project call log status is approaching 29,000 calls and continues to rise with approximately 900 entered for 2022. The majority of the incoming calls are now related to receiving a copy of the original Address Notification Mailer. However, calls are still received with concerns about structures that require additional addresses for mail delivery or 9-1-1 purposes. The project is also responsible for assigning addresses for all new construction and works closely with the Monroe County Control Center in the maintenance of the MSAG. (Master Street Address Guide) The original objective of the project was extremely successful: that being the addressing system and signage has reduced the response time of emergency providers in dire times of emergencies.

The form is titled 'MONROE COUNTY ADDRESSING PROJECT' and 'New Physical Address'. It includes fields for 'Current Address' and 'New Physical Address'. Below these fields, there are instructions and a list of 'Current Address Types / Updates' which includes:

- Home Registration
- Rental Properties
- Home Conversion
- Business Conversion
- Multiple Units
- Industrial
- Business Closes
- Merged or Incorporated
- Rental Properties
- Utility Conversion
- Commercial Development / Transportation
- Other Changes

 At the bottom, there is a 'SUBMITTER'S MAIL ADDRESS' section and a 'MONROE COUNTY ADDRESSING PROJECT' footer with contact information.

Sample Readdressing Form

MAJOR DEVELOPMENT IN 2022

Proposed commercial and industrial development continued at a steady pace in 2022. Notable proposed developments include a 100 room hotel in Pocono Township, over 700,000 s.f. of warehouse/distribution space in Coolbaugh and Pocono Townships, two Wawa convenience stores, a 131,250 s.f. light manufacturing facility in Smithfield Township, and a large expansion to the YMCA in downtown Stroudsburg. Large residential projects were also proposed, including a 372 unit townhouse development and a 150 unit apartment complex, both to be located in Pocono Township.



New Wawa Gas Station in Pocono Summit



New Warehouse in Coolbaugh Township

ORDINANCE AMENDMENTS FOR 2022

Municipality	Zoning Amendments	SALDO Amendments
Barrett Township	2	0
Chestnuthill Township	1	0
Coolbaugh Township	5	1
Delaware Water Gap Borough	0	0
East Stroudsburg Borough	1	0
Eldred Township	0	0
Hamilton Township	1	1
Jackson Township	2	0
Middle Smithfield Township	2	4
Mount Pocono Borough	0	0
Paradise Township	0	0
Pocono Township	1	0
Polk Township	2	1
Price Township	0	0
Ross Township	0	0
Smithfield Township	7	0
Stroud Township	6	0
Stroudsburg Borough	1	1
Tobyhanna Township	4	1
Tunkhannock Township	0	0
TOTAL	35	9

A total of 44 amendments to municipal Zoning and Subdivision and Land Development Ordinances were reviewed in 2022. These two ordinances are the mechanism for townships and boroughs to regulate land use. All 20 municipalities in the county have their own Zoning and Subdivision and Land Development Ordinances. The following are some of the more notable amendments that have been submitted in the previous year.

Short Term Rentals – Delaware Water Gap Borough, Hamilton Township, Jackson Township

Commercial Zoning and Overlay District Expansions – Stroud Township

Warehouse Amendments – Pocono Township and Coolbaugh Township

Multi-Municipal Comprehensive Plan Update – Hamilton, Stroud, Pocono Townships and Stroudsburg Borough

This chart is a breakdown of proposed ordinance amendments the MCPC reviewed in 2022.

LAND DEVELOPMENT IN 2022

Municipality	Project Name	Land Use	Description	Details
Tobyhanna	Kalahari Equalization Tank	Utility	Sewage System Upgrade	6,000 SF Sewage Flow Equalization Tank
Pocono	Trapasso Hotel	Hospitality	Hotel	100 Room Hotel
Pocono	Westhill Villas	Hospitality	Transient Hotel Complex	11 Units, 3,500 SF Clubhouse
Coolbaugh	Sunset Trucking, LLC	Services	Truck Repair Garage	3,000 SF Structure
Mount Pocono	Popeye's Chicken	Commercial	Fast Food Restaurant	2,350 SF Structure With Drive-Thru
Tobyhanna	Pure Water Systems	Services	Accessory Storage	2,160 SF Facility, 2-Bay Garage
Coolbaugh	Corporate Center West Warehouse	Industrial	Warehouse/ Distribution	420,262 SF Facility
Delaware Water Gap and Smithfield	Moove In Self Storage	Services	Self-Storage	33,000 SF Facility
Smithfield	Black Buffalo	Industrial	Light Manufacturing	131,250 SF Facility
Chestnuthill	Pegasus Group Air Park	Commercial	Air Park	2,500 SF Hanger
Tobyhanna	109 Realty LLC	Services	Self-Storage	28,500 SF, 4 Structures
Barrett	Monononock Preserve Tractor Shed	Accessory	Storage	1,200 SF Structure
Stroudsburg	YMCA Addition	Recreation	Indoor Recreation/Day-Care	7,400 SF Addition
Tobyhanna	Xavier Landscapes and Designs	Services	Commercial Landscaping	4,800 SF Storage Building, 500 SF Office
Pocono	Embree Bartonville	Medical	Neighborhood Hospital	30,078 SF Medical Office, 22,464 SF Hospital
Coolbaugh	Tolani Plaza	Services	Convenience Store Gas Station	4,000 SF Structure and Car Wash
Tobyhanna	Back Road Studios	Cultural	Art Studio	11,860 SF Structure
East Stroudsburg	NP Lennox LLC	Accessory	Commercial Storage	6,800 SF Structure
Stroud	Suburban Realty	Commercial	Convenience Store Gas Station and Restaurant	6,049 SF Wawa Gas Station, 2,325 SF Restaurant
Chestnuthill	Kinsley's Solar Field	Utility	Accessory Solar	4,400 Module Facility
East Stroudsburg	U-Haul U-Box Storage Facility	Services	Self-Storage	26,684 SF Facility
Jackson	Camp Pinemere Addition	Recreation	Recreation Hall	1,872 SF Addition
Hamilton	Spring Street Mini Storage	Services	Self-Storage	30,000 SF Two-Story Facility
Pocono	Core5 Stadden Road Warehouse	Industrial	Warehouse/ Distribution	302,400 SF Facility
Stroud	Target Drive-Up Expansion	Commercial	Pick-Up Parking	Parking Lot Improvements
Pocono	204 Stadden Road Campground	Recreation	Campground	33 Cabins, 7 Glamping Sites
Pocono	Sanofi Building 87 Addition	Industrial	Addition	19,480 SF Addition
Middle Smithfield	Otter Lake Campground Storage Building	Recreation	Storage	2,400 SF Structure
Pocono	The Ridge	Residential	Townhouse Units	372 Units
Pocono	Tannersville Wawa	Commercial	Convenience Store/ Gas Station	6,049 SF Structure
Pocono	Cranberry Creek Apartments	Residential	Apartment Units	150 units, 3 Structures
Chestnuthill	Developmental Education Services	Social Services	Adult Day-Care	4,088 SF Facility

EMERGENCY OPERATIONS CENTER FUNCTIONAL EXERCISE



Disaster Training Workshop at the Emergency Operations Center

On December 5, 2022, the Pennsylvania Emergency Management Agency (PEMA) conducted a functional exercise of the Monroe County Emergency Operations Center (EOC). The purpose of this exercise was to ensure that in the event of a large scale emergency or county-wide disaster, that the Monroe County Office of Emergency Management, through the operation of the EOC, can effectively support multi-jurisdictional emergencies and disasters that may impact the County. This type of exercise is required when a new County Emergency Management Coordinator (EMC) is appointed, to ensure the new EMC can establish an effective

EOC team which can provide support to the community during an emergency. In 2021, Maryellen Keegan was appointed as Director of Monroe County Office of Emergency Management. Typically this exercise is conducted within the first year of a new EMC’s appointment; however, due to the COVID Pandemic, this was postponed for two years.

During the exercise, the EOC operated at a Level 1 – Full Activation, which indicates that all 15 Emergency Support Functions were staffed by EOC volunteers or representatives of state, county, municipal and non-governmental agencies. The 4-hour exercise presented fictitious scenarios, such as explosions at a large gathering; a county-wide flooding incident; and a plane crash simultaneously, which were intended to test the EOC’s structure and ability to support a multi-faceted emergency incident through decision making based on pre-existing plans and resources available within the County and region. Following the successful conclusion of the exercise, PEMA has assessed the EOC’s actions and will be providing an After-Action Report that will be utilized to elevate Monroe County’s resiliency to future emergency incidents through additional planning, training and exercising.

WAREHOUSING AND DISTRIBUTION CENTER IMPACTS

2022 brought to focus a growing interest in the development of large scale warehouse and distribution facilities. Hundreds of thousands of square footage of distribution center space had been proposed throughout the county, and more projects continue to be submitted. This is likely due to the apparent ‘built-out’ environment for this use in the Lehigh Valley, and the relatively lower cost to develop to the north in Monroe County. While this expansion would bring tax revenue and jobs, it became clear that many local ordinances were antiquated and unable to properly mitigate potentially negative impacts, and typically not differentiating between a traditional warehouse, truck terminal, distribution center, fulfillment centers, and various other emerging land use definitions of this category. Pocono Township was one such example of having an inadequate ordinance, and a curative amendment was filed in response to intense pressure from developers. The MCPC worked in close coordination with the Township to prepare the amendment utilizing an overlay district method. Upon adoption, a model ordinance will be developed from this amendment that will be made available to the municipalities.



Earth Moving Operations in Mount Pocono

MONROE COUNTY GEOCACHE CHALLENGE



Over Two Dozen Geocaches Hidden Throughout the County

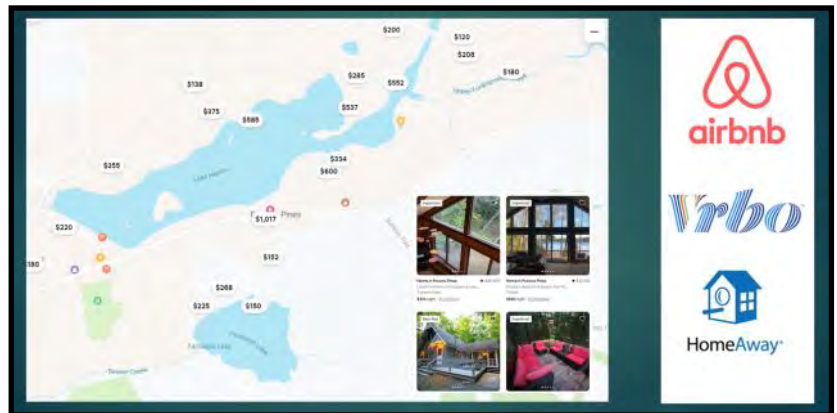
The Monroe County Geocaching Challenge was created to encourage residents to get out and explore the County's natural resources. Geocaching is a real-world outdoor treasure hunting game using GPS-enabled devices. Participants navigate to a specific set of GPS coordinates and then attempt to find the geocache container hidden at that location.

The Monroe County Forever Green Geocaching Challenge was launched at the 2017 Northampton Community College Earth Day Festival and received excellent feedback from both avid geocaches and first timers. Participants choose one of six regions of the county and set out to tour a variety of preserved public lands.

The goal is to find a series of geocaches, hidden at each property, while collecting the coordinates of the final mystery-cache. Those who complete the series will find a small prize hidden at the final cache. In 2022, several 'Kids Caches' were added to the program, in which children can enjoy the hunt for this "treasure chest" style cache, filled with small tokens, and may select one item to take home. Participants are encouraged to contribute to the chest, leaving behind a token that is 1-2 inches in size for the next kid to find. Please remember: When replacing cache, hide it as you found it so the next person can enjoy the hunt! For more details on how to participate visit monroecountypa.gov/planning.

SHORT-TERM RENTAL REGULATION UPDATE

Short Term Rentals (STRs) have continued to be a pressing issue throughout Monroe County and the Poconos throughout 2022. While the market for these vacation rentals has remained high, it appears that the market is beginning to steady. It remains a major concern in the form of property speculation, however, as well as impacts to local residential communities. This has spurred action from municipalities in the past through the form of adopting regulatory ordinances and zoning amendments to address this land use. This continued last year, with three of the last municipalities in the county adopting ordinances regulating STRs; Delaware Water Gap Borough and Tobyhanna and Hamilton Townships. Amendments to existing ordinances have also been seen, typically removing the use from residential zoning districts. This was proposed in Paradise Township as well as Jackson Township. Individual homeowner associations have also updated by-laws to better address issues related to STRs and enforcement has generally increased. The MCPC will continue monitoring the subject, in order to best update their model ordinance which has been utilized not only throughout the county, but by municipalities throughout the country as well. A balance should be maintained between the economic opportunity afforded by STRs and their potential negative impacts to the community residents.



Screenshot of Typical STR Options

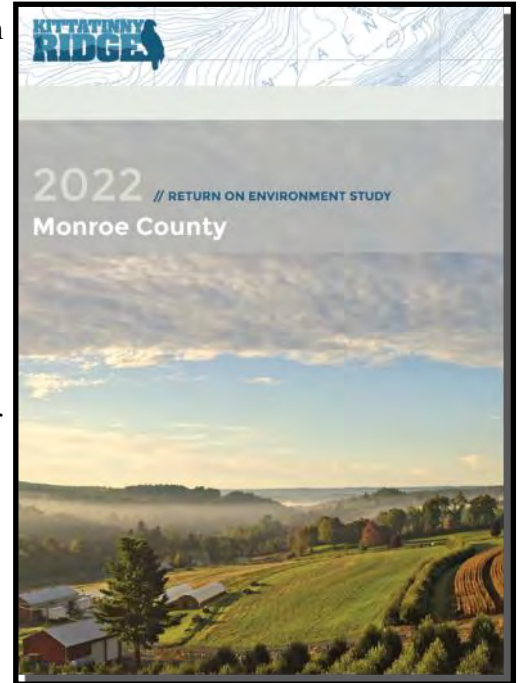
RETURN ON ENVIRONMENT STUDY

In the summer of 2021, the Kittatinny Ridge Coalition partnered with the Monroe County Planning Commission to study and identify the economic value of nature and open space in the county. Greener Planning and Ben Goodman Creative joined the team, as project consultants to assist with the Monroe County Return on Environment Study. The project, funded by a grant from the William Penn Foundation, kicked off in the fall of 2021.

Throughout 2021-2022, a series of committee meetings, and topic-based focus groups took place to analyze the economic value of services provided by natural systems (e.g., stormwater absorption, air pollutant removal, and pollination); revenue associated with recreational activity, avoided health care costs and increased property value associated with nearby open space.

The project concluded in the summer of 2022, and the final materials include a written report and high-quality video, promoting awareness of the economic value of nature and open space, to assist local leaders in decisions that achieve community goals. In September of 2022, the Kittatinny Ridge Coalition and Monroe County Planning Commission hosted a municipal roundtable to present the findings of the study to municipal leaders and key community stakeholders. The following highlights, from the data collected in 2021 – 2022, reflect the economic value derived from Monroe County’s natural resources, watersheds, and land:

\$1.1 billion in annual savings for natural system services
\$368 million in outdoor recreation revenue
\$164 million in savings due to protected watersheds
\$67 million in avoided healthcare costs due to increased exercise of 2022



Monroe County ROE Report 2022



Return On Environment Study Drone Footage Over Big Pocono State Park

OPEN SPACE DEVELOPMENT GRANTS

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

The 2022 program, funded by impact fees received from 2019-2022, offered grants up to \$40,000, with a 1:1 match, to support projects focused on increasing or improving public access to protected lands throughout the county. A total of \$242,098 was awarded to municipalities and qualifying nonprofit landowners, and leveraged an additional \$341,858 in matching funds.



New Walking Path in Polk Township Park

The following nine projects were funded in part by the 2022 Monroe County Open Space Development Grant and are scheduled for construction from 2022-2023:

- *Big Woods Natural Area Trailhead - Chestnuthill Twp.*
- *TLC Park Playground Equipment Enhancement Project – Pocono Twp.*
- *HJP Park Swale & Grading Project - Jackson Twp.*
- *Hamilton Park Strawberry Hill Trailhead - Hamilton Twp*
- *Hauser Nature Center ADA Trail & Ped. Enhancement -TNC*
- *Polk Twp. Community Trail- Phase 2 - Polk Twp.*
- *Wiley Nature Preserve Trail Project- Coolbaugh EAC*
- *Echo Lake Park Trail Resurfacing – Middle Smithfield Twp.*
- *Community Garden Pollinator Enhancement- Smithfield Twp.*



Ribbon Cutting for the TLC Park in Tannersville

AGRICULTURAL PRESERVATION PROGRAM



Preserving the Linda Snyder Farm in Polk Township

In 2022, the Commissioners certified \$70,402 to the State to facilitate the Farmland Preservation Program in Monroe County. The state matched that amount through a 4:1 match of approximately \$685,093 resulting in an increase in the agricultural protection funds to well over a half-million dollars. In April 2022, eleven applications were submitted to the program and were evaluated by the planning commission staff. The board was able to make an offer to two of the applicants which will result in an additional 98 acres of prime farmland preserved. Three farmland tracts were brought to settlement in 2022, increasing the number of preserved farms in the county to 125 farms which equates to 8,198 acres of farmland preserved. The summary of preserved farms in Monroe County is summarized by municipality below:

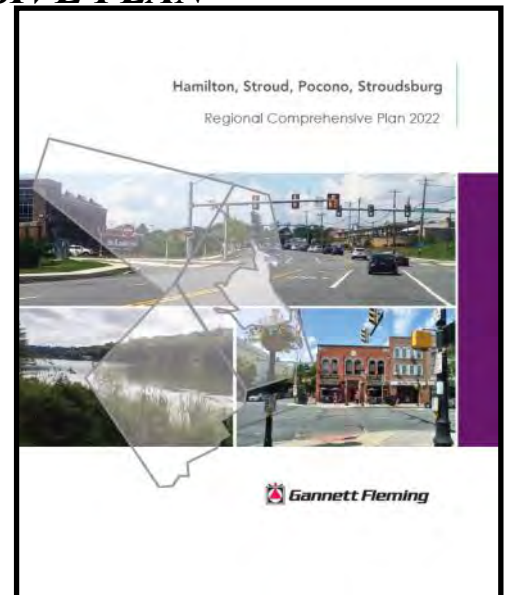
To ensure that preserved farms continue to operate in a manner conducive to agricultural production and activities, staff from the Monroe County Planning Commission and the Monroe County Conservation District jointly conducted annual inspections of 125 farms. In August The Monroe County Agricultural Preservation Board, The Monroe County Commissioners, and the Polk Township Supervisors were pleased to present Linda Snyder with state funding to preserve nearly 70 acres of her farm located at the crossroads of Jonas, Polk Township. Linda’s farm has been in her family for generations and she is pleased it will be protected in perpetuity.

Municipality	Number of Farms	Acres	Funding
Polk	39	2,568	\$7,314,480.49
Eldred	19	1,224	\$4,190,864.96
Hamilton	16	1,289	\$3,988,782.03
Chestnuthill	20	1,337	\$3,938,376.60
Ross	11	830	\$2,097,740.47
Jackson	11	748	\$2,021,308.88
Stroud	6	349	\$1,032,577.08
Pocono	1	34	\$604,440.00
Tunkhannock	1	114	\$228,808.00
Tobyhanna	1	24	\$67,760.00
Total:	125	8,517	\$24,584,130.51

HSPS REGIONAL COMPREHENSIVE PLAN

After several years of work and coordination with various agencies and task force members, the Hamilton, Stroud, Pocono, Stroudsburg Regional Comprehensive Plan Update was completed and formally adopted by all four municipalities in Fall 2022. Major components of the plan address economic development, housing diversity, public services, and transportation issues, particularly those along the Route 611 corridor.

The project was awarded grant monies through DCED, supplemented with county and municipal funding. While the pandemic initially hindered plan development, adoption was realized and now implementation will become the focus of the municipalities and the task force members. The purpose of the plan is to act as a guide for regional growth and to help local leaders and decision makers to meet the looming challenges over the next ten years.



HSPS Comprehensive Plan

MPO & TRANSPORTATION UPDATE

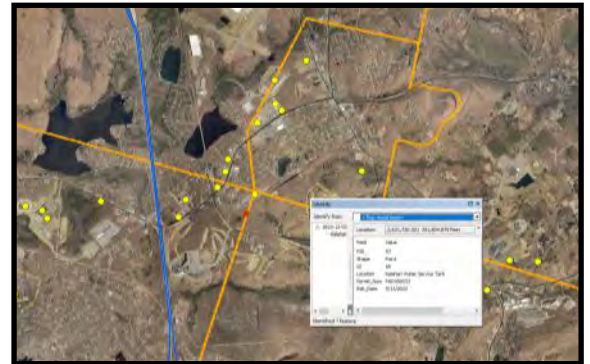
The NEPA Metropolitan Planning Organization (MPO) for Carbon, Monroe, Pike and Schuylkill Counties, develops and maintains a Transportation Improvement Program (TIP) and the Region’s Long Range Transportation Plan. The TIP identifies the region’s highest priority transportation projects, develops a multi-year program of implementation, and identifies available federal and state funding for the programmed project phases. Projects on the 2023 – 2026 include Route 33 median barrier and resurfacing, Mt Nebo to Holy Cross widening and the Route 115 corridor improvements in Chestnuthill Township. These projects are examples of PennDot providing a safer and more reliable road network within Monroe County.



Planning Diagram for the Exit 308 Reconstruction Project

GEOGRAPHIC INFORMATION SYSTEMS UPDATE

In 2022, the MCPC continued working in coordination with the Conservation District’s Internship Program in order to develop an online web mapping tool to provide information regarding issued permits for approved development. As the project moves forward, a permit inventory will be periodically updated, which will be able to be cross-referenced with DEP resources and scanned stormwater management plans. The goal of this project is to facilitate the maintenance of such stormwater controls and meeting Municipal Separate Storm Sewer Systems (MS4) program requirements.



Conservation District Permit Mapping

2022 MUNICIPAL TRAFFIC COUNTS

The MCPC provides traffic count services in response to municipal requests. Traffic information recorded consists of counts which measure the speed, interval, and classification for each vehicle. The table below shows the data for traffic counts conducted during the past year.

Start Date	Municipality	Road Name	Total Count	ADT
7/15/2022	Polk Township	Lower Middle Creek Road	1,233 (7 Day)	176
5/13/2022	Chestnuthill Township	Maple Wood Drive	242 (6 Day)	40
10/7/2022	Smithfield Township	Fawn Road	1,179 (6 Day)	196
10/15/2022	Paradise Township	Red Rock Road	2,467 (6 Day)	411
10/12/2022	Paradise Township	SR 191 (North of Paradise Valley Road)	16,195 (7 Day)	2,313
10/12/2022	Paradise Township	Paradise Valley Road	37,955 (7 Day)	5,422

ANNUAL WATER QUALITY STUDY 2022

The 2022 Monroe County Water Quality Study was conducted between April and May and included 38 sampling locations throughout the county. Site locations were chosen based on watershed distribution and trend data collection. Three types of sampling were conducted to evaluate the streams:

Field Chemistry Sampling: The field sampling was conducted using a hand-held YSI Professional Digital Sampling System (ProDSS) Multiparameter water quality meter. Temperature, pH, dissolved oxygen concentration, dissolved oxygen as percent, and conductivity were collected at each site using this meter.



Water Quality Sampling

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

Macroinvertebrate Sampling: Macroinvertebrates were collected using a 12” 500-micron D-frame net that was held on the stream bottom. The collector thoroughly disturbed the stream bottom to dislodge any macroinvertebrates from the substrate. This process was repeated 6 times for Riffle/Run streams and 10 times for Multihabitat streams. The samples were delivered to Aquatic Resources Consulting to attain an Index of Biological Integrity (IBI) score for each system.

Additionally, physical habitat analysis was conducted at each site which assesses the instream habitat availability and condition that impacts the abundance and diversity of macroinvertebrates and fish. The Annual Water Quality Study has been conducted since 1985 and illustrates the MCPC’s commitment to preserving the integrity of Monroe County’s water resources. The 2022 Water Quality report will be available on the county website when finalized.

VECTOR CONTROL PROGRAM



Gravid Mosquito Trap

Monroe County had a very dry 2022 summer which led to a lower than average mosquito population. Surveillance of mosquitoes throughout the county provided six positive pools of insects infected with West Nile Virus.

There’s been continued progression of the Spotted Lanternfly (*Lycorma delicatula*). This invasive pest entered our County in 2017 and we joined a quarantine list with neighboring counties. We remain ready to collaborate with control opportunities we might receive from the Conservation District, the Department of Agriculture, and the USDA.



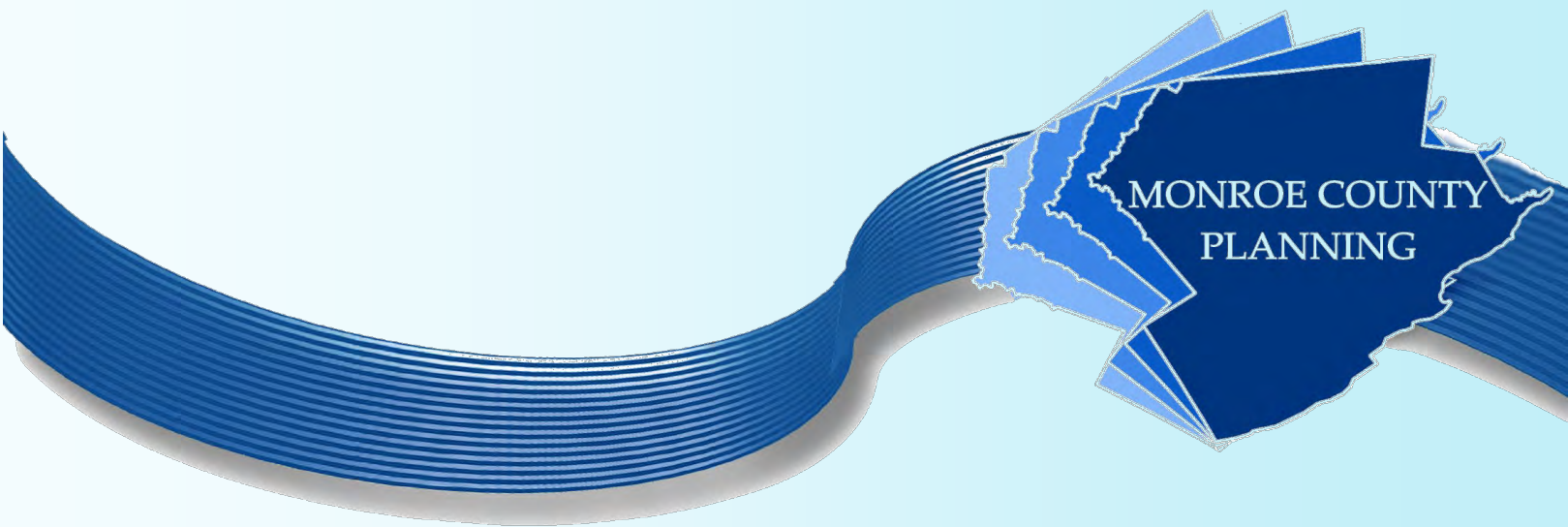
2022 Financial Support PMEDC Secured for Monroe County Projects

- Fifteen new Local Share Account Projects approved by the Commonwealth Financing Authority - \$3,457,000
- Nine new Redevelopment Assistance Capital Program grants released: Monroe County Historical Association, Great Wolf Lodge, Smithfield Gateway, Hawthorne Mount Pocono Resort, ESU Soccer Field Renovation, LVHN Medical Office Building, Pocono Family YMCA, Passenger Rail Restoration and St. Luke's Hospital-Monroe Campus Renovation- \$14,570,624
- Pipeline Investment Program grant approved for Smithfield Township District Regulator Station - \$338,174
- Keystone Communities grant approved for Labar Village Stream Restoration - \$500,000
- EDCDI grant approved for the Pocono Mountains Municipal Airport Authority - \$400,000
- 51 Payment Requests submitted for LSA, MTF, EDCDI & Business Education Partnership - \$3,991,251
- Determine LLC approved for Monroe County Small Business Loan - \$50,000

PMEDC's 2022 Highlights

- New Prospects: 51 Active Prospects: 10
- New companies: Black Buffalo Land Acquisition/Slater Properties and Hawthorne Mount Pocono Resort
- Expansions: Great Wolf Lodge and Vigon International
- New Construction:
 - 300,000 SF industrial building in PMCC West, Coolbaugh Township
 - 425,000 SF industrial building in PMCC East, Coolbaugh Township
 - 1.2 million SF industrial building, Mount Pocono Borough
 - 702,000 SF industrial building, Pocono Township
 - 400,000 SF industrial building, Former Davis Property, Coolbaugh Township
- Phase I of the Long Pond Road Realignment/SR 940/Stillwater Drive Relocation Project in Tobyhanna Township was completed
- Ongoing administration of 44 Local Share Account projects, 12 RACP projects, 1 MTF projects, 1 PennDOT MTF and 3 TIFs
- Smithfield Gateway infrastructure and site preparation Phase IA nearly complete
- Career Ready Monroe completed Internship/Mentoring program funded by a Business Education Partnership Grant
- Business Consulting Services in cooperation with Scranton Small Business Development Center monthly sessions available to Monroe County businesses at no cost
- St. Luke's Family Medicine at The Mountain Center Ribbon Cutting
- Hosted PEDA Regional Member Meeting at ESU's Innovation Center
- Penn's Northeast Annual Meeting and Celebration of 20th Anniversary
- Tobyhanna Army Depot Time Capsule Opening and Retirement Celebration
- NEPA Governor's Cup Award – For two years in a row Northeastern PA ranked in the Top Ten for Economic Development

Visit www.pmedc.com for more information



For further information, please contact the
Monroe County Planning Commission
701 Main Street, Suite 405
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