

AGENDA
MONROE COUNTY PLANNING COMMISSION
APRIL 14, 2026

1. Roll Call
2. Public Comment – Non Agenda Items
(Any comments pertaining to agenda items can be presented at time of discussion)
3. Approval of the March 10, 2026 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) 247 Haney Road
Major Subdivision
Polk Township
 - (2) 3 Point Garden Road
Minor Subdivision
Smithfield Township
 - (3) Analomink Rod and Gun
Minor Subdivision
Stroud Township
 - (4) Trapasso
Minor Subdivision
Stroud Township
 - (5) Hartman
Minor Subdivision
Hamilton Township
 - (6) Morro
Minor Subdivision
Pocono Township
 - (7) Sarinelli
Minor Subdivision
Coolbaugh Township
 - (8) Steven Ou
Minor Subdivision
Coolbaugh Township
6. Land Development Plans
 - (1) Rapid Logistics
Land Development Plan
Tunkhannock Township

- (2) Pure Cold, LLC
Land Development Plan
Chestnuthill Township
- (3) CCP Property Owners Office
Land Development Plan
Middle Smithfield Township

8. Ordinance Amendments

- (1) The Borough of Stroudsburg is proposing amendments to its zoning ordinance in regard to residential uses in the Central Business Commercial (C-2) district. Specifically, the amendments propose that first floor residential uses be permitted in the C-2 district, as long as it is also outside the C-2 Overlay District. A note regarding this change is also to be inserted into the Table of Nonresidential Zoning Use Requirements
- (2) The Borough of Stroudsburg is proposing amendments to its Zoning Ordinance in regard to signage. The amendments propose to specifically prohibit Electronic Message Boards in all districts except for the Industrial (I-1) or Mixed Use B (MU-B) zones. Table 1 “Regulations Governing Sign Types in all Zoning Districts” is to be amended to insert electronic message center signs as a special expectation use in the I-1 district and as a conditional use in the MU-B district. The amendments also propose changes to the conditional use process to require applicants to provide evidence that the use will not produce negative impacts to health, safety, and welfare within the Borough.
- (3) The Borough of Delaware Water Gap 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 minimum lot area, screening, landscaping, emergency management, sound mitigation, and water and power among other requirements. Data storage centers and data center accessory uses are to be a conditional use within the Industrial (I) district.
- (4) The Borough of Stroudsburg is proposing amendments to its zoning ordinance concerning retail tobacco stores. Specifically, the amendments would insert a definition for “Tobacco Retail” and establish a minimum separation distance between retail tobacco stores of 500 feet. A tobacco store is to be defined as having over 50% of floor area devoted to the sale of tobacco products and accessories.
- (5) The Township of Polk has been petitioned to rezone a 4.31 acre parcel from Residential (R-1) to Village Center (R-3) by James L. Saeger and Julie M. Saeger. The site is located on the easterly side of Weir Mountain Road, approximately 800 feet south of its intersection with Mill Pond Road. The site is currently developed and contains a single-family residential dwelling with “assisted dwelling unit” (Tax ID# 13.2.1.90-9).
- (6) The Township of Coolbaugh is proposing to rezone a 247.20 acre parcel from Industrial (I) to Woodland Conservation (WC). The site is located on the westerly side of Corporate Center Drive West, approximately 4,000 feet west of its intersection with Memorial Boulevard (State Route 611). The site is currently undeveloped and is owned by Pocono Mountains Industries, Inc. (Tax ID# 03.7.1.25).

- (7) The Township of Smithfield is proposing amendments to its zoning ordinance concerning a high-density residential development option in the Economic Development (ED) district. Specifically, applicants will be permitted to develop high-density residential projects on properties within the ED district if certain criteria is met. This criteria includes a minimum of five acres, adequate access requirements, and the availability of centralized sewer and water. Additional standards for conversion incentives, parking, and density bonuses for projects that meet additional design standards are proposed. Related definitions and amendments to the schedule of uses are also proposed along with other associated changes.
- (8) The Township of Smithfield is proposing to amendments to its zoning ordinance regarding signage. Specifically, the amendments would alter/insert standards pertaining to permitting, nonconformities, temporary signs, removal of unsafe signs, and insert/revise definitions pertaining to signage as well as various other modifications
- (9) The Township of Smithfield is proposing to amendments to its zoning map to correct clerical errors. Specifically, the amendments would clarify the zoning district for four properties located on the northerly side of Milford Road (State Route 209), just east of the Township border with East Stroudsburg Borough as being within the Economic Development (ED) district. The tax identification numbers for these properties are 16.10.1.17, 16.10.1.24, 16.10.1.25, and 16.10.1.27. Aside from this correction, no other changes are being proposed to the Township's zoning map.

STAFF REPORTS

CHAIRMAN