

AGENDA
MONROE COUNTY PLANNING COMMISSION
NOVEMBER 18, 2025

1. Roll Call
2. Public Comment – Non Agenda Items
(Any comments pertaining to agenda items can be presented at time of discussion)
3. Approval of the October 14, 2025 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Gary Redinger & Cherry Valley Refuge
Minor Subdivision
Hamilton Township
 - (2) AWSOM
Minor Subdivision
Stroud Township
 - (3) Founder’s Reserve
Major Subdivision
Middle Smithfield Township
 - (4) Doris & Robert Kinsley
Minor Subdivision
Stroud Township
 - (5) Classic Quality Homes
Minor Subdivision
Coolbaugh Township
6. Land Development Plans
 - (1) John G. Gmelch
Land Development Plan
Hamilton Township
 - (2) Hayward Business Park Warehouses
Land Development Plan
Stroud Township
 - (3) Members 1st FCU
Land Development Plan
Pocono Township
 - (4) Long Pond Wawa
Land Development Plan
Tobyhanna Township

7. Ordinance Amendments

- (1) The Township of Stroud is proposing amendments to its zoning ordinance concerning mixed use buildings and age-restricted housing. Specifically, the amendments would establish general requirements for this mixed-use buildings including permitted commercial/residential uses, density, setbacks, parking, open space, landscaping, lighting, and various other considerations. Mixed-use buildings are to be C-1 and C-4 zoning districts by right. The amendments would also permitted age-restricted housing R-2, R-3, C-1, and C-4 districts, and also revise permitted uses in the C-1 district.
- (2) The Township of Smithfield is proposing amendments to its zoning ordinance concerning data centers and disaster recovery facilities. Specifically, the amendments would add related definitions, as well as standards for this use including submission procedure, screening, landscaping, sound mitigation, water and power, and decommissioning, among other requirements. Data centers and disaster recovery facilities and their accessory uses are to be a conditional use within the Economic Development (ED) district and permitted by right in the Industrial (M-1) district.
- (3) The Township of Middle Smithfield is proposing amendments to its zoning ordinance. Specifically, the amendments would replace and restate Articles I to XIII and the Table of Use Regulations (Attachment 3). These articles establish land use regulations concerning definitions, the zoning map, district standards, signage, specific land use requirements, and various other regulations.
- (4) 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.

STAFF REPORTS

OUTSIDE AGENCY UPDATES

CHAIRMAN