



# 2025 Annual Report

## Monroe County Planning Commission



## ***MONROE COUNTY COMMISSIONERS***

John D. Christy, Chairman  
David C. Parker, Vice-Chairman  
Sharon S. Laverdure, Commissioner  
Robert Gress, Chief Clerk/Administrator

## ***MONROE COUNTY PLANNING COMMISSION STAFF***

Christine Meinhart-Fritz, Director  
Eric Koopman, Lead Senior Planner  
Nathaniel Staruch, Infrastructure Planner  
Julia Sherer, Senior Environmental Planner  
Jeremie Schuster, GIS Analyst/Planner  
Kim Borger, Planner/E911 Coordinator  
Kevin Glovas, Community Planner  
Aaron Lombard, Vector Control Coordinator

### ***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 Planning Commission staff is proud to provide an overview of 2025 projects to the residents of Monroe County. Many of these projects will help to ensure a more vibrant living environment for the residents of the county. This office provides tools for our partners to help ensure a balance of both economic development and protection of the natural environment. Examples include providing language in model ordinances for economic growth as well as conducting water quality testing throughout the county to ensure degradation of our exceptional value and high-quality streams and wetlands does not happen from our economic growth.

Our Staff hopes that as you spend some time reviewing the annual report, you will realize that Monroe County is home to many exciting opportunities for everyone, and that if you don't currently volunteer in your community, that you consider reaching out to your local government and volunteer to be on a committee and become involved to help to make Monroe County a better place to live, work and play.



Christine Meinhart-Fritz, Director

### ***2026 MONROE COUNTY PLANNING COMMISSION BOARD***

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Chris Borger  
Roger McFadden  
Nicole Murray  
Rich Schlameuss

James Fareri, Solicitor  
Nate Oiler, Engineer



### ***2026 AGRICULTURAL LAND PRESERVATION BOARD***

Glenn Beers, Chairman  
Richard Snyder, Vice-Chairman  
Russell Gould  
Mark Green  
Carl Heckman  
Mark Heckman  
Robert Serfass

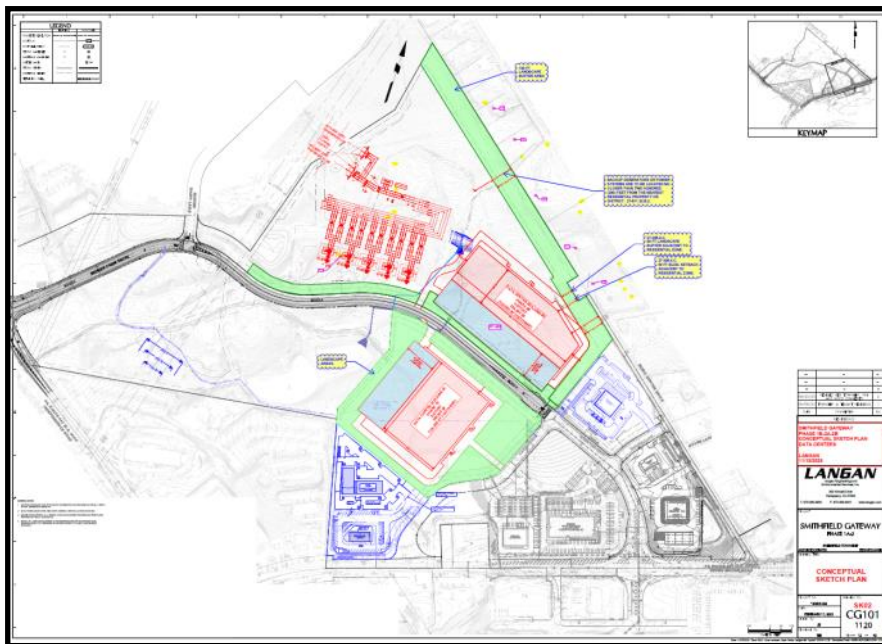
*MCPC Staff Photo Taken by NEPA Drone*

# DATA CENTERS

With the rise in demand for artificial intelligence and cloud computing, data centers are becoming a rapidly expanding land use throughout Pennsylvania, including Monroe County. While this use offers local financial opportunities, it also raises numerous concerns related to potential impacts to the surrounding community, especially in regard to water and power consumption. As such, local municipalities are preparing for possible data center projects through updates to their individual zoning ordinances. In 2025 alone, 11 county municipalities have proposed and/or adopted amendments to address this emerging land use and more are in the planning stage. Data centers offer an opportunity to help balance the residential share of the tax base, however potential impacts to the surrounding community and typically low numbers of employees need to be taken into consideration. Landscape buffers, setbacks, noise and utility monitoring, and various required studies are all tools municipalities can utilize to mitigate potential negative impacts.



*Aerial View of a Typical Data Center*



*Proposed Data Center at Smithfield Gateway*

Plans for two local data centers are already in the preliminary planning stages in Smithfield Township and Tobyhanna Township. The Municipalities Planning Code (MPC) requires that townships and boroughs must accommodate all land uses in at least a portion of their municipality. It is therefore imperative that they are prepared to provide for this emerging land use in compatible zoning districts, and in a manner that is consistent with the MPC. Our office will continue to provide assistance to local officials and planners to achieve this goal.

# RESIDENTIAL BUILDING PERMITS AND REVIEWS

During 2025, the municipalities in Monroe County issued a total of 196 permits for new single family homes. The average price in 2025 for homes built was \$454,031 a sharp increase from 2024 when the average price was \$326,139, however it should be noted that there were several outliers that likely affected this number. The number of building permits issued increased from 192 in 2024 to 196 in 2025.

## 2025 NEW BUILDING PERMITS

Municipality	Total
Barrett	5
Chestnuthill	13
Coolbaugh	45
Delaware Water Gap	0
East Stroudsburg	0
Eldred	3
Hamilton	7
Jackson	2
Middle Smithfield	34
Mount Pocono	1
Paradise	5
Pocono	8
Polk	16
Price	2
Ross	5
Smithfield	7
Stroud	6
Stroudsburg	2
Tobyhanna	24
Tunkhannock	11
<b>TOTAL</b>	<b>196</b>

## SUBMITTED PLANS FOR 2025

Municipality	Minor Subdivisions	Major Subdivisions	LDPs
Barrett Township	2	0	1
Chestnuthill Township	3	0	1
Coolbaugh Township	13	0	3
Delaware Water Gap Borough	0	0	0
East Stroudsburg Borough	3	0	7
Eldred Township	3	0	0
Hamilton Township	8	0	3
Jackson Township	2	0	0
Middle Smithfield Township	1	1	2
Mount Pocono Borough	1	0	2
Paradise Township	1	0	0
Pocono Township	6	0	9
Polk Township	14	1	2
Price Township	1	0	0
Ross Township	3	0	2
Smithfield Township	2	0	2
Stroud Township	9	0	3
Stroudsburg Borough	0	0	0
Tobyhanna Township	1	0	4
Tunkhannock Township	3	0	1
<b>TOTAL</b>	<b>76</b>	<b>2</b>	<b>40</b>

## 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 30,000 calls and continues to rise with approximately 750 entered for 2025. 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, adding new roads, and maintaining 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 crisis.

Sample Readdressing Form

## ***MAJOR DEVELOPMENT IN 2025***

Proposed commercial and industrial development continued at a steady pace in 2025. Notable proposed developments include over 2,120,000 s.f. of warehouse/distribution space in Coolbaugh, Ross, Pocono, and Stroud Townships, a 280 unit apartment complex in Pocono Township, and a 110 unit hotel and retail center in Pocono Township.



*Earthmoving Activities for Commercial and Restaurant Development in Stroud Township*

## ***ORDINANCE AMENDMENTS FOR 2025***

Municipality	Zoning Amendments	SALDO Amendments
Barrett Township	2	0
Chestnuthill Township	1	0
Coolbaugh Township	2	0
Delaware Water Gap Borough	0	0
East Stroudsburg Borough	2	2
Eldred Township	1	1
Hamilton Township	1	1
Jackson Township	1	0
Middle Smithfield Township	3	1
Mount Pocono Borough	0	0
Paradise Township	2	1
Pocono Township	4	0
Polk Township	3	0
Price Township	0	0
Ross Township	2	0
Smithfield Township	5	0
Stroud Township	7	0
Stroudsburg Borough	1	0
Tobyhanna Township	4	0
Tunkhannock Township	1	0
<b>TOTAL</b>	<b>42</b>	<b>6</b>

A total of 48 amendments to municipal Zoning and Subdivision and Land Development Ordinances were reviewed in 2025. 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.

*Data Center Amendments – Barrett , Chestnuthill , Coolbaugh, Jackson, Middle Smithfield, Polk, Ross, Smithfield, Stroud, Tobyhanna, and Tunkhannock Townships*

*Zoning and SALDO Update - Hamilton Township*

*Zoning Map Amendments - Barrett Township, Tobyhanna Township, Polk Township, Stroud Township*

This chart is a breakdown of proposed ordinance amendments the MCPC reviewed in 2025.

## ***PROPOSED LAND DEVELOPMENT IN 2025***

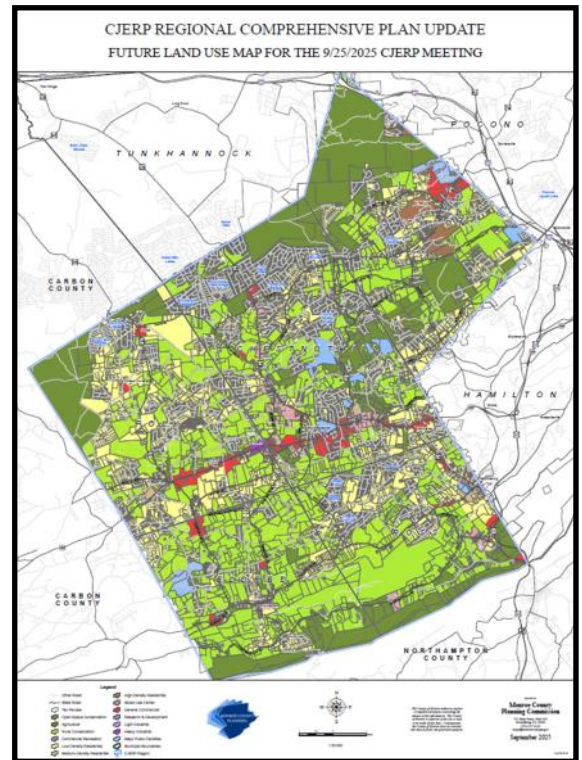
<b>Municipality</b>	<b>Project Name</b>	<b>Land Use</b>	<b>Description</b>	<b>Details</b>
Pocono	MCTA Expansion	Public	Bus Storage Facility	43,900 SF Structure
East Stroudsburg	Prospect Cemetery	Religious	Mausoleum	1,029 SF Structure
Stroud	Penn Estates Well 9	Infrastructure	Water Treatment	380 SF Treatment Building
Tobyhanna	300 Delaware Street, LLC	Services	Truck Repair	4,800 SF Garage
Coolbaugh	Summit Point Well	Infrastructure	Water Treatment	1,600 SF Treatment Building
Smithfield	Smithfield Sewer Authority	Infrastructure	Office Conversion	1,523 SF Former Dwelling
Polk	Camp Trexler	Recreation	Lodge Replacement	27 Camping Units
Stroud	7 Brew Coffee	Commercial	Drive-Thru Coffee Shop	510 SF Structure
Pocono	Mountain Edge Village	Residential	8 Multi-Family Units	3,940 SF Structure
Middle Smithfield	Mount Nebo Apartments II	Residential	Apartment Complex	30 Units
Mount Pocono	Sheetz	Commercial	Service/Convenience	6,139 SF Structure
Chestnuthill	Christosa Holdings LLC	Services	Office/Vehicle Repair	11,200 Office/Shop
Coolbaugh	611 Industrial	Industrial	Warehouses	495,040 & 421,120 SF
Smithfield	Rocco's Collision	Services	Vehicle Repair	4,113 SF Addition
Pocono	Summit Road Solar Facility	Industrial	Commercial Solar	11,160 Modules (2 Arrays)
East Stroudsburg	Salvation Army	Services	Facility Improvements	282 SF Addition
Pocono	Tannersville Point	Residential	Six Apartment Buildings	280 Units
East Stroudsburg	60 Washington Street	Mixed Use	Convert to Retail/Hotel	24 Hotel Units, Commercial
Tobyhanna	Aqua Pinecrest	Infrastructure	Water Treatment	Replace Treatment Building
Mount Pocono	Pine Hill Water Treatment	Infrastructure	Water Treatment	1,660 SF Facility
Pocono	Camp Lindenmere	Recreation	Dinning Hall Addition	7,150 SF Addition
Ross	Gateway Warehouse	Industrial	Warehouse	306,000 SF Facility
Tunkhannock	Sierra View Verizon	Infrastructure	Communications Tower	158' Tower
East Stroudsburg	60 Washington Street	Mixed Use	Retail/Apartments	15 Units, 7,300 SF Retail
East Stroudsburg	Salvation Army	Services	Facility Improvements	285 SF Addition
Pocono	Trapasso & Winot Hotel	Lodging/Retail	Hotel and Retail	110 Units, 7,200 SF Retail
Hamilton	John G. Gmelch	Services	Property Maintenance	3,200 SF Facility
Stroud	Hayward Business Park	Industrial	Warehouses	Two 100,000 SF Facilities
Pocono	Hayward Business Park	Services	Bank w/ Drive-Thru	2,991 SF Structure
Coolbaugh	Wawa	Services	Service/Convenience	6,049 SF Structure
Pocono	Cai Conversion	Residential	Mixed Use Conversion	2 Existing Structures
Tobyhanna	Wawa	Services	Service/Convenience	6,557 SF Structure
Pocono	Core5 Warehouse	Industrial	Distribution Center	702,000 SF Structure
Hamilton	Mayra Varela	Commercial	Used Vehicle Sales	Residential Conversion
Barrett	Green Gables Retreat	Lodging	Short Term Rentals	3 Additional Units
Polk	Camp Harlam	Recreation	28 Sleeping Rooms	15,455 SF Dormitory
East Stroudsburg	Kessel	Residential	3 Multi-Family Units	Commercial Conversion
Middle Smithfield	Pocono Springs Camp	Recreation	Cabins	3,080 SF Structure
Tobyhanna	New Ventures Lot 9	Services	Truck Repair	17,600 SF Facility
East Stroudsburg	112 Courtland Street	Residential/Retail	Apartment/Office Retail	17,200 SF, 12 Units

## ***CJERP REGIONAL PLANNING GROUP UPDATE***

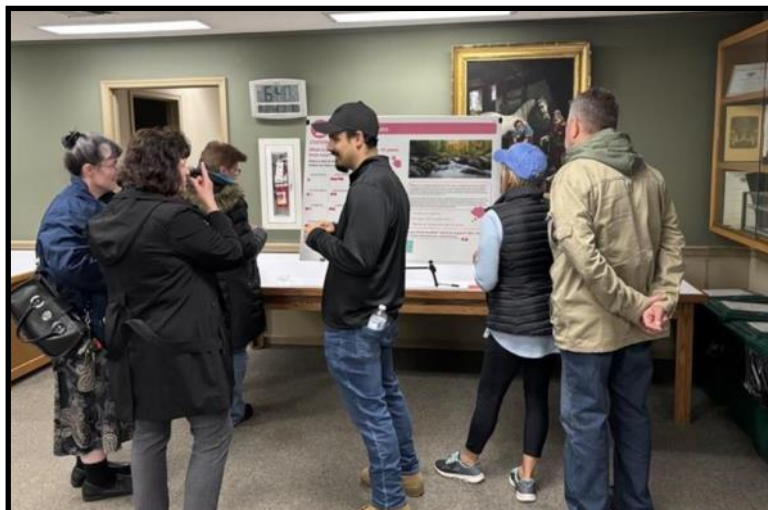
In 2008, four townships (Chestnuthill, Jackson, Eldred, and Ross) in the “West End” of the county adopted an intergovernmental agreement to engage in multi-municipal comprehensive planning. The original “CJER” Regional Planning Comprehensive plan was developed and adopted in 2008. In 2015, the Regional Comprehensive Plan was updated and expanded to include Polk Township. This Plan update solidified the CJERP Region as the largest and longest standing multi-municipal planning group in Monroe County. In addition, the CJERP region developed a shared-use table to strategically zone for impactful land uses and to further coordinate the future development and conservation of the entire region.

In late 2024, the CJERP Regional Planning Committee was able to apply for Pa DCED Municipal Assistance Program (MAP) grant funding to cover 50% of the total Comprehensive Plan Update cost. The professional planning services of Strategic Solutions, LLC were acquired to facilitate the Comprehensive Planning process. MCPC staff has offered technical, professional, and GIS/Mapping services as an in-kind match to be leveraged for the project. To date, MCPC has provided various draft and working maps for used to help facilitate discussion, comprehensive planning meetings, and preparation for the final document production. Such maps include a focus on existing and future land use patterns, agricultural and recreational assets, as well as others required for the plan, pursuant to the MPC.

To date, the Regional Planning Committee, in coordination with Strategic Solutions LLC and MCPC, has updated and analyzed official public data for the region and conducted five public meetings, an online community survey, and a public open house. An initial draft of the CJERP Comprehensive Plan Update is anticipated for completion in March of 2026.



*CJERP Future Land Use Map*



*Public Open House for the CJERP Comprehensive Plan Update*

# INFRASTRUCTURE UPDATE

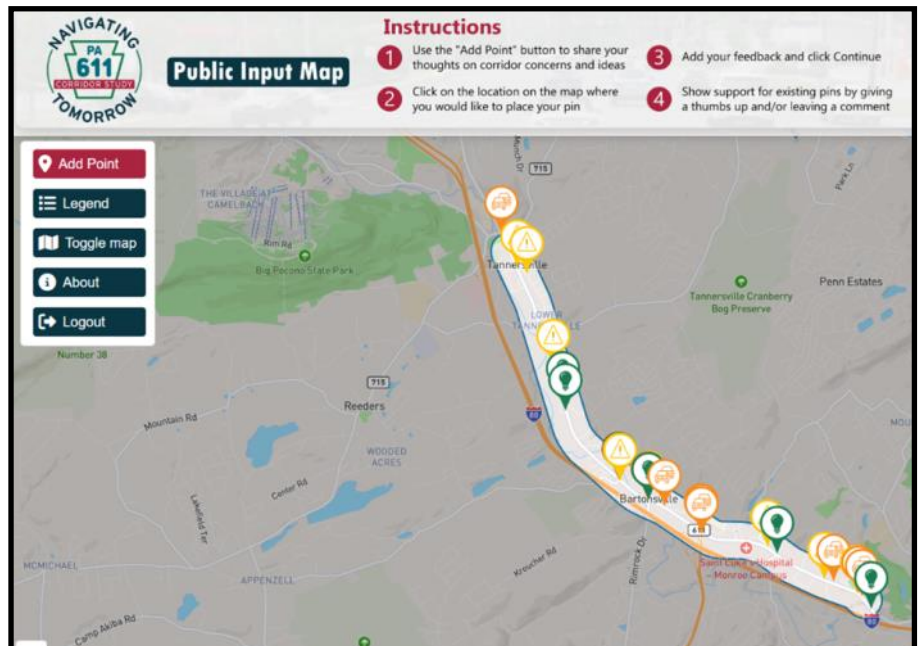


*NEPA Open House at Pocono Township*

For decades, Monroe County has experienced a multitude of development pressures along the State Route 611 highway corridor. Over time, increased private and commercial traffic, along with the stated development pressures, have created a corridor challenged by heavy congestion, vehicular and pedestrian safety issues, and under-performing intersection and cartway designs. Approximately ten years ago, Northeastern Pennsylvania Metropolitan Planning Organization (NEPA MPO), in collaboration with other community leaders and elected officials, began advocating for a comprehensive study of the SR 611 corridor.

In January of 2025, the NEPA MPO was awarded \$200,000 by PennDOT Central Office for the study. A required match of \$50,000 was provided by the Pocono Mountains Visitors Bureau. The \$250,000 SR 611 Corridor Study will identify various congestion, safety, and intersection issues and challenges along the corridor. In addition, it will offer policy, design, and project recommendations that can be further advocated, developed, and financed through the Transportation Improvement Plan (TIP) and Long-Range Transportation Plan (LRTP).

In collaboration with the project consultant, Michael Baker International, the MCPC has engaged and assisted research into existing planning documents, existing corridor conditions, traffic volumes and studies, and future land development activity. A well attended open house for the study was held in January. Additional corridor study meetings and a second public open house are scheduled for spring of 2026. The anticipated completion date for the study is targeted for Summer of 2026.



*Corridor Study Timeline and Interactive Public Input Survey Map*

# VECTOR CONTROL PROGRAM



*Mosquito traps used for surveillance*

The Monroe County Vector Control program serves to provide mosquito and tick surveillance and mosquito-control functions for the Counties of Monroe, Pike, and Wayne. Our primary goal is to reduce the risk of vectored diseases such as West Nile Virus and Lyme Disease to residents, visitors, workers, and students in our region.

Mosquito-control activities include physical removal of breeding habitats as well as responsible pesticide application to larval and adult habitat. We also engage in education of residents, workers, and organizations to establish best-management practices and boost public awareness of arthropod vectors and the diseases they spread.

Beginning April, staff monitors mosquito habitats throughout each county, including storm-water infrastructure, water-treatment facilities, salvage yards, commercial properties, and public parks. Allocating surveillance resources to high-risk populations, such as elderly, children, and immunocompromised helps reduce the risk of life-altering infections to the most vulnerable members of our

communities. We monitor Lyme Disease through tick drags in public parks and on hiking trails and help connect to people with tick testing resources.

In 2025 we collected 21,089 adult mosquitos in our traps and 3,883 larvae from standing water. We uncovered 56 mosquito populations infected with West Nile Virus and worked to reduce their numbers by conducting 229 Mosquito Control Treatments including a Truck-Mounted ULV spray of East Stroudsburg and portions of Stroudsburg. We removed 237 Ticks from our public open spaces and submitted them for pathogen testing. Per our results, West Nile Virus & Lyme Disease activity has increased since 2024.

Education & Outreach events in 2025 included the West End Fair, Monroe County Safety Day, and presentations for Penn State Extension's 4H Council & Master Gardeners.



*Tick drag used for Nymphal Tick Collections*

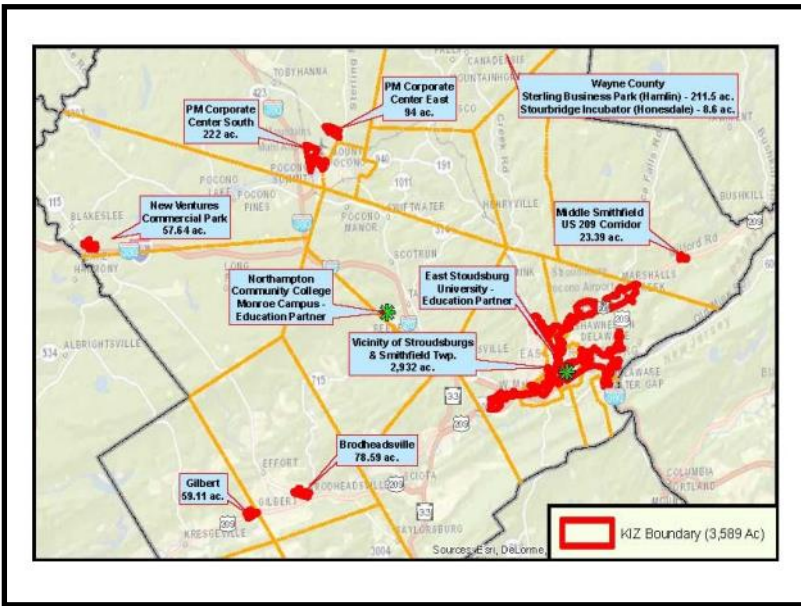


*Mosquito Control Equipment*



*Vector Control Table at the West End Fair*

## KEYSTONE INNOVATION ZONE UPDATE



*The Original KIZ Boundary Map*

The Keystone Innovation Zone Tax Credit is an incentive program that provides tax credits to for-profit companies less than eight years old operating within specific targeted industries within the boundaries of a Keystone Innovation Zone (KIZ). Administrated through East Stroudsburg University, Originally, a two-mile radius from ESU’s Innovation Center was designated as the Pocono Mountains Keystone Innovation Zone (PMKIZ). In 2016, MCPC collaborated with ESU to identify the most suitable areas where qualifying for-profit businesses may be located, based on market forces, comprehensive planning and designated/ future growth areas, and underlying municipal zoning regulations. New borders were created

for the PMKIZ to fully maximize targeted and efficient growth with general commercial and industrial areas.

In 2025, representatives from ESU and the Pocono Mountains Economic Development Corporation met to re-evaluate the current PMKIZ boundary against new land-use patterns and policies, as well as a focus on move-in ready space for eligible businesses. Much of the move-in ready space available throughout the county is located in urban centers and along commercial-highway corridors. Many of these areas were not targeted by the first two iterations of the PMKIZ. To date, several meetings and technical reviews were completed to refine the newly proposed draft PMKIZ update boundaries. A final draft of the PMKIZ boundaries within Monroe County and is currently in the final stages of development. It is anticipated that a formal request to update the PMKIZ boundaries will occur in late spring or summer of 2026.

## AMERICA 250

‘America 250’ is the national commemoration of the Semiquincentennial (250th birthday) of the United States. It celebrates the country’s founding and reflects on its history, progress, challenges, and future. To prepare for the anniversary a statewide art project, ‘Bells Across PA’, was launched as part of the initial America 250 campaign. Artists were asked to decorate fiberglass ‘liberty bells’ for each of the 67 counties in the Commonwealth. On October 7<sup>th</sup>, the county’s bell was presented at the Monroe County Historical Association (MCHA) in Stroudsburg. The bell was designed by local artist Linda Stockman-Connors, and features imagery including historic local buildings and President James Monroe as a permanent, artistic tribute to the county's history. Numerous events for ‘America 2050’ are planned for 2026, including local celebrations, art and community projects, and the MCHA’s “Stars and Stiches Forever” quilt challenge.



*Unveiling of the Monroe County ‘Liberty Bell’*

# ***AGRICULTURAL PRESERVATION PROGRAM***



*Haydt's Cattle Farm in Polk Township*

In 2025, the Monroe County Commissioners certified \$87,700.00 to the State to facilitate the Farmland Preservation Program in Monroe County. The state matched that amount through a 4:1 match of approximately \$693,814.59 resulting in the agricultural land preservation funds in total of \$781,514.59 for State and County funds. In April 2025, five applications were submitted to the program and were evaluated by the planning commission staff.

To ensure that preserved farms continue to operate in a manner conducive to agricultural production and activities, staff from the Monroe County Planning Commission conducted annual inspections of 128 farms on August 25<sup>th</sup> through September 9<sup>th</sup>. Of the 128 farms that were visited, 87 farms produced crops only (hay, soybeans, corn, etc.), 5 farms raised and/or kept livestock only (horses, alpacas, cattle, poultry, etc.), and 36 farms were a combination of livestock and crops. The list of preserved farms in Monroe County is summarized by municipality to the left.

Municipality	Number of Farms	Acres	Funding
<b>Polk</b>	39	2,474	\$7,045,952.00
<b>Eldred</b>	22	1,415	\$5,183,929.96
<b>Hamilton</b>	16	1,289	\$3,988,782.03
<b>Chestnuthill</b>	20	1,337	\$3,938,376.60
<b>Ross</b>	11	830	\$2,097,740.47
<b>Jackson</b>	11	748	\$2,021,308.88
<b>Stroud</b>	6	349	\$1,032,577.08
<b>Pocono</b>	1	34	\$604,440.00
<b>Tunkhannock</b>	1	114	\$228,808.00
<b>Tobyhanna</b>	1	24	\$67,760.00
<b>Total:</b>	<b>128</b>	<b>8,492</b>	<b>\$26,289,261.58</b>

## ***COMMUNITY DEVELOPMENT OF THE POCONOS***

In June of 2025, Community Development of the Poconos, Inc. (CDPI) was formed as a local non-profit organization (501c3 status pending). This organization aims to address the existing housing challenges in Monroe County and in neighboring Carbon, Pike, and Wayne Counties. CDPI will function as an advocate, educator, and organizer of efforts to expand housing opportunities of all types across the Pocono Region. Its efforts will focus on expanding and preserving affordable, workforce, and multi-family development projects while collaborating with community organizations, developers, businesses, and local governments. CDPI board membership is currently comprised of a broad range of local business, community organization, and local government leaders. MCPC staff will assist in site selection, planning knowledge, and provide GIS support to aid CDPI.



## ***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 2025-2028 TIP include 209 Hamilton West resurfacing, and the completion of 209 and Schafer School house road closing and alignment. Ultimately spending over 40.762,655.00 for improvements to the county’s transportation infrastructure. These projects are examples of PennDOT providing a safer and more reliable road network within Monroe County.

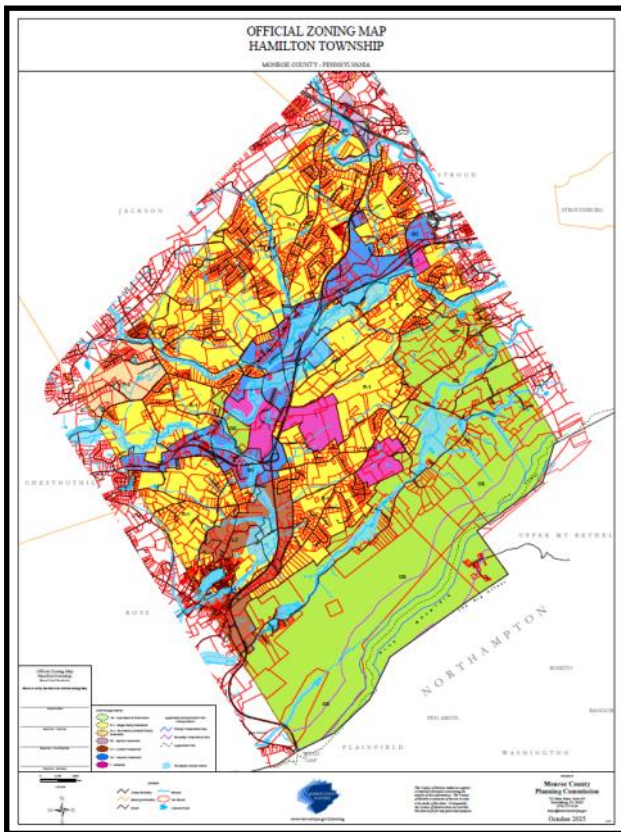


*Construction of the SR 611/SR 715 Intersection Realignment*

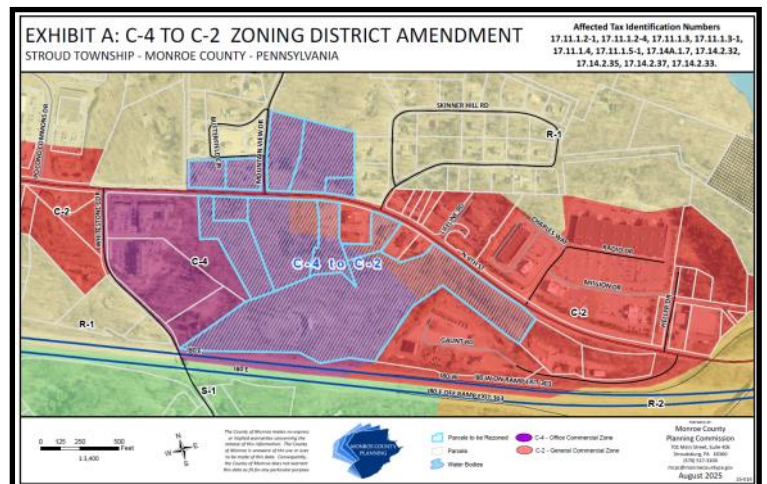
## ***HAZARD MITIGATION PLAN & GIS UPDATE***

The MCPC continued to support its governmental and non-profit partners throughout the county in the form of GIS technical services. In addition to numerous collaborative projects, the MCPC worked in partnership with Monroe County Office of Emergency Management (OEM) to assist in the process of updating the Monroe County Hazard Mitigation Plan (Hazmit Plan). In addition to contributions made to the Hazmit Plan Steering Committee, the MCPC GIS team also provided services to Hamilton Township in the development of a comprehensive update to their official zoning map, as well as providing official maps and GIS services to

other municipalities for rezoning exhibits and other mapping projects. Updated trailhead maps were also provided to partner organizations across the county for public parks and open space properties. Various draft maps were also created to guide discussions for the county’s Farmland Preservation Board and municipal environmental advisory committees. Our office has Internal GIS updates for MCPC included upgrading our software to ArcPro which will allow for more tools and applications to be developed in the future.



*Proposed Hamilton Zoning Map*



*Rezoning Exhibit for Stroud Township*

## ANNUAL WATER QUALITY STUDY 2025

The 2025 Monroe County Water Quality Study was conducted between April 21<sup>st</sup> and April 30<sup>th</sup>. The study included 38 sampling locations throughout the county with two sites being sampled twice for replication and quality insurance. 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 is 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. Depending on the size of the waterway data was collected at the right bank, right of center, thalweg, left of center and left bank. During the 2025 sampling the YSI hand-held meter was unavailable for use, it will be used in the 2026 sampling.



*Macroinvertebrate Collecting*

**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. Grab samples are taken at the upstream portion of the reach and then delivered to Microbac Laboratories at the end of each day.

**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 Michael D. Bilger to attain 6 metrics including, Total Taxa Richness, EPT Taxa richness, Beck's Index, Shannon Diversity Index, Hilsenhoff Biotic Index, and Percentage of Sensitive Individuals. These 6 metrics were then used to determine the Index of Biological Integrity (IBI) score for each system which provides the ability to identify and classify water quality problems.



*Water Sampling Materials*

Additionally, physical habitat analysis was conducted at each site using DEP's physical habitat evaluation forms. These forms score 12 parameters for riffle/run streams which include: instream cover, epifaunal substrate, embeddedness, velocity/depth regimes, channel alteration, sediment deposition, riffle frequency, channel flow status, conditions of banks, bank vegetative protection, grazing or other disruptive pressure, and riparian vegetative zones. Low gradient streams have 9 parameters that are scored at the streams which include: epifaunal substrate/available cover, pool substrate characterization, pool variability, sediment deposition, channel flow status, channel alteration, condition of banks, bank vegetative protection, and riparian vegetative zone. These habitat evaluation forms are used to assess 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 by the Monroe County Planning Commission and the Monroe County Conservation District and illustrates Monroe County's commitment to preserving the integrity of water resources within the county. The 2025 Water Quality report has been finalized and is available on the Planning Commissions website.

## 2025 HIGHLIGHTS

Messer held a Grand Opening and Ribbon Cutting of new Electronic & Specialty Gases Facility in the Pocono Mountains Corporate Center East. Messer is the largest privately-held industrial gas business in the world. They currently employ 35 people at the Coolbaugh Township facility.

Tobyhanna Army Depot held a Ribbon Cutting for their new Microelectronics Facility. Here a team of talented engineers and technicians develop repair, manufacturing and testing capabilities for circuit cards required by complex military weapons systems. This operation keeps the DOD's existing equipment running, meets new technology needs, and, most importantly, reduces reliance on foreign suppliers.

Smithfield Gateway, a mixed-use development project in Smithfield Township, welcomed a new Wawa at 237 Mosier Farm Drive in East Stroudsburg. Infrastructure development required for this overall project was supported in part by Tax Increment Financing and property tax revenue generated by this new development.

Monroe Career and Technical Institute held a Grand Opening for its 15,000-square-foot Conference Center addition. It features a large space for events, improved security and additional space for programs. This project was supported in part by a Local Share Account for Monroe County grant and a Redevelopment Assistance Capital Program grant.

Mapletree Investments held a groundbreaking for a state-of-the-art 420,262-square-foot logistics facility in Coolbaugh Township. Completion is expected in Fall 2026. The facility is being constructed on the site of the former Davis Propane Company with its entrance being from Corporate Center Drive in the Pocono Mountains Corporate Center East.

Hayward Business Park LLC is planning a 200,000-square-foot Class A industrial storage facility for use by Hayward Laboratories Inc., a long-standing health and beauty manufacturing business employing over 275 full-time employees in Stroud Township. The plan calls for two phases of construction: Phase I: 100,000 square feet – Targeted for completion in June 2027 followed by Phase II (additional 100,000 square feet) in 5-7 years.

Core5 broke ground on a 702,000-square-foot Class A logistics facility in Pocono Township. Project is expected to be complete in the third quarter of 2026 and is being marketed to prospective tenants. Details can be found on PMEDC's website.

PMEDC sold the building located at 118 Kolb Court, Tobyhanna in the Pocono Mountains Corporate Center East to a small manufacturer of rain gutter guards.

### Impacts:



Total grant dollars delivered to Monroe County projects through PMEDC in the last year: \$2.8 million



Property taxes generated annually from PMEDC projects: \$27.7 million, 3,000+ jobs



TIF bond refundings resulted in a combined savings of over \$8.5 million to Monroe County, the Pocono Mountain School District, Tobyhanna Township and Pocono Township



29 new funding approvals totaling \$6.3 million



Active projects – 112, completed projects – 16, funding applications submitted – 56 and prospect leads processed – 48

## MARKETING AND OUTREACH

- Completely redesigned website providing easier navigation, new functionality and additional features.

- Follow us on Social Media:



LinkedIn,



Instagram,

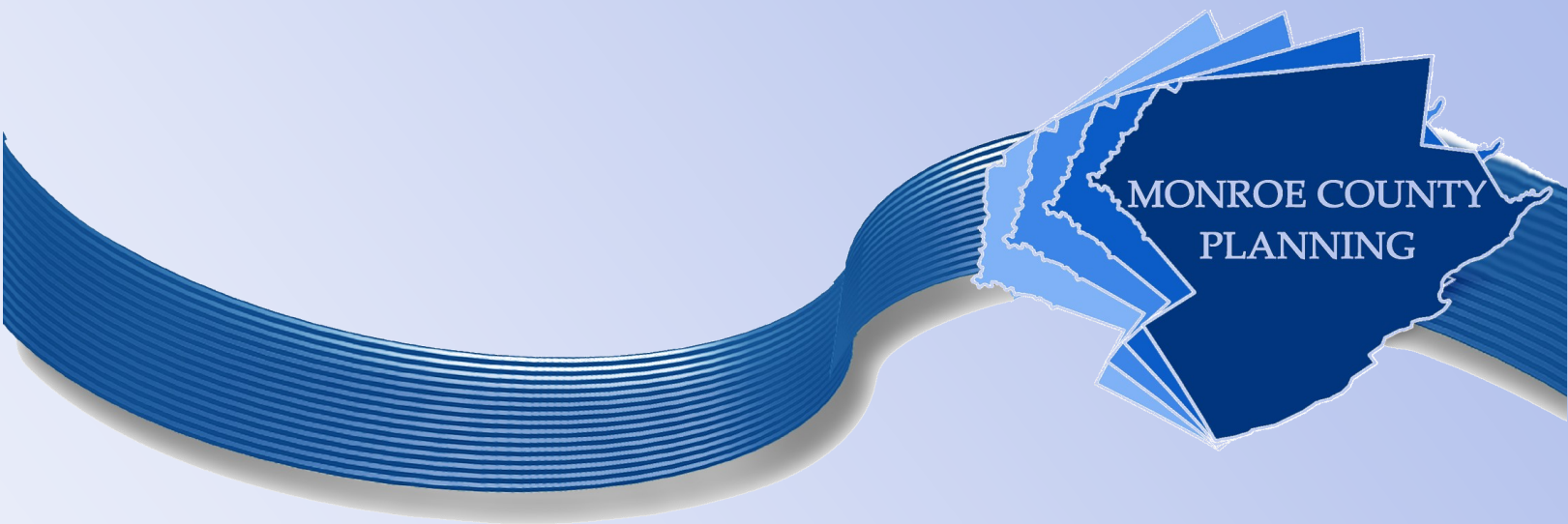


Facebook

- Listen to our PMEDC Podcasts including topics relating to real estate, tax incentives, property tax reassessment and data centers.



- For the fifth consecutive year, Northeastern Pennsylvania has been recognized as one of the top locations in the United States for economic development projects. The prestigious Governor's Cup Awards, produced annually by Site Selection Magazine, ranks the top regions in the United States based on completed economic development projects. Penn's Northeast, the regional economic development organization that includes Monroe County, played a key role in compiling and submitting a comprehensive list of qualifying projects that contributed to this recognition.



For further information, please contact the  
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