



POCONO TOWNSHIP PLANNING COMMISSION  
AGENDA

December 14, 2020 7:00 p.m.

**Teleconference Dial-in: (978) 990-5000**

**Access Code: 358952**

**CALL TO ORDER BY CHAIRMAN**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT**

*For any residents wishing to make public comment tonight, please identify yourselves, provide your street address and state the spelling of your name when addressing the Planning Commission.*

**CORRESPONDENCE – None**

**OLD BUSINESS**

- Motion to approve the minutes of the November 9, 2020 regular meeting of the Pocono Township Planning Commission.

**SKETCH PLANS**

- Former Becker Roofing – Zitro & Roni Investments. Proposal for change of use request for retail spaces and parking.

## NEW PLANS

2808 Route 611 Apartments – D&D Engineering & General Construction, LLC. Proposal to build an additional apartment complex on existing property.

## FINAL PLANS UNDER CONSIDERATION

## PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Sheldon Kopelson Commercial Development (Lot 3) – Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. A resubmission has not occurred. Extension was granted on June 8, 2020. ***Deadline for P.C. consideration extended to 06/30/2021.***
- 2) Camp Lindenmere Land Development Plan – Expansion of existing camp facilities. Plans were administratively accepted at the 11/9/2020 P.C. meeting. ***Deadline for P.C. consideration is 2/8/2021.***

## PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None

## PRIORITY LIST

- 1) Sign Ordinance Amendment – Board of Commissioners voted at their 11/2 meeting to forward copy to the Monroe County Planning Commission for their review and potential action. Review letter was received on 11/25 for Township consideration.
- 2) Potential Amendment to SALDO – Rain Gardens

## UNFINISHED BUSINESS

## ZONING HEARING BOARD SCHEDULE

Possinger Zoning Hearing – December 22, 2020. Hearing to consider the appeal of Ryan Possinger (Appellant) regarding the revocation of a zoning permit to enlarge an existing sign on property owned by the Appellant.

## NEW BUSINESS

## PUBLIC COMMENT

## ADJOURNMENT

## POCONO TOWNSHIP PLANNING COMMISSION

### Meeting Minutes

November 9, 2020 7:00 PM

The regular meeting of the Pocono Township Planning Commission was held on Monday, November 9, 2020 at the Pocono Township Municipal Building (112 Township Drive, Tannersville, PA) and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

### ROLL CALL

Joe Folsom, absent; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, absent; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission alternates Claire Learn and Stephanie Shay were also present and identified as voting members.

### IN ATTENDANCE

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; Taylor Munoz, Twp. Manager; and Krisann Wean, Township Administrative Assistant.

### PUBLIC COMMENT - None

### CORRESPONDENCE – None

### MINUTES

M. Guidry made a motion, seconded by C. Kauffman, to approve the minutes of the September 28, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

### SKETCH PLANS

#### 330 Learn Road - Pennsylvania Properties LLC.

- Developer presented a proposed sketch plan for developing a parcel on Learn Road with ten long-term rentals and a clubhouse. This plan differs from an original proposal to construct short-term rentals. The developer plans to preserve the rural character of the property. The lot size is approximately 10 acres. Property will be served by central water and sewer. J. Tresslar stated that, without lot lines, the property will be considered as a PRD.
- Further discussion was held regarding potential challenges with the intersection of Fish Hill and Learn Road and potential road improvements needed. Developer will discuss with their engineer the possibility of pushing their driveway further from intersection. New plans and drawings will be presented by developer after they further define the project.

### NEW PLANS

Camp Lindenmere Land Development Plan - Expansion of existing camp facilities. Motion for administrative acceptance.

- M.Guidry requested clarification regarding the number of units included in the submissions.

## POCONO TOWNSHIP PLANNING COMMISSION

### Meeting Minutes

November 9, 2020 7:00 PM

D. Purcell made a motion, seconded by M. Guidry to accept the camp expansion plans. All in favor. Motion carried.

### FINAL PLANS UNDER CONSIDERATION - None

### PRELIMINARY PLANS UNDER CONSIDERATION

1. Sheldon Kopelson Commercial Development (Lot 3) – Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. An extension was granted on June 8, 2020. ***Deadline for P.C. consideration extended to 06/30/2021.***

M. Guidry made a motion, seconded by D. Purcell, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor. Motion carried.

### PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – None

### PRIORITY LIST/ORDINANCES

1. Property Maintenance Ordinance. Passed at 10/19 Board of Commissioners Meeting.
2. Sign Ordinance Amendment. Board of Commissioners voted at their 11/2 meeting to forward copy to the Monroe County Planning Commission for their review and comments. If the County returns the amendment with changes, Township Planning Commission will need to review again.
3. Potential Amendment to SALDO – Rain Gardens. No report.

### UNFINISHED BUSINESS – None

### ZONING HEARING BOARD SCHEDULE

Possinger Zoning Hearing – November 24, 2020. Hearing to consider the appeal of Ryan Possinger (Appellant) regarding the revocation of a zoning permit to enlarge an existing sign on property owned by the Appellant.

### NEW BUSINESS – None

### PUBLIC COMMENT

- D. Purcell asked for clarification regarding the minimum land parcel size required for constructing homes, as the Learn Road project proposed ten units being constructed on less than ten acres.
- M.Guidry asked about the proposed apartment complex next to Route 80 on Warner Road. J. Tresslar stated the developer may be working together with the proposed warehouse developer on a neighboring property to enable them to hook into the public water and sewer.

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
November 9, 2020 7:00 PM

**ADJOURNMENT**

D. Purcell made a motion, seconded by M. Velardi, to adjourn the meeting at 7:48 p.m. All in favor. Motion carried.

DRAFT

# POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

Pocono Township  
112 Township Drive  
Tannersville, PA 18372

The undersigned hereby applies for review by the Pocono Township Planning Commission and review and approval of the Board of Commissioners of Pocono Township for the plans submitted herewith and described below:

1. X Preliminary Plan Submission \_\_\_\_\_ Lot Line Adjustment  
\_\_\_\_\_ Final Plan Submission \_\_\_\_\_ Lot Combination  
\_\_\_\_\_ Final Plan-Minor Subdivision X Sketch Plan
2. Name of Land Development: Parcel ID 12.12.2.6 /map 12036402674899  
Plan Dated: \_\_\_\_\_ County Deed Book No.: \_\_\_\_\_  
Volume No.: \_\_\_\_\_ Page No.: \_\_\_\_\_  
Property located in the Township's Designated \_\_\_\_\_ Zone.
3. Name of Property Owner(s): Craig Becker  
(If corporation, provide corporations' name and address and two officers of corporation)  
Address: PO BOX 224 SWIFTWATER PA 18370  
\_\_\_\_\_ Phone No.: 570-527-7559
4. Name of Applicant: ZITRO & BONI REALTY LLC  
(If other than owner)  
Address: 2895 HAMILTON BLVD, STE 207  
ALLENTOWN, PA 18104 Phone No.: 908-472-5558
5. Applicant's interest if other than owner: Purchasing property
6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:  
John Synoski  
Address: \_\_\_\_\_  
\_\_\_\_\_ Phone No.: 570-956-4103
7. Total Acreage: 1.43 Total Number of Lots: 1
8. Acreage of adjoining land in same ownership (if any): NA
9. Type of Development Planned: Single Family: X  
Two-Family: X  
Multi-Family: X  
Commercial: X retail space  
Industrial: X  
Other: X

Maria  
maria@zrinvests.com  
Lauren Speziale  
lspeziale@grossmcgibby.com

**POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION**

10. Will construction of building be undertaken immediately \_\_\_\_ Yes X \_\_\_\_ No  
By Whom: Yes Person Subdividing  
No Other Developer  
No Purchasers of Individual lots

11. Type of water supply proposed: ✓ Public (Municipal) system  
NA Private (Centralized)  
NA Individual (On Site)

12. Type of sanitary sewage Disposal proposed: ✓ Public (Municipal) system  
NA Private (Centralized)  
NA Individual (On Site)

13. Are all streets proposed for dedication: \_\_\_\_ Yes \_\_\_\_ No

14. Acreage proposed for park or other public or semi-public use as per Ordinance 121, Article IX, Section 3.212:

NA

15. Present zoning classification and zoning changes, if any, to be requested:

Commercial - no zoning change. Change of use request for retail spaces

16. Have appropriate public utilities been consulted: \_\_\_\_ Yes X \_\_\_\_ No

17. Material accompanying this Land Development Application:

Number	Item
a) <u>✓</u>	Preliminary Plan
b) _____	Final Plan
c) _____	Final Plan-Minor Subdivision
d) _____	Development Agreement
e) _____	Street Profiles and Cross-sections
f) _____	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:



Changing current warehouse space to be 4 retail spaces  
and keep current office space (1)  
House in the back of property planned to remain

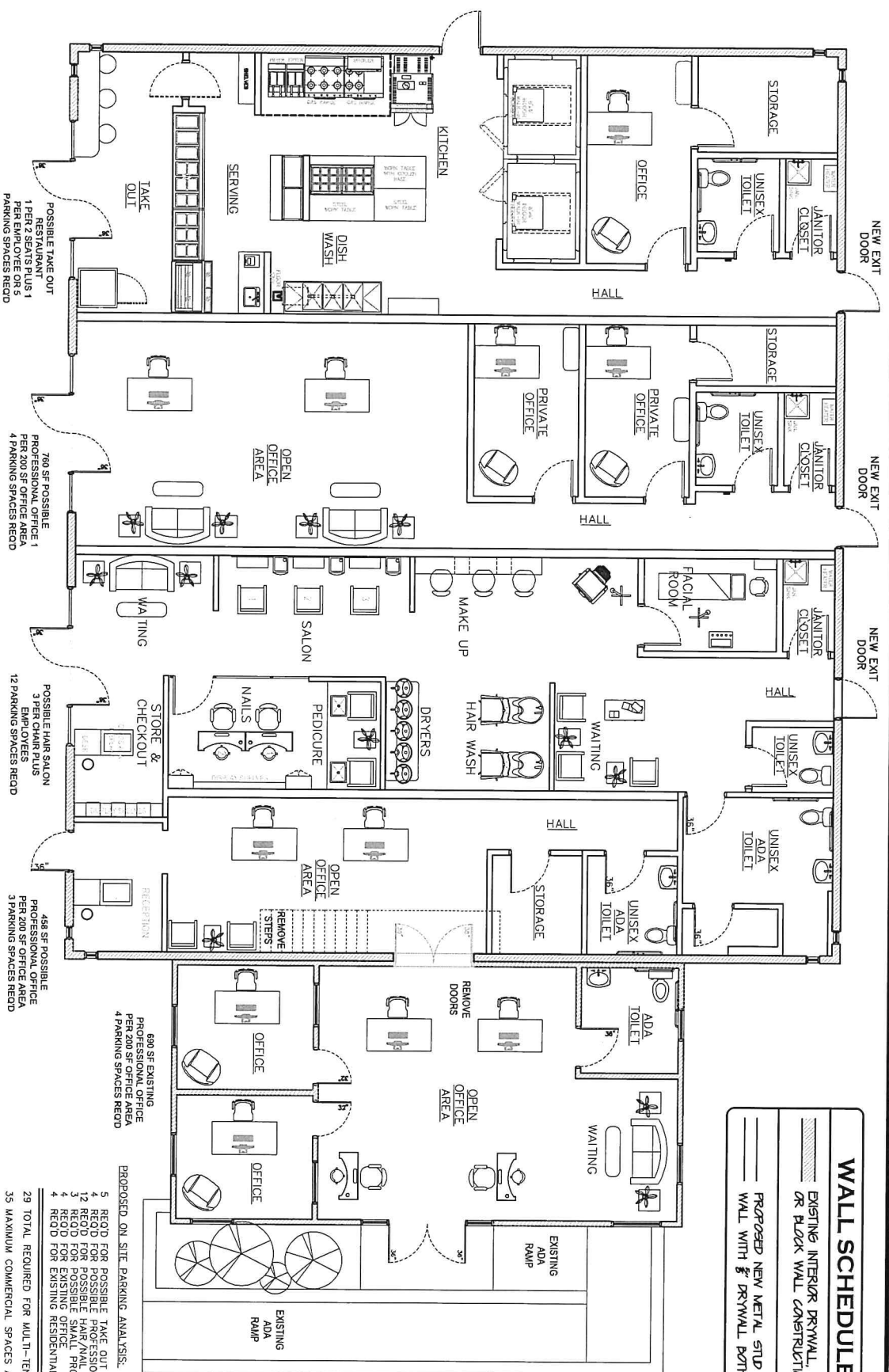
The undersigned represents that to the best of his knowledge and belief, all the above statements are true and correct, and complete.

Date: 11/23/20

Signature of Owner or Applicant: MARIA ORTIZ

(By) MARIA ORTIZ

WALL SCHEDULE	
	EXISTING INTERIOR DRYWALL, PLASTER OR BLOCK WALL CONSTRUCTION
	PROPOSED NEW METAL STUD FRAMED WALL WITH 5/8" DRYWALL BOTH SIDES



**NOTE:**  
THE INTENT OF THIS SKETCH IS FOR ZONING APPLICATION APPROVAL TO CONVERT EXISTING COMMERCIAL STRUCTURE TO A MULTI-TENANT COMMERCIAL OCCUPANCY. LAYOUT, SPACE USE AND FINISHES WERE OBTAINED BY CASUAL FIELD OBSERVATION OR PROVIDED BY OWNER TO COMPLETE THESE PLANS. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT THE SITE. ALL BUILDING IMPROVEMENTS SHALL BE ADDRESSED WITH BUILDING PERMIT PLAN SUBMITTALS. PROPOSED MODIFICATIONS INCLUDE CONVERSION OF EXISTING GARAGE (FORMER BECKER ROOFING) INTO MULTI-TENANT COMMERCIAL BUILDING. EXISTING OFFICE TO REMAIN. GARAGE TO BE CONVERTED AND MARKETED TO APPROVED USES TARGETED TO LOCAL NEEDS SUCH AS TAKE OUT FOOD OR SMALL OFFICE SPACE. DEDICATED COMMERCIAL ENTRANCES AND SECOND REAR EXIT/DELIVERY DOOR WILL BE PROVIDED. EXISTING FRONT ENTRANCE WILL REMAIN AS PRIMARY OFFICE ENTRANCE. ALL SPACES SHALL BE ADA COMPLIANT.

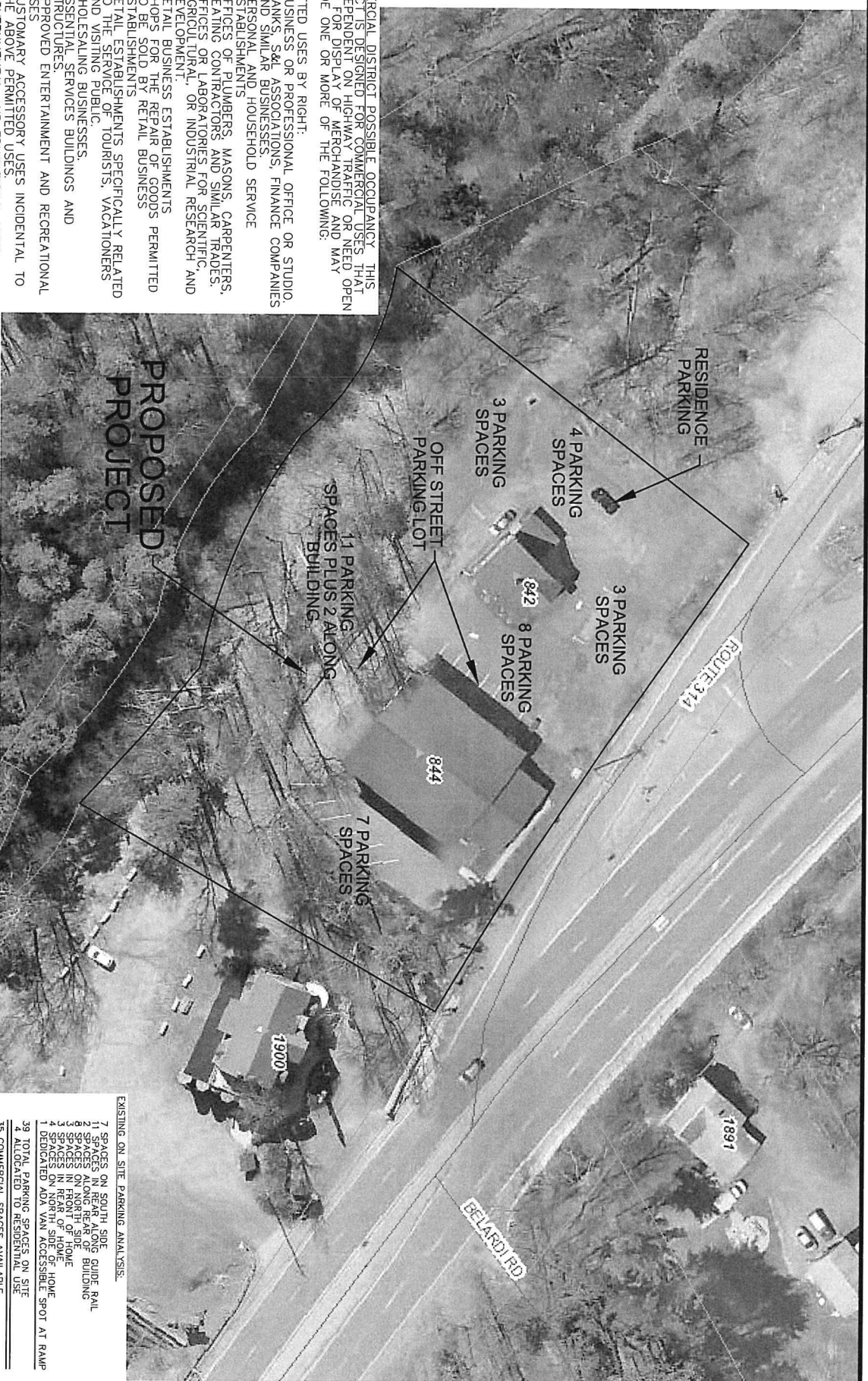
REV.	DESCRIPTION/DATE	DESIGNER/ENGINEER:	THESE DRAWINGS ARE A DIAGNOSTIC REPRESENTATION OF THE PROJECT. THESE DRAWINGS DO NOT PROVIDE A COMPLETE AND OVERALL REPRESENTATION OF THE PROJECT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE SPECIFIED IN THE TITLE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE SPECIFIED IN THE TITLE.	PROJECT NAME	DATE: 11/23/2020
1		John G. Synoski	OWNER/CONTRACTOR SHALL BEAR ALL RESPONSIBILITIES AND COSTS FOR THE CONVERSION OF THE BUILDING. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE SPECIFIED IN THE TITLE.	ZITRO & RONI INVESTMENTS	DRAWN BY: JGS
2		P.E. LLC	THESE DRAWINGS ARE A DIAGNOSTIC REPRESENTATION OF THE PROJECT. THESE DRAWINGS DO NOT PROVIDE A COMPLETE AND OVERALL REPRESENTATION OF THE PROJECT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE SPECIFIED IN THE TITLE.	BUILDING FLOOR PLAN CONCEPT	DRAWING NO. 2 of 2
3		Hazleton, PA	OWNER/CONTRACTOR SHALL BEAR ALL RESPONSIBILITIES AND COSTS FOR THE CONVERSION OF THE BUILDING. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE SPECIFIED IN THE TITLE.	FORMER BECKER ROOFING	
4		18202	THESE DRAWINGS ARE A DIAGNOSTIC REPRESENTATION OF THE PROJECT. THESE DRAWINGS DO NOT PROVIDE A COMPLETE AND OVERALL REPRESENTATION OF THE PROJECT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE ONE SPECIFIED IN THE TITLE.	ROUTE 611 PO BOX 224	
5			OTHER PROJECT WITHOUT EXPRESS WRITTEN CONSENT.	MT. POCONO, PA 18370	



COMMERCIAL DISTRICT POSSIBLE OCCUPANCY. THIS DISTRICT IS DESIGNED FOR COMMERCIAL USES THAT ARE DEPENDENT ON HIGHWAY TRAFFIC OR NEED OPEN AREAS FOR DISPLAY OF MERCHANDISE AND MAY INCLUDE ONE OR MORE OF THE FOLLOWING:

- PERMITTED USES BY RIGHT:
- (a) BUSINESS OR PROFESSIONAL OFFICE OR STUDIO
  - (b) BANKS, S&L ASSOCIATIONS, FINANCE COMPANIES AND SIMILAR BUSINESSES
  - (c) PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS
  - (d) OFFICES OF PLUMBERS, MASONS, CARPENTERS, HEATING CONTRACTORS AND SIMILAR TRADES, OFFICES OR LABORATORIES FOR SCIENTIFIC, AGRICULTURAL OR INDUSTRIAL RESEARCH AND DEVELOPMENT
  - (e) RETAIL BUSINESS ESTABLISHMENTS
  - (f) SHOPS FOR THE REPAIR OF GOODS PERMITTED TO BE SOLD BY RETAIL BUSINESS ESTABLISHMENTS
  - (g) RETAIL ESTABLISHMENTS SPECIFICALLY RELATED TO THE SERVICE OF TOURISTS, VACATIONERS AND VISITING PUBLIC
  - (h) WHOLESALE SERVICES BUILDINGS AND STRUCTURES
  - (i) ESSENTIAL SERVICES BUILDINGS AND STRUCTURES
  - (j) APPROVED ENTERTAINMENT AND RECREATIONAL USES
  - (k) CUSTOMARY ACCESSORY USES INCIDENTAL TO THE ABOVE PERMITTED USES
  - (l) GOVERNMENTAL AND EDUCATIONAL USES

THE INTENT OF THIS SKETCH IS FOR ZONING APPLICATION APPROVAL TO CONVERT EXISTING COMMERCIAL STRUCTURE TO A MULTI-TENANT COMMERCIAL OCCUPANCY. LAYOUT, SPACE USE AND FINISHES WERE PREPARED BY CASUAL FIELD OBSERVATION TO COMPLETE THESE PLANS. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. ALL BUILDING IMPROVEMENTS SHALL BE ADDRESSED WITH BUILDING PERMIT PLAN SUBMITTALS.



EXISTING ON SITE PARKING ANALYSIS:

- 7 SPACES ON SOUTH SIDE
- 11 SPACES IN REAR ALONG GULCH RAIL
- 2 SPACES ALONG REAR OF BUILDING
- 2 SPACES IN FRONT OF BUILDING
- 3 SPACES IN FRONT OF HOME
- 4 SPACES ON NORTH SIDE OF HOME
- 1 DESIGNATED ADA VAN ACCESSIBLE SPOT AT RAMP
- 39 TOTAL PARKING SPACES ON SITE
- 4 ALLOCATED TO RESIDENTIAL USE
- 35 COMMERCIAL SPACES AVAILABLE

REV.	DESCRIPTION/DATE
1	
2	
3	
4	
5	

Designer/Engineer:

John G. Synoski

P.E. LLC

Hazleton, PA

18202

THESE DRAWINGS ARE A DIAGRAMATIC REPRESENTATION OF THE PROPOSED PROJECT. THE DIMENSIONS AND OVERALL APPEARANCE ARE APPROXIMATE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY AND/OR EXISTING UNKNOWN SITE CONDITIONS BEYOND CONTROL OF THE DESIGNER. ALL RIGHTS RESERVED.

OWNER/CONTRACTOR SHALL BEAR ALL RESPONSIBILITIES AND COSTS FOR PROVIDING A SAFE AND COMPLIANT INSTALLATION ACCEPTABLE TO AUTHORITY HAVING JURISDICTION.

DRAWINGS AND SPECIFICATION SHALL REMAIN THE PROPERTY OF JOHN G. SYNOSKI, P.E. AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT EXPRESS WRITTEN CONSENT.

PROJECT NAME

ZITRO & RONI INVESTMENTS

ZONING APPLICATION

EXISTING SITE PLAN AND PARKING

FORMER BECKER ROOFING

ROUTE 611 PO BOX 224

MT. POCONO, PA 18370

DATE: 11/23/2020

DRAWN BY: JGS

DRAWING NO.

1 of 2

## **POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION**

Pocono Township  
P.O. Box 197  
Tannersville, PA 18372

The undersigned hereby applies for review by the Pocono Township Planning Commission and review and approval of the Board of Commissioners of Pocono Township for the plans submitted herewith and described below:

1. \_\_\_\_\_ Preliminary Plan Submission /Final \_\_\_\_\_ Lot Line Adjustment  
\_\_\_\_\_ Final Plan Submission \_\_\_\_\_ Lot Combination  
\_\_\_\_\_ Final Plan-Minor Subdivision SKETCH PLAN

2. Name of Land Development: 2808 Route 611 Apartments

Plan Dated: November 20, 2020 County Deed Book No.: 2546

Volume No.: \_\_\_\_\_ Page No. : 4146

Property located in the Township's Designated C Zone.

3. Name of Property Owner(s): Yuriy Bogutskiy  
(If corporation, provide corporations' name and address and two officers of corporation)

Address: 369 Carpenter Ave, Sea Cliff NY 11579

\_\_\_\_\_ Phone No.: 347-408-6601

4. Name of Applicant: \_\_\_\_\_  
(If other than owner)

Address: \_\_\_\_\_

\_\_\_\_\_ Phone No.: \_\_\_\_\_

5. Applicant's interest if other than owner: \_\_\_\_\_

6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:

D&D Engineering & General Construction, LLC.

Address: 548 Skyhawk Trail Stroudsburg PA 18360

\_\_\_\_\_ Phone No.: 570-236-7058

7. Total Acreage: 1.38 acres Total Number of Lots: 1

8. Acreage of adjoining land in same ownership (if any): N/A

9. Type of Development Planned: Single Family: \_\_\_\_\_  
Two-Family: \_\_\_\_\_  
Multi-Family: X  
Commercial: \_\_\_\_\_  
Industrial: \_\_\_\_\_  
Other: \_\_\_\_\_

## POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

10. Will construction of building be undertaken immediately \_\_\_\_ Yes X No

By Whom: \_\_\_\_\_ Person Subdividing  
\_\_\_\_\_ Other Developer  
\_\_\_\_\_ Purchasers of individual lots

11. Type of water supply proposed: X Public (Municipal) system  
\_\_\_\_\_ Private (Centralized)  
\_\_\_\_\_ Individual (On Site)

12. Type of sanitary sewage  
Disposal proposed: X Public (Municipal) system  
\_\_\_\_\_ Private (Centralized)  
\_\_\_\_\_ Individual (On Site)

13. Are all streets proposed for dedication: \_\_\_\_ Yes X No

14. Acreage proposed for park or other public or semi-public use as per Ordinance 121, Article IX, Section 3.212:

N/A

15. Present zoning classification and zoning changes, if any, to be requested:

C - Commercial

16. Have appropriate public utilities been consulted: \_\_\_\_ Yes X No

17. Material accompanying this Land Development Application:

Number	Item
a) _____	Preliminary Plan
b) _____	Final Plan
c) _____	Final Plan-Minor Subdivision
d) _____	Development Agreement
e) _____	Street Profiles and Cross-sections
f) <u>X - Sketch Plan</u>	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:

\_\_\_\_\_

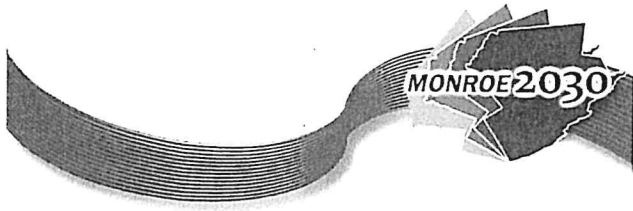
The undersigned represents that to the best of his knowledge and belief, all the above statements are true and correct, and complete.

Date: \_\_\_\_\_

Signature of Owner or Applicant: \_\_\_\_\_

(By) \_\_\_\_\_





## MONROE COUNTY PLANNING COMMISSION

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November 25, 2020

Taylor Munoz, Township Manager  
Pocono Township  
PO Box 197  
112 Township Drive  
Tannersville, PA 18372

ADMINISTRATIVE CENTER  
1 Quaker Plaza, Room 106  
Stroudsburg, PA 18360-2169  
Phone: 570-517-3100  
Fax: 570-517-3858  
mcpc@monroecountypa.gov  
www.monroecountypa.gov

Re: Signage Regulations  
Zoning Ordinance Amendments  
Pocono Township  
MCPC Review #190-20

Dear Mr. Munoz:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find the comments enclosed.

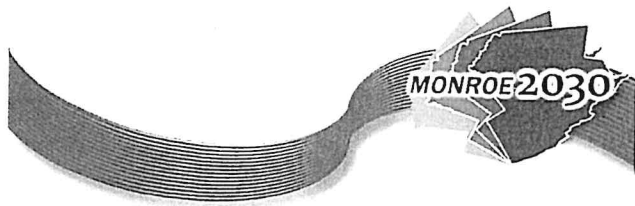
All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on December 8, 2020 at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested 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 as enclosed.

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

Sincerely yours,

Christine Meinhart-Fritz  
Director



## MONROE COUNTY PLANNING COMMISSION

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TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner *EJK*

DATE: November 25, 2020

SUBJECT: Signage Regulations  
Zoning Ordinance Amendments  
Pocono Township  
MCPC Review #190-20

ADMINISTRATIVE CENTER  
1 Quaker Plaza, Room 106  
Stroudsburg, PA 18360-2169  
Phone: 570-517-3100  
Fax: 570-517-3858  
[mcpc@monroecountypa.gov](mailto:mcpc@monroecountypa.gov)  
[www.monroecountypa.gov](http://www.monroecountypa.gov)

The Township of Pocono is proposing to amendments to Article VII "Signs" of its zoning ordinance. Specifically, the amendments would alter standards pertaining to billboards, temporary signs, special event signage, right-of-way setbacks, signs exempt from permits, and the addition of definitions pertaining to signage as well as various other minor modifications.

The above mentioned zoning ordinance amendments have been reviewed on the basis of generally accepted planning principles and environmental concerns. The following technical comments concerning the proposed amendments 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. It should be noted that the Township is proposing numerous definitions pertaining to signage within Article VII. It should be noted that many of these definitions currently exist in Article II of the zoning ordinance. This would create several redundancies within the ordinance. Also, some of these definitions are different than what is being proposed. This should be addressed.
3. There are no provisions for registering non-conforming signs being proposed. Establishing a process for tracking and formally recognizing existing non-conforming signs would provide for better regulation clarification of signage provisions.
4. No time limit for renewal are proposed for signage permits. The Township should discuss whether setting expiration dates for such permits would be appropriate.
5. Proposed §470-106.A states that flags (excluding the United States flag) are prohibited. It should be noted that §470-109.6 states that flags of levels of government are exempt from requiring a zoning permit, which seems to imply that they are permitted. This possible discrepancy should be discussed. Also, no definition for 'flag' exists or is proposed.



6. The proposed table found in §470-107 references an 'RID zoning district' however this district does not appear elsewhere within the ordinance or the zoning map. It is unclear what this designation pertains to. Also, there is an asterisk associated with this district that has no associated meaning. In the existing ordinance it corresponds to 'requiring conditional use approval'. It is unclear if this was removed purposefully or this was a typographical error.
7. Proposed §470-109.6 contains language that categorizes a number of signs based on content rather than physical characteristic. Regulating these signs based on their content would be inconsistent given a strict interpretation of a Supreme Court ruling. (*Reed v. Town of Gilbert, Ariz., 135 S. Ct. 2218(2015)*). It should be noted however, that this section concerns signs that are *exempt* from requiring a permit. Whether this permissive regulation would be in violation of this decision should be discussed with the Township Solicitor.
8. It is recommended that the Township incorporate illustrations into the proposed amendments in order to better clarify the various signage definitions. Our offices have example illustrations and definitions available upon request.
9. If any revisions are made to the proposed zoning 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.

The Staff has reviewed the proposed zoning amendments and recommends that they be approved 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.