

**AMENDED NOTICE OF PUBLIC HEARING
ON AMERCO REAL ESTATE CO. APPLICATION FOR CONDITIONAL
USE TO ESTABLISH U-HAUL MOVING AND STORAGE CENTER
AT 120 FORGE ROAD, EAST STROUDSBURG, PA**

The East Stroudsburg Borough Council will hold a Public Hearing on **Tuesday, February 18, 2025**, at 6:00 PM, during the 6:00 PM Regular Meeting of Borough Council, at the East Stroudsburg Borough Municipal Building, 24 Analomink St, East Stroudsburg, PA, on the Conditional Use Application of Amerco Real Estate Co. to establish a U-Haul Moving and Storage Center pursuant to the East Stroudsburg Code of Ordinances in the development of its project as a Moving and Storage Center including, but not limited to, pursuant to Chapter 157, Zoning, Section 157-30, Section 157-100.12, Section 157-39, Attachment 1-Table of Use Regulations, Attachment 2-Table of Bulk Regulations, Section 157-58, Section 157-66.B, all of which were established or amended by Ordinance No. 1402 and Basic District Regulations (F) which classifies land development of one or more acres as a conditional use in the OM-1 Zoning District, Section 157-97, Conditional Uses and Chapter 140 (Subdivision and Land Development) for the property on which the two conditional uses are being sought is a 5.3 acre tract located in the OM-1 Office Manufacturing Zoning District, and is identified as Tax Parcel No. 05.92820, and more fully described in Record Book 2300, page 562 and Record Book 2654, page 9981 (hereinafter "Property"). The property is in the OM-1 Office Manufacturing District. The project site is adjacent to Route 80 and Forge Road with the proposed access to the site from a driveway onto Forge Road. The hearing is open to the public. All interested parties are welcome to attend and will have an opportunity to be heard. After the hearing, and during the continuance of the meeting, the Borough Council will, if in order, consider and vote upon the Application as well as conduct any other business which may come before the Borough Council at that time.

The Application for Conditional Use seeks the following:

The proposed 5.3-acre U-Haul facility seeks two conditional use approvals. Both are permitted as conditional uses in the OM-1 Zoning District, to wit: i) a Moving and Storage Center; and ii) land development over one acre. A Land Development Application has been submitted for the project as a separate application for review concurrently with the Conditional Use Application. The facility is proposed as a six-story building plus a basement totaling 148,120 gross square feet and a maximum height of 90 feet. The building will: i) be served by public water and public sewer; ii) contain fire suppression sprinkler system; iii) contain space for rental of moving trucks and vehicles and related retail sales; and iv) contain rental units for public storage. The property will also house: i) a propane filling station; ii) parking and shunting areas; and iii) stormwater facilities.

The Application for Conditional Uses can be examined without charge or obtained for a charge not greater than the actual cost of reproduction thereof at the East Stroudsburg Municipal Building at the address set forth above during normal business hours (8 AM to 5 PM, Monday-Friday) and online at the East Stroudsburg Borough Website www.eaststroudsburgboro.org during regular business hours. If you are a person with a disability and require auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Borough at (570) 421-8300 to discuss how your needs may be accommodated. The Conditional Use hearing may also be viewed virtually via the East Stroudsburg Borough's Facebook page.

Prepared by:
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