

**PUBLIC NOTICE  
PUBLIC HEARING**

The East Stroudsburg Borough Council will hold a Public Hearing on **Tuesday, February 17, 2026 at 7:35 PM**, in the Borough of East Stroudsburg Municipal Building, located at 24 Analomink St., East Stroudsburg, PA, during a Regular Meeting of the Borough Council for **Ordinance No. 1417, Amending Chapter 140 – Subdivision and Land Development** of the East Stroudsburg Code of Ordinances, which proposed Ordinance repeals Appendices A, B, D, E, F, G, H, and I of existing new Chapter 140 Subdivision and Land Development, as well as corrects language for consistency with new Chapter 141 Stormwater Management.

After the hearing and during the continuance of the meeting, the Borough Council will, if in order, consider and vote upon **Ordinance No. 1417**, as well as conduct any other business that may come before the Borough Council. In lieu of setting forth **Ordinance No. 1417** in its entirety, a summary of the proposed **Ordinance** is as follows:

**AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, PENNSYLVANIA (“BOROUGH”) AMENDING CHAPTER 140 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (“SALDO”) OF THE BOROUGH’S CODE OF ORDINANCES, BY AMENDING THE SALDO FOR CONSISTENCY TO NEW CHAPTER 141 STORMWATER MANAGEMENT ORDINANCE BY REPEALING APPENDIX A – BRODHEAD CREEK STORMWATER MANAGEMENT ORDINANCE); 2 (APPENDIX B – STORMWATER MANAGEMENT DESIGN CRITERIA); 4 (APPENDIX D – STORMWATER MANAGEMENT DISTRICT WATERSHED MAP); 5 (APPENDIX E – WEST NILE VIRUS GUIDANCE); 6 (APPENDIX F – CONSUMPTIVE USE TRACKING REPORT); 7 (APPENDIX G – FLORY POND DRAINAGE AREA SPECIAL DISTRICT REGULATIONS); 8 (APPENDIX H – STANDARD STORMWATER FACILITIES MAINTENANCE AND MONITORING AGREEMENT); 9 (APPENDIX I – STORMWATER DRAINAGE PLAN APPLICATION AND FEE SCHEDULE); AND 10 (APPENDIX J – BUFFER ZONE MAP) AND CORRECTING EXISTING PROVISIONS FOR DEFINITIONS AND CONSISTENCY WITH NEW CHAPTER 141 STORMWATER MANAGEMENT ORDINANCE; AND AUTHORIZING PROVISIONS FOR SEVERABILITY, REPEALER, AND EFFECTIVE DATE.**

The hearing is open to the public. All interested parties are welcome to attend and will have an opportunity to be heard. The proposed Ordinance 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](http://www.eaststroudsburgboro.org) during regular business hours.

A copy of the proposed Ordinance is also available at the Pocono Record and Monroe County Law Library. If you are a person with a disability and require auxiliary aid, service, or other accommodation to participate in the proceedings, contact the Borough at 570-421-8300 to discuss how your needs may be accommodated. The public hearing can be viewed virtually via the East Stroudsburg Borough’s Facebook page.

Kelly Lewis,  
Borough Manager  
Borough Of East Stroudsburg



**COMMONWEALTH OF PENNSYLVANIA  
BOROUGH OF EAST STROUDSBURG  
MONROE COUNTY**

**ORDINANCE NO. 1417**

**AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF EAST STROUDSBURG, MONROE COUNTY, PENNSYLVANIA (“BOROUGH”) AMENDING CHAPTER 140 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (“SALDO”) OF THE BOROUGH’S CODE OF ORDINANCES, BY AMENDING THE SALDO FOR CONSISTENCY TO NEW CHAPTER 141 STORMWATER MANAGEMENT ORDINANCE BY REPEALING APPENDIX A – BRODHEAD CREEK STORMWATER MANAGEMENT ORDINANCE); 2 (APPENDIX B – STORMWATER MANAGEMENT DESIGN CRITERIA); 4 (APPENDIX D – STORMWATER MANAGEMENT DISTRICT WATERSHED MAP); 5 (APPENDIX E – WEST NILE VIRUS GUIDANCE); 6 (APPENDIX F – CONSUMPTIVE USE TRACKING REPORT); 7 (APPENDIX G – FLORY POND DRAINAGE AREA SPECIAL DISTRICT REGULATIONS); 8 (APPENDIX H – STANDARD STORMWATER FACILITIES MAINTENANCE AND MONITORING AGREEMENT); 9 (APPENDIX I – STORMWATER DRAINAGE PLAN APPLICATION AND FEE SCHEDULE); AND 10 (APPENDIX J – BUFFER ZONE MAP) AND CORRECTING EXISTING PROVISIONS FOR DEFINITIONS AND CONSISTENCY WITH NEW CHAPTER 141 STORMWATER MANAGEMENT ORDINANCE; AND AUTHORIZING PROVISIONS FOR SEVERABILITY, REPEALER, AND EFFECTIVE DATE.**

**WHEREAS,** the Borough is a municipal corporation of the Commonwealth of Pennsylvania, organized and existing under the Pennsylvania Borough Code, as amended, 8 Pa.C.S. 101, *et seq.* ("Pennsylvania Borough Code"); and

**WHEREAS,** the East Stroudsburg Borough Council of the Borough of East Stroudsburg, pursuant to the Pennsylvania Borough Code, §1202 (Specific powers); (5) make regulations for health, welfare, and safety of the Borough; (21) utilizing Pennsylvania Municipalities Planning Code and other applicable laws by adopting Subdivision and Land Use and Development Regulations; §1203 (Reserved powers), authority to make and adopt ordinances, bylaws, rules, and regulations for proper management and control of the Borough and its finances; and

**WHEREAS**, the Borough has the authority to establish an ordinance for zoning, subdivision, and land development for planning purposes consistent with the Pennsylvania Municipalities Planning Code (53 P.S. §§10101, *et seq.*); *see* 53 P.S. §66516 (Land use regulations); and

**WHEREAS**, the Borough is required by their MS4 NPDES Permit to “Enact a Stormwater Management Ordinance to implement and enforce a stormwater management program that includes prohibition of non-stormwater discharge to the regulated MS4” and “Municipal permittees shall enact, implement, and enforce an ordinance to require the implementation of PCSM BMPs, including sanctions for non-compliance. The ordinance must be consistent with DEP’s 2022 Model Stormwater Management Ordinance;” and

**WHEREAS**, the Borough is required to update its Act 167 Stormwater Management Ordinance for consistency in accordance with Section 11(b) of Act 167. Municipalities are encouraged to use the model ordinance included with the Brodhead Creek and McMichael Creek Watershed Act 167 Stormwater Management Plan Renewal Monroe County, Pennsylvania Final Plan – April 19, 2022 ; and

**WHEREAS**, the Borough of East Stroudsburg has prepared a Stormwater Management Ordinance to meet the requirements of the MS4 permit and Act 167 which shall be codified in Chapter 141 Stormwater Management Ordinance; and

**WHEREAS**, the East Stroudsburg Subdivision and Land Development Ordinance (“SALDO”) must be revised for consistency with the Stormwater Management Ordinance; and

**WHEREAS**, the proposed Stormwater Management Ordinance has been the subject of special public meetings of the Borough of East Stroudsburg Planning Commission and the Borough Council of the Borough of East Stroudsburg, at which information was gathered and members of the public were permitted to ask questions and make comments; and

**WHEREAS**, the proposed amendment has been reviewed by the Borough of East Stroudsburg Planning Commission which has commented on the proposed amendment; and

**WHEREAS**, the proposed amendment has been reviewed by the Monroe County Planning Commission, whose written comments have been received and considered by Borough Council; and

**WHEREAS**, Borough Council announced the advertisement of Ordinance No. \_\_\_\_ at its September 16, 2025 meeting; and

**WHEREAS**, Borough Council has conducted a public hearing on the proposed Stormwater Management Ordinance on \_\_\_\_\_, **2026** in accordance with the Pennsylvania Municipalities Planning Code, as amended (“MPC”).

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Borough of East Stroudsburg, Monroe County, Pennsylvania, that the following additions and amendments to Chapter 140 Subdivision and Land Development, of the Code of Ordinances of the Borough of East Stroudsburg, be adopted, as follows:

**SECTION 1. Ordinance Amendments.** Chapter 140 Subdivision and Land Development Ordinance, including Appendices A, B, D, E, F, G, H, I, and J, is amended by deleting and replacing the provisions of the enumerated sections set forth below, to wit:

### **Chapter 140 Subdivision and Land Development**

#### **§140-19 Storm drainage.**

- a. The heading “Storm drainage” for §140-19 shall be deleted in its entirety and replaced with “Storm drainage. See also Chapter 141 Stormwater Management Ordinance.”
- b. The provision in §140-19.E is deleted in its entirety and replaced with the following:
  - E. All connections to the Borough of East Stroudsburg stormwater collection system shall be by a concrete inlet. The inlet shall have a sump created by the outlet pipe, being a minimum of eight inches off the bottom. Inlet sumps shall also be required in all inlets tributary to Sambo Creek.

#### **§140-26 Storm sewers.**

- a. The heading “Storm sewers” for §140-26 shall be deleted in its entirety and replaced with “Storm sewers. See also Chapter 141 Stormwater Management Ordinance.”
- b. The provision in §140-26 Storm sewers is deleted in its entirety and replaced with the following:

Storm sewers shall be installed when, in the opinion of the Commission, it is deemed necessary to provide adequate drainage for the subdivision and according to the requirements in Chapter 141 Stormwater Management Ordinance.

- c. Appendices A, B, D, E, F, G, H, I, and J are repealed in their entirety except for any pending unapproved building permits, land development applications and/or Drainage Permit Applications as of \_\_\_\_\_, **2026** the date of the enactment of this Ordinance may continue to utilize Chapter 140 Subdivision and Land Development Ordinance, Appendices A, B, D, E, F, G, H, I, and J for a period of one hundred eight (180) days in order to complete the approval process for the applicant’s pending application or permit and at the expiration of one hundred

eighty (180) days at which time Appendices A, B, D, E, F, G, H, I, and J shall be repealed for all purposes.

**§140-27 Shade trees and landscaping [Amended 10-19-2004 by Ord. No. 1152, approved 10-19-2004]**

The provision in §140-27 Shade trees and landscaping including Appendix C (Shade trees and landscaping) are deleted in their entirety and replaced with the following:

**§140-27 Shade trees and landscaping.**

In an attempt to preserve and enhance the environment of East Stroudsburg Borough, all new construction should be carried out in a manner that will preserve the desirable natural growth of the developmental site. Where a residential subdivision or any land development will be cleared and made substantially void of trees and other vegetation, the developer shall be required to plant shade trees adjacent to all street rights-of-way and provide plantings in accordance with this chapter.

- A. Residential and nonresidential land developments. Landscaping and trees shall be provided in all residential and nonresidential land developments in accordance with the applicable standards below:
1. Plan compliance. The development plan shall clearly show the existing trees and vegetative growth of the site. The proposed landscaping plan shall be in compliance with the provision of this section, including the number, type, location, and size of trees, and placement of other vegetation.
  2. Plant species. The plan shall include plant species that are suitable for local soil and climate conditions, are reasonably resistant to disease, insects, and road salt, and are in healthy condition when planted.
  3. Sight distance requirements. The plan shall comply with the sight distance requirements of all Borough ordinances, including intersections of public streets and access drives of commercial, industrial and multifamily developments. The Borough may permit some landscape material to be placed in the clear sight triangle when it determines that the type of material and its location will not create a hazard to motorists or conflict with utility locations.
  4. Ground cover. The plan shall show natural year-round ground cover on at least 15% of the lot. This natural ground cover shall be capable of preventing soil erosion and the emanation of dust during dry weather.
  5. Topsoil protection. Topsoil shall not be permanently removed from a lot except from areas that will be covered by buildings or paving. This shall not prohibit the temporary movement and storage of topsoil during construction.

6. Healthy trees over six inches. Existing healthy trees over six inches in trunk diameter shall be preserved in so far as possible, as determined by the Planning Commission and Borough Council. Existing healthy trees shall be protected during construction by a protection barrier located at least 12 feet from the tree in all directions.
7. Tree removal. All desirable trees six inches or more in diameter shall not be removed as part of or in preparation for a subdivision or land development unless they are located within 10 feet of a proposed cartway or within a utility corridor, stormwater detention basin, parking area, loading or unloading area, sidewalk portion of the right-of-way, driveway, on-site sewage system or within 20 feet of the foundation area of a new structure, or unless these trees are diseased or are (as determined by the Planning Commission and Borough Council) excessive in number and thinning will promote and enhance the healthy development of the remaining trees.
8. Tree measurements. Unless otherwise noted, all measurement of tree diameter shall be taken three feet above natural grade level.
9. Number of trees required for each building site. Each building site shall include a minimum of three deciduous or evergreen trees for each  $\frac{1}{4}$  acre. Each deciduous tree shall be between two and  $2\frac{1}{2}$  inch caliper or greater, and each evergreen tree shall be six to seven feet in height or greater. As an alternate, two trees for each  $\frac{1}{4}$  acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight to 10 feet in height or greater. Five shrubs  $2\frac{1}{2}$  feet in height or greater may be substituted for each tree for a maximum of 50 of the tree requirement.
10. Paved area landscaping size and type of trees.
  - a. A minimum of one tree shall be required for every 3,000 square feet of paved area within a lot.
  - b. Shade trees shall be a minimum of between two and  $2\frac{1}{2}$  inch caliper and of a species approved by the Borough.
  - c. Ornamental trees shall be minimum of between two and  $2\frac{1}{2}$  inch caliper and of a species approved by the Borough.
  - d. Evergreen trees shall be a minimum of six feet in height and of a species approved by the Borough.
  - e. Shrubs shall be a minimum of 24 inches in height and of a species approved by the Borough. Annual and perennial plantings shall be used to provide ground cover as much as possible.

- f. Trees required by this section shall be placed around the perimeter of the paved area, along internal driveways and access drives, and/or within the paved area. All trees within the paved areas shall be shade trees as enumerated in the Borough shade tree ordinance.
- g. Any lot with more than 20,000 square feet of paved area shall include shade trees within islands within the paved area; these islands shall include an area equal to at least 5% of the paved area. Such islands and curbing shall be used to carefully channel vehicular traffic through the paved areas.
- h. A maximum of 15 consecutive and continuous parking spaces in a row shall be permitted without being separated by a shade tree.
- i. All landscaping materials required by this section shall be installed in accordance with the approved landscape plan.
- j. Newly planted trees that die or become diseased or pest-ridden shall be replaced by the developer until the developer sells an individual lot to a private property owner. The owner will then be responsible for the tree.
- k. Trees within the street right-of-way are under the control of the Borough of East Stroudsburg, and all other plantings shall not be removed without a permit from the Zoning Officer, except for trees removed by the Borough or the state and for trees approved to be removed under this chapter.

11. Credit for existing trees.

- a. If healthy, existing trees are to be preserved that will generally meet the requirements of this section, the Borough may, in its discretion, permit the existing tree(s) to serve as credit toward the number of shade trees required to be planted. In addition, the Borough may permit existing trees that would otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accordance with this section. The following standards shall be used to determine the extent of credit:

<b>Diameter of Tree Trunk of an Approved Preserved Tree (measured at 3 feet above the natural grade)</b>	<b>Number of Credited Trees</b>
Greater than 30	3
15 inches - 29 inches	2
7 inches -14 inches	1
2 inches to 6 inches	1

- b. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under and within the outer perimeter of the tree shall be maintained in natural ground cover and at the existing natural ground level.

12. Buffer strips.

- a. See the requirements for buffer strips and evergreen screening in §§157-66 and 157-94 of the Borough Zoning Ordinance. The required landscaping in this section shall be in addition to the landscaping required within buffer yards.
- b. Buffer strips shall be 10 feet in width and shall be required to screen truck parking, loading areas, outdoor storage, refuse containers or similar activities from view from any surrounding street or abutting residential district.
- c. Buffer strips shall include a dense screen planting or trees, shrubs or other plant material to serve as a barrier to visibility and shall consist of evergreen plant material.
- d. Plant materials selected for buffer strips shall achieve a size equal to or greater than the height of the activity to be screened.

B. Residential subdivisions.

- 1. Street trees. Street trees shall be planted within all land developments, residential developments or subdivisions according to this section.
- 2. Size, types, planting and maintenance. All required street trees shall meet the requirements for trees as enumerated in the Borough Shade Tree Ordinance.
  - a. Within and abutting all land developments, along any public street or street intended to become public, or along any private street or access drive, one deciduous street tree shall be required for every 30 feet to 40 feet of total distance along each side of all such streets.
  - b. the trees required within this section shall be generally, but not necessarily exactly, evenly spaced apart. if trees are to be planted on both sides of a street, consideration should be given to creating a pattern or interesting design by examining the relationship of the trees on both sides of the street to each other, as well as the trees on the adjacent property.
  - c. the distance that trees shall be planted from the curb, cartway, or shoulder shall be determined by the borough in consideration of the particular development and types of trees being planted. the borough may require a

specific location to match street tree layout of adjoining properties or to ensure adequate sight distance or provide adequate width for future street widening.

- C. Trees shall not be planted over or placed so as to interfere with Borough watermains or sanitary sewers.

**SECTION 2. Severability.** The provisions of this Ordinance shall be severable. If any of the provisions hereof shall be invalid or unenforceable, the remaining provisions of the Ordinance shall remain in full force and effect.

**SECTION 3. Repealer.** All ordinances or parts of ordinance conflicting with or inconsistent with the provisions of this Ordinance are hereby repealed, but only insofar as the same are in direct conflict or directly inconsistent with this Ordinance.

**SECTION 4. Effective Date.** This Ordinance shall be effective upon its approval as provided by law.

**ORDAINED AND ENACTED** into an Ordinance at a regular meeting of East Stroudsburg Borough Council, Monroe County, Pennsylvania, on this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

BOROUGH OF EAST STROUDSBURG

\_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
Borough Council (Vice) President

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

APPROVED BY:

*(Borough Seal)*

\_\_\_\_\_  
Victor A. Brozusky, Mayor

## Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_ adopted by a majority vote of the East Stroudsburg Borough Council at a meeting of said Council duly held on \_\_\_\_\_, 2026. Present at the meeting and a record of their vote is as follows:

Council Member	Present	Aye	Nay
Sonia C. Wolbert			
Carrie Panepinto			
Jane Gagliardo			
Paul Shemansky			
Lauren Peterson			
Charles A. Garris			

Further be it certified that public notice of said meeting was given in the manner provided by law; that said Ordinance No. \_\_\_\_\_ shall be duly recorded upon the minutes of the Borough Council, has not been amended or rescinded, and is in full force and effect this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
(Assistant) Secretary

*(Borough Seal)*