

ZONING & PLANNING (ZAP) MEETING AGENDA

May 12th, 2026

6:00 PM

1. Roll Call

2. Follow-up Discussion on shopping carts for large establishments:

Discussion at Council meeting to explore electronic devices to keep shopping carts on the property.

3. The Registration for Residential Rental Licenses: Borough Manager and Code Enforcement Officer reviewing ways to automate the 2026 rental license renewal process.

4. Overnight Parking Ordinance: Walmart has been notified regarding their parking lot becoming a 24/7 parking area for RVs, trucks, and cars.

5. Prospect/Ridgeway: CR Draft Ordinance- The professional team is finalizing the Ordinance amendments so it can be brought to a Council meeting to recommend approval for public notice at an upcoming Council meeting.

6. Lot/Joinder Ordinance: The professional team is finalizing the Ordinance amendments so it can be brought to a Council meeting to recommend approval for public notice at an upcoming Council Meeting.

7. Code Enforcement:

A. Solid Waste & Property Maintenance Enforcement Activities

- Continued enforcement efforts targeting recurring solid waste and property maintenance violations, including:
 - Domestic waste protruding or extending above the top of refuse containers
 - Trash cans remaining curbside beyond permitted collection periods
 - Mobile refuse carts not stored within required side/rear yard locations nor properly screened from public view
- Code Enforcement Officer schedule adjusted around municipal refuse collection days to maximize compliance inspections and enforcement coverage.
- Operational challenge noted: municipal collection routes begin as early as 4:30 a.m., resulting in certain streets being missed during weekly enforcement efforts.

- Weekly issuance of Borough Property Violation Tickets continues for noncompliant properties.
- Non-Traffic Citations have been filed with the Magisterial District Court against property owners who failed to remit payment or otherwise comply following issuance of Borough violation tickets.
- Violation and compliance correspondence continues to be issued to offending property owners and/or responsible parties.
- Escalation through District Magistrate proceedings continues when voluntary compliance is not achieved.

B. Solid Waste Ordinance - Borough Residential Collection Program / Private Waste Haulers for:

- Properties with Mixed-Use - commercial with 4+ residential units / commercial with up to 4 residential units.
- Properties with multi-family units - 4+ units
- Properties used as Short-Term Rentals

C. Overflowing Dumpsters and the unauthorized dumping activities.

- Discussion regarding recurring issues involving overflowing dumpsters, improper waste accumulation, and unauthorized dumping activity at multifamily, commercial, and mixed-use properties throughout the Borough.
- Overflowing dumpsters and surrounding debris are contributing to:
 - Unsanitary conditions
 - Increased pest and rodent activity
 - Windblown litter and public nuisance conditions
 - Negative impacts on neighboring properties and public rights-of-way
- Review of current enforcement procedures related to:
 - Solid waste storage requirements
 - Required screening and maintenance of dumpsters
 - Private hauler obligations for multifamily and commercial properties
 - Enforcement escalation through violation notices, tickets, and Non-Traffic Citations
- Discussion requested regarding potential operational or legislative solutions to address chronic offenders, including:
 - Increased monitoring of high-volume properties
 - Requirements for additional dumpster capacity or increased pickup frequency
 - Enhanced enforcement measures for illegal dumping and repeat violations
 - Coordination with private waste haulers and property owners regarding collection adequacy and compliance.

D. Updates on Reoccurring and Continuing Violations:

86 Walnut Street

- Weekly site inspections continue.
- No significant reduction observed in the number of vehicles parked/stored at the property.
- Monitoring and enforcement activities remain ongoing.

419 King Street

- No new complaints were received during the reporting period, however monitoring and enforcement activities remain ongoing.

105–109 East Broad Street

- Weekly enforcement tickets continue to be issued for multiple recurring violations.
- Appeal of Summary Judgment before the Court of Common Pleas was finalized on March 26, 2026.
- Current Status:
 - Borough is proceeding through due process for refiling applicable Non-Traffic Citations.

111 Analomink Street

- currently pending before the Magisterial District Court.

37 West Broad Street

- Defendant entered a guilty plea before the Magisterial District Judge.
- Penalties were imposed by the Court.
- Property continues to remain in violation of the Borough Solid Waste Ordinance despite court disposition.

8 Emerson Street

- Property remains in continued violation. Non-Traffic Citation has been refiled with the Magisterial District Court.

8. Borough Manager Updates:

- a. **IBW Sale** – Updates from Monroe County IDA
- b. **UHaul** – construction has commenced.
- c. **UBox** – finalizing closeout, reduction of the remaining balance of the Letter of Credit. Remaining balance for the crosswalk across Forge Road.

- d. **Pocono Christian School** – Waiver and extension to March 20, 2026. Conditional Use Hearing on March 17th
- e. **60 Washington Street** – project continuing
- f. **112 N. Courtland Street (RKR Hess)** – finalizing with the Professional team
- g. **Eli/Henry Street** – finalizing the lot/joinder with the Professional team.
- h. **Forge Road**- There will be intermittent delays as PennDOT removes portions of the west-bound I-80 bridge
- i. **Orchard Street Water Line Replacement, by PennDOT**, (Prospect to Brodhead replacing the existing pipe. The Borough Manager is preparing a proposal to complete the remaining water line from Brodhead Avenue to the connection at Braeside apartments.
- j. **Five Pedestrian Crosswalks** – The traffic engineer meeting this week.
- k. **Negozzi Updates** – awaiting PennDOT HOP decisions