

ZONING & PLANNING (ZAP) MEETING AGENDA

June 9, 2026

6:00 PM

1. Roll Call

- 2. 187 Grand Street – Resolution ____-2026** This is the proposal to convert the former creamery into three apartments scheduled for the June 16th Council meeting.

- 3. Flood Plain Ordinance Amendment** The current floodplain ordinance does not provide for the construction of utilities in the floodplain or floodway. The ordinance is proposed to be amended to allow the installation and maintenance of utilities in the floodplain and floodway, provided they are installed in accordance with DEP standards and protected from the impacts of the 1% chance flood event.

- 4. 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.

- 5. Follow-up Discussion on shopping carts for large establishments:**
Discussion at Council meeting to explore electronic devices to keep shopping carts on the property. The Borough Manager is exploring multiple ways to reduce the shopping cart problem without changing the Ordinance.

- 6. The Registration for Residential Rental Licenses:** The Borough Manager and Code Enforcement Officer are finalizing the Standard Operating Procedure (SOP) for the 2026 rental license application process to make it partially automated and easier.

- 7. Overnight Parking Ordinance:** Walmart has been notified to better police their parking lot. The Borough is ticketing vehicles and placing Bright Orange Ticket Placards on vehicles to increase deterrence.

- 8. Prospect/Ridgeway:** CR Draft Ordinance- After the rush on land development projects is completed, the professional team will finalize the Ordinance amendments so it can be brought to a Council meeting to recommend approval for public notice at an upcoming Council meeting.

9. 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 the 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

D. Updates on Recurring 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.

10. Pending Project Updates:

- a. **IBW Sale** – Three (3) interested Buyers. Setting up IBW committee meeting with Monroe County IDA.
- b. **UHaul** – construction has commenced.
- c. **UBox** – Crosswalk is their open remaining item.
- d. **Pocono Christian School** – Council approved, working on follow-up.
- e. **60 Washington Street** – Council approved. Demolition and Building permit issued.
- f. **112 N. Courtland Street (RKR Hess)** – Council approved conditional use, awaiting land development submission.
- g. **Eli/Henry Street** – Council-approved lot joinder, awaiting land development submission.
- h. **I-80/Exit 308/Forge Road**- There will be intermittent delays on Forge Road 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 obtaining a 2nd quote to complete the remaining water line segment from Brodhead Avenue to the connection at Braeside Apartments.
- j. **Five Pedestrian Crosswalks** – Finalizing traffic engineer design.
- k. **Negozzi Updates** – awaiting PennDOT HOP decision(s).
- l. **727 Milford Road** – former mini-golf site, proposal in front of PennDOT HOP, awaiting Borough traffic engineer comments.
- m. **707 Milford Road** – former bank building. Expecting a Professional Service Agreement in the next week.