

ZONING & PLANNING (ZAP) MEETING AGENDA

JULY 14TH, 2026

6:00 PM

1. **Roll Call**
2. **Floodplain 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. Council approved sending it to the ES and MC Planning Commissions
3. **Lot/Joinder Ordinance:** The professional team is finalizing the Ordinance amendments to be presented at an upcoming Council meeting along with the required public notice requirements.
4. **The Registration for Residential Rental Licenses:** The 2027 application for residential rental licenses is 99% complete. Expected to launch by July 17th. This year the process uses a fillable PDF application form and related forms. The Borough will host several meetings available by ZOOM and on the FB page to explain the best ways to complete the application.
5. **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.
6. **Non-responsive Rental Property Owners** – The Code Enforcement Officer is filing Notices of Violation against the almost 300 rental property owners that haven't paid the 2026 rental fee (or earlier years), along with other violations. Of the 1,752 rental units, almost 300 are non-compliant.
7. **214 Washington Street** – The Borough and Code Enforcement Officer are taking steps to stop the illegal use of the condemned building.
- 8.
9. **187 Grand Street – Easements**
10. **Items Referred to ZAP from Council:**
 - A. **Fines Structure:** Take a look at for businesses vs. residences (examples: Wal-Mart and CVS).
 - B. **Parking Management:** Take a look at last completed parking study for the Borough and determining the best course of action for meters, parking lots, long-term parking permits, etc. and making recommendations.
 - C. **Review of Ordinance #1353: Amending Chapter 134 Entitled Solid Waste:** Take a look at where trash cans may be kept, screening of them, fines for front yard, etc.
 - D. **Lenox & Elizabeth Street Bridge Painting:** Resident who is an artist would like to paint flowers on bridge.
 1. Does the Borough own bridge?
 2. Can a resident paint it?
 3. How does she go about getting permission to do the painting?

- E. **Electric Bikes:** Look into rules, etc. for electric bikes. Will have to be something across the board for SARPD when it goes to be passed.
 - F. **Data Center:** Protection from possible Data Center being placed within Borough in future. Develop guidelines, restrictions, etc.
 - G. **Mattress Wrapping:** Whether a mattress having to be wrapped for pick-up should be in the Ordinance or not.
11. **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.
12. **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.
13. **Code Enforcement:**
- A. **Solid Waste & Property Maintenance Enforcement Activities**
 - 1. Continued enforcement efforts targeting recurring solid waste and property maintenance violations, including:
 - o Domestic waste protruding or extending above the top of refuse containers
 - o Trash cans remaining curbside beyond permitted collection periods
 - o Mobile refuse carts not stored within the required side/rear yard locations nor properly screened from public view
 - 2. Code Enforcement Officer schedule adjusted around municipal refuse collection days to maximize compliance inspections and enforcement coverage.
 - 3. Operational challenge noted: municipal collection routes begin as early as 4:30 a.m., resulting in certain streets being missed during weekly enforcement efforts.
 - 4. Weekly issuance of Borough Property Violation Tickets continues for noncompliant properties.
 - 5. 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.
 - 6. Violation and compliance correspondence continues to be issued to offending property owners and/or responsible parties.
 - 7. Escalation through District Magistrate proceedings continues when voluntary compliance is not achieved.
 - B. **Solid Waste Ordinance - Borough Residential Collection Program / Private Waste Haulers for:**
 - 1. Properties with Mixed-Use - commercial with 4+ residential units / commercial with up to 4 residential units.
 - 2. Properties with multi-family units - 4+ units
 - 3. Properties used as Short-Term Rentals
 - C. **Updates on Recurring and Continuing Violations:**
 - 1. **86 Walnut Street**
 - o Weekly site inspections continue.

- No significant reduction observed in the number of vehicles parked/stored at the property.
- Monitoring and enforcement activities remain ongoing.
- 2. **419 King Street**
 - No new complaints were received during the reporting period, however monitoring and enforcement activities remain ongoing.
- 3. **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 refileing applicable Non-Traffic Citations.
- 4. **111 Analomink Street**
 - currently pending before the Magisterial District Court.
- 5. **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.
- 6. **8 Emerson Street**
 - Property remains in continued violation. Non-Traffic Citation has been refiled with the Magisterial District Court.

14. Pending Project Updates:

- A. **IBW Sale** – Three (3) interested Buyers. Awaiting grant agreement from the Monroe County Redevelopment Agency.
- B. **UHaul** – construction has commenced. Sewer line under UHaul property inspection.
- C. **UBox** – Crosswalk remains open. Waiting for Borough Traffic Engineer Report.
- D. **Pocono Christian School** – Council approved, sending compliance letter
- 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** – Awaiting Borough Traffic Engineer's final 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.

15. Adjournment: