

STROUDSBURG BOROUGH COUNCIL
SPECIAL MEETING MINUTES
DECEMBER 19, 2019

A special meeting of the Stroudsburg Borough Council convened in the Council Chambers of the Stroudsburg Borough Municipal Building at 5:00 P.M. with the following members present: Boyd Weiss, Vice-President of Council; Joanne Kochanski, Council President Pro-Tem; Matt Abell, Council member; Anthony Lanfrank, Council member; and Erica McCabe, Council member. Also present were: Mayor Tarah Probst, Borough Solicitor Joseph McDonald, Interim Borough Manager Mary Pat Quinn, and Zoning and Code Enforcement Officer Ronald Kimes. Council members Mark Connors and James Smith were absent.

A public hearing was held in connection with “An Ordinance of the Stroudsburg Borough Council to Amend Chapter 27, Zoning, Part 5 Entitled Area and Bulk Requirements of the Stroudsburg Borough Code”. Ms. Quinn reported that the Borough Council was advertised to conduct the public hearing by publishing notice of the hearing in the legal section of The Pocono Record in the issues of December 3, 2019 and December 10, 2019 and by providing notice and a copy of the Ordinance to the Monroe County Law Library on November 26, 2019.

Mr. Abell gave an overview of the proposed Ordinance. The Redevelopment Committee has worked on the ordinance during the last two years by meeting with developers and getting input from the Historical Architectural Review Board, the Planning Commission and the Monroe County Planning Commission. The ordinance proposes a height limit overlay to the commercial district which should increase density without exacerbating the existing parking limitations thus promoting development in the downtown. The proposed height includes everything plus the roof structure. Parking would be encouraged behind the façade of the building.

A discussion ensued regarding proposed #3 “Entrance Grade Level Requirements”. The Redevelopment Committee recommends that there be no residential uses on the first floor in the entire commercial district only. Mr. Kimes suggested that #3 (1) be moved to #4 (H) “Additional and Optional Provisions within the C-O Overlay District.

The December 16, 2019 comments by the Monroe County Planning Commission and the Stroudsburg Borough Planning Commission were acknowledged and discussed. The County Planning Commission suggested that the Borough identify specific improvement projects for the use of the proposed fee-in-lieu parking provision of the Ordinance; however, Mr. Abell noted that the Redevelopment Committee did not want to earmark the funds for specific projects because needs change. Solicitor McDonald referred to the definition of impact fees in the Municipal Planning Code and suggested that the proposed fee as it is described in the ordinance would not fall in to the category of transportation improvements. Mr. Abell noted that a developer would opt in to the fee in exchange for a more permissive height allowance and asked that Solicitor McDonald research that aspect.

Mr. Abell also advised that the Redevelopment Committee met with Ken Lang and Ted Hoyt, who are members of the Historical Architectural Review Board, and HARB understands their role and will be involved in assisting developers with maintaining the aesthetic character of the downtown area. The Monroe County Planning Commission also suggested that the prohibition of residential uses at ground level may be overly restrictive; however, Mr. Abell stated that the Redevelopment Committee felt that multi-family residential units at ground level would be more appropriately placed in mixed use districts.

There were no questions or comments from the public. It was noted for the record that Jim Evanisko, Committee Member-Elect was present.

A motion was made by Mr. Weiss, seconded by Mr. Abell to close the public hearing. The motion was carried with all present voting affirmatively. (5-yes, 0-no, 0-abstain)

Solicitor McDonald will research the provisions for fee-in-lieu parking as it relates to the Municipal Planning Code. #3 (1) be moved to #4 (H) "Additional and Optional Provisions within the C-O Overlay District". The proposed Ordinance will go back to the Stroudsburg Planning Commission and the Monroe County Planning Commission after that research is complete.

The meeting was adjourned at 6:05 P.M. on a motion made by Mr. Abell, seconded by Mr. Lanfrank. The motion was carried with all present voting affirmatively. (5-yes, 0-no, 0-abstain)