

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Pocono Township Zoning Hearing Board will hold a public hearing on **Tuesday, June 23, 2026 at 5:00 p.m.** at the Pocono Township Municipal Building, 205 Old Mill Road, Suite 2, Tannersville, Pennsylvania 18372.

The hearing concerns an application filed by Riley Rager of Reed Sign Company, on behalf of LVHN Realty Holding Company, regarding property located at 1328 Golden Slipper Road, Bartonsville, Pocono Township, Monroe County, Pennsylvania, identified as Monroe County Tax Parcel No. 12.9.1.62-4-1, and located in the Commercial (C) Zoning District.

The Applicant requests the following relief from the Pocono Township Zoning Ordinance: (1) variances from §§ 470-108A(2) and 470-108A(3) to permit installation of a double-sided freestanding pylon sign with an electronic message center having a gross surface area of approximately 426.88 square feet and a height of approximately 45 feet, where the Ordinance permits a maximum of 24 square feet per road frontage for properties fronting on more than one public road (Section 470-108A(2)) and a maximum height of 15 feet (Section 470-108A(3)); (2) variances from §§ 470-108E(1), 470-108E(2), and 470-108E(3) to permit installation of a double-sided, internally illuminated freestanding monument sign with an electronic message center having a gross surface area of approximately 230 square feet and a height of approximately 18.5 feet, at a location that is not the main entrance to the property, where the Ordinance limits monument signs to one per main entrance location (Section 470-108E(1)), a maximum height of 10 feet (Section 470-108E(2)), and a maximum gross surface area per face based on the gross area of the nonresidential structure (Section 470-108E(3)); and (3) in the alternative, an appeal from the Zoning Officer's denial of the Applicant's zoning permit application on the ground that the Zoning Officer erred in applying § 470-108E(1) to the proposed location of the monument sign.

The Zoning Hearing Board will hear testimony and receive evidence from the Applicant and from other persons as permitted by law.

The complete application is available for public inspection at the Pocono Township Municipal Building during regular business hours at the address listed above. The hearing is open to the public. Persons affected by the application who have legal standing may appear and participate. Anyone who needs an accommodation to attend or participate should contact the Township at (570) 629-1922 at least one day in advance.

WEITZMANN, WEITZMANN & HUFFMAN, LLC
By: Todd W. Weitzmann, Esquire
700 Monroe Street
Stroudsburg, PA 18360
Solicitors for the Pocono Township
Zoning Hearing Board