



Jennifer Shukaitis, Chairwoman
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TOWNSHIP

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STROUD TOWNSHIP ZONING HEARING BOARD

April 1, 2026

AGENDA

1. Call to order and pledge of allegiance
2. Approval of minutes of March 4, 2026
3. Correspondence
4. **ZHB #26-01 – CONTINUED- SPECIAL EXCEPTION- RGB HOMES**
Application of RGB Homes of 507 Seven Bridges Road East Stroudsburg PA 18301. Applicant seeks special exception relief from Zoning Ordinance §27-606 Environmental and Flood Protection Requirements, §606.1.E(1)(d)(4) and §606.E(4)(c). Applicant plans to subdivide Stroud Township Tax Map No. 17.14.2.3 consisting of 40.926 acres into three residential lots and construct three residential dwellings. The property is located along Clearview Avenue, west of Fox Hollow Road. The Ordinance prohibits all disturbance and development in the aquatic buffer except “other uses or structures may be allowed as a special exception subject to review by the Stroud Township Planning Commission and approval by the Stroud Township Zoning Hearing Board.” Special exception approval is also required for any project impacting a stream that requires a permit from the PA DEP or a United States Army Corps of Engineer individual or joint permit. The property is zoned R-1 and is identified as Monroe County Parcel Tax Map No. 17.14.2.3, PIN 17639100773340.
5. **ZHB #26-02- VARIANCE – HAYWARD BUSINESS PARK LLC**
Application of Hayward Business Park LLC of 440 Sylvan Avenue, Suite 100, Englewood Cliffs, NJ 07632. Applicant seeks a variance from Schedule 27 – II Maximum Ground Coverage and Zoning Ordinance Chapter 27-602 and 27-603 relating to (1) maximum impervious cover requirement and (2) buffer yard/buffer strip and landscaping requirements. Applicant proposes to increase ground coverage beyond the 60% limit to approximately 62% to accommodate a pedestrian walkway along Route 447 to satisfy Township and PennDOT requirements. The property in question is 1887 Paradise Trail and 1921 Paradise Trail located in the M-1 limited industrial zoning district. The Property Identification Number (PIN) are 17730203429999 (Parcel No. 17.3.1.24) and Property Identification Number (PIN) 177302034031244 (Parcel No. 17.3.1.44-2).

The next regularly scheduled ZHB meeting will be held May 6, 2026 at 6:30 p.m.