

THE TOWNSHIP OF SMITHFIELD
MONROE COUNTY, PA

**NOTICE OF AVAILABILITY OF ORDINANCE FOR REVIEW AND PROPOSED AMENDMENT TO THE
SMITHFIELD
TOWNSHIP ZONING ORDINANCE CORRECTING ZONING DISTRICT NAMES WITHIN THE
TOWNSHIP ORDINANCES AND UPDATING REGULATIONS FOR A BED AND BREAKFAST USE**

Notice is hereby given that the Township of Smithfield, Monroe County, Pennsylvania, will hold a regular business meeting on Tuesday, October 22, 2024 at 6:00 p.m. at the Township Municipal Building, 1155 Red Fox Road, East Stroudsburg, PA. At that meeting and as a meeting agenda item, there will be a public hearing to consider and vote on whether or not to adopt proposed Township Ordinance No. 254 that would amend the Township Zoning Ordinance and Township Code of Ordinances, Chapter 27 as follows: repealing Section 307-Bed and Breakfast Prohibition and restating the Section 309-Schedule of District Uses to allow Bed and Breakfast Use as principal permitted use in all zoning districts; repealing and restating Section 507.4.C to allow the keeping of animals on parcels of less than five (5) acres as a conditional use and as permitted in only the R-1 (Low Density Residential) Zoning District, R-C (Residential-Conservation) Zoning District and the ED (Economic Development) Zoning District; Section 504.1.K.1.d.1 is repealed and restated where freestanding signs shall be located only on property of the business or institution to which the sign refers; Section 609.1.C is repealed and restated where the minimum front yard setback in the ED Zoning District shall be fifty (50) feet when applied to land development where such development proposes to eliminate an existing non-conforming structure but only where that structure is located with the front yard setback; Section 1002-Definitions of a "Bed and Breakfast" is repealed and restated in its entirety where the dwelling has no more than six (6) rooms, breakfast (but no other meals) is provided, where the dwelling is primarily designed for casual and transient roomers and there are no public restaurant facilities; and, Section 511.5 of the Ordinance is repealed and restated where Bed and Breakfast facilities must meet several standards to receive a permit (such permit to be renewed annually) from the Township including *inter alia* requirements for principal and accessory structures, maximum number of rooms, maximum length of stay, off-street parking requirements, exterior lighting requirements, potable water, adequate sanitary facilities, drainage facilities and related items. Any and all interested persons or parties are invited to attend the meeting and public hearing and offer public comment prior to the Board taking official action.

This meeting will also be live-streamed where for computers: <https://zoom.us/join> and where the Meeting ID Number is "989 0513 4303" and the Meeting Passcode is "7333"; and, if joining by phone, the call-in number is 1-929-205-6099 and where the Meeting ID Number and Passcode are the same. Immediately following this public hearing and on the same day, time and place, the Township Supervisors will then continue with the public meeting to *inter alia* consider, vote and/or take official action on the zoning change or on any of the matters discussed at the public hearing; otherwise, another public hearing will be scheduled upon due and proper notice prior to taking such official action. A full copy of the complete text of the proposed ordinance has been delivered to the County Law Library and this newspaper for examination by the public and a full copy of the complete text of the proposed ordinance may also be examined without charge at the Township Building (at the address noted above) Monday through Friday during its business hours (8:00 a.m. - 4:00 p.m.) by requesting a copy of same from the Township Secretary; or, a copy of the ordinance may be obtained at cost upon payment to the Township of its copy charge for same

Ronold J. Karasek, Esquire
Solicitor to Smithfield Township