

PUBLIC NOTICE

NOTICE is hereby given that the Mount Pocono Borough Zoning Hearing Board will conduct a public hearing on **Tuesday, October 6th, 2026, beginning at 6:30 P.M.** at the Mount Pocono Borough Municipal Building, 1361 Pocono Boulevard, Suite 100, Mount Pocono, PA 18344 to consider the request for Variance relief from several Zoning Ordinance provisions, including Section 215-87B(3)(a)[2] regarding number and total area of wall signs on a building facade with primary street frontage, Section 215-87B(1)(b) regarding maximum area of individual wall signs, Section 215-87B(3)(a)[3] regarding number and total area of wall signs on a building facade without primary street frontage. This relief is requested to allow for the proposed installation of a new wall sign package.

Walmart Real Estate Business Trust owns the subject property, which is located at 3271 Route 940 in Mount Pocono Borough, Monroe County, in the General Commercial (C-2) Zoning District. The subject property is further identified by Monroe County as Parcel ID No. 10.92791 and Map No. 10635506487028.

Copies of the application may be examined without charge or obtained for a charge not greater than the actual cost of reproduction thereof at the Mount Pocono Borough Municipal Building between the hours of 8 A.M. to 4:00 P.M., Monday through Friday, prior to the date of the hearing. The public and all interested parties are invited to attend the public hearing and to present all evidence in connection therewith. If you are a person with a disability and require auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Borough at (570) 839-8436 to discuss how your needs may be accommodated.

BY ORDER OF THE MOUNT POCONO BOROUGH ZONING HEARING BOARD.

Raissa Simchak, Chairman

Michael V. Gazza, Esq.
The Law Office of Michael V. Gazza
63 Fairview Avenue
Mount Pocono, PA 18344

PUBLIC NOTICE

NOTICE is hereby given that the Mount Pocono Borough Zoning Hearing Board will conduct a public hearing on **Tuesday, October 6th, 2026, beginning at 7:30 P.M.** at the Mount Pocono Borough Municipal Building, 1361 Pocono Boulevard, Suite 100, Mount Pocono, PA 18344 to consider the request for Variance relief from Chapter 215, Attachment 2 (Part 4) of the Zoning Ordinance, which requires a minimum 15-foot side-yard setback and 20-foot rear-yard setback for unattached accessory structures. This relief is requested to retroactively allow the Applicant to construct their proposed commercial garage with a side-yard setback of 5-feet and rear-yard setback of 7.5-feet.

Z & A Properties LLC owns the subject property, which is located at 8 Rachel Lane in Mount Pocono Borough, Monroe County, in the General Commercial (C-2) Zoning District. The subject property is further identified by Monroe County as Parcel ID No. 10.7.2.2 and Map No. 10635507673817.

Copies of the application may be examined without charge or obtained for a charge not greater than the actual cost of reproduction thereof at the Mount Pocono Borough Municipal Building between the hours of 8 A.M. to 4:00 P.M., Monday through Friday, prior to the date of the hearing. The public and all interested parties are invited to attend the public hearing and to present all evidence in connection therewith. If you are a person with a disability and require auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Borough at (570) 839-8436 to discuss how your needs may be accommodated.

BY ORDER OF THE MOUNT POCONO BOROUGH ZONING HEARING BOARD.

Raissa Simchak, Chairman

Michael V. Gazza, Esq.
The Law Office of Michael V. Gazza
63 Fairview Avenue
Mount Pocono, PA 18344