

Please print the following advertisement in the Legal Advertisement Section of the Pocono Record on Tuesday, June 9, 2026 and Tuesday, June 16, 2026.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Zoning Hearing Board of Coolbaugh Township will conduct two public hearings on Tuesday, June 30 2026 at 4:00 PM at the Coolbaugh Township Municipal building located at 5520 Municipal Drive, Tobyhanna, Coolbaugh Township, Pennsylvania, 18466. The purpose of the first hearing is to consider a request for a variance from the sign regulations set forth in Article XIII, Sections 111 and 114 of the Zoning Code. The applicant is seeking adjustments to the area of permitted business signs, the height of the lettering on certain signs and the allowable number of canopy signs. The application was submitted by Tobyhanna Development, the owner of the subject property. The address of the property is 1545 Prospect Street, Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania, Tax Map ID No. 03.11.2.35, Tax Map No. 03634701067137. The property is located in the C-3 Zoning District.

The purpose of the second hearing is to consider a request for a variance from the dimensional standards of the Coolbaugh Township Zoning Code, Chapter 400.14(C), Attachment 2, filed by Dennis Gracie, the owner of the subject property. The Appellant is seeking relief from the side yard setback standard of twenty (20) feet to accommodate the construction of improvements to an existing single family residence which include an extension of the existing attached garage that will encroach 2.8 feet into the side yard setback. The subject property is identified as 1107 Bear Track Trail, Tobyhanna, Coolbaugh Township, Monroe County, Pennsylvania, Tax ID # 03.15A.2.55. The property is located in the R-2 Zoning District.

Any person with a disability and in need of special accommodations to allow participation at the public hearing should contact the Township Secretary at (570) 894-8490 at least 24 hours prior to the public hearing.

BY ORDER OF:

ZONING HEARING BOARD OF
COOLBAUGH TOWNSHIP

EMANUELE DESTEFANO
CHAIRMAN

