

## **PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN THAT THE** Tobyhanna Township Zoning Hearing Board will conduct a public hearing at the Tobyhanna Township Municipal Building, 105 Government Center Way, Pocono Pines, PA 18350, on Wednesday, July 9, 2025 at 5:00 p.m. for the purpose of hearing the following:

**APPLICANT Phoenix Tower International/TAEC, 10905 Merrimack Drive, Knoxville, TN 37934** seeks to modify an existing wireless communication facility, a 155 ft. monopole to accommodate a 10 ft. tall tower extension, install new mounting hardware to accommodate AT&T proposed (3) antenna per sector, (3) RU per sector, Raycap, hybrid and fiber cables and a new concrete foundation for an ice bridge, generator and WUC cabinet. Applicant's predecessor, T-Mobile Northeast, LLC, obtained variances on April 8, 2015 from the Zoning Hearing Board to monopole height, panel communication antenna height and width and to the 2,000 ft. minimum setback to the nearest residential district based on plans presented.

**Phoenix Tower International/TAEC** now seeks relief pursuant to Zoning Ordinance Chapter 155-59, as amended and Section 6904 of the Middle Class Tax Relief and Job Creation Act of 2012 also known as the "Spectrum Act" for an Eligible Facilities Request to collocate equipment on the existing monopole. The property is located at 106 Camp Minsi Road, Pocono Pines PA, Tobyhanna Township, Tax Map ID No. 19.4.1.2 in the Township's OS Zoning District. The owner of record is Bethlehem Area Boy Scouts of Council BSA of PO Box 20624, Lehigh Valley, PA 18002.

**APPLICANT InnFluencer, LLC, PO Box 332, Yulee, FL 32041** appeals from the Zoning Officer's May 9, 2025 denial of an application for non-conforming use of land and building for a "daily rate seasonal transient accommodations Zoning Definitions hotel, efficiency hotel, motel, etc." Chapter 155 Sections 11(B) and 135. The properties in question are 116 Firehouse Road; also identified as Monroe County PIN 19632504608308; Tax Code No. 19.9.1.26; 118 Firehouse Road 120 Firehouse Road; 215 John Street; 217 John Street; 219 John Street, all of Pocono Pines, PA 18350. The properties are Zoned R-2.

**APPLICANT Andrew and Carly Gibbons, 708 Cambridge Road, Bala Cynwyd, PA 19004** request variances relating to a proposed deck expansion at 1516 Evergreen Road in Lake Naomi. The Tax Map ID No. is 19.5A.173. The property is in the R2 zoning district. Applicants intend to replace an existing 11 ft. x 22 ft. wooden deck with a larger deck extending an additional 14-16 ft. toward the rear property line resulting in a new rear setback of 26 ft. The R2 district requires a minimum 40 ft. rear yard setback. Applicants proposed expanded deck

also exceeds the 15% maximum lot coverage for single-family dwellings in the R2 district pursuant to Chapter 155 Attachment 5. The square footage of the existing dwelling house, exclusive of the existing deck is 2,429 sq. ft. ±. The property consists of original Lot Nos. 17 and 18, Unit 1, Section 1 of Lake Naomi totaling 15,000 sq. ft. ±.

Any interested party may examine the plans and applications for this public notice during the hours of 8:30 A.M. to 4:00 P.M. at the Tobyhanna Township Municipal Building on business days. 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) 646-1212 at least 24 hours prior to the public hearing.

**ZONING HEARING BOARD OF  
TOBYHANNA TOWNSHIP**

Joseph P. McDonald, Jr., Solicitor  
1651 West Main Street  
Stroudsburg PA 18360