

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, February 11, 2026 at 5:00 p.m. for the purpose of hearing the following:

APPLICANT Live Free Construction of 4758 Route 447, Canadensis, PA 18325 seeks a dimensional variance to construct a single-family dwelling of undisclosed dimensions on an irregularly shaped lot with a lot depth varying from 80.42 ft. to 97.58 ft. said lot identified as Tobyhanna Township Tax Map Parcel No. 19.20.1.76, also known as Lot T639 on the easterly side of Fern Crest Road, adjoining lands now or formerly of Hanning Development LLC Parcel ID No. 19.98566. The property is zoned R-2.

APPLICANT Four Olives Holding, LLC of 1121 Doris Lane, Eagleville, PA 19403 seeks multiple dimensional variances and special exception approval to convert an existing former house of worship, Community Bible Church of Pocono Lake, Inc. 899 Route 940 to a commercial Italian market (restaurant/retail) use. Applicant seeks the following dimensional relief:

Section 155, Attachment I - Minimum lot yard requirements for C Commercial District, minimum lot width is 150 feet, the existing lot is 124 feet in width.

Section 155, Attachment I - Minimum lot yard requirements for C Commercial District, side setback is 25 feet, existing structure is 20 feet from the side property line and within a private right-of-way.

Section 155, Attachment I - Minimum lot yard requirements for C Commercial District accessory structure setbacks, same as for RR District, side yard equals 25 feet. Three existing accessory structures range from zero feet clearance to approximately 20 feet.

Section 155.5.G - Access aisles shall not be less than 15 feet in width for non-residential uses (one-way traffic pattern) or less than 20 feet in width (two-way traffic pattern). The existing access drive is 10 feet wide between the building and property line and located within the private right-of-way.

Section 155.55.J - No parking, including aisles, shall be closer to a street line, side or rear lot line than 10 feet. The existing driveway is between four and eight feet from the property line.

Applicant seeks special exception/variances from the following sections:

Section 155-11.C(3). This section, prohibits enlargement, extension, substitution, or structural alteration of a non-conforming use or structure to "... an amount not to exceed 50% of the existing land coverage or 25% of the existing square

footage area, devoted to such nonconforming use, or nonconforming structure, whichever is greater..." Applicant proposes a 350 square foot addition to an existing 1,982 sq. ft. footprint. A proposed driveway alignment will eliminate one existing non-conforming condition for driveway with but create a new non-conformity 10 feet from the property line.

Section 155-11.J Applicant seeks variance to 10' minimum setback between the new driveway and side lot line.

The property in question is zoned C-Commercial and further identified as Tobyhanna Township Tax Code No. 19.16.1.38-1 and Monroe County PIN 19 630500449287.

APPLICANT Long Pond Development LLC 218 Main Street, Mansfield, PA 16933 seeks the following use or dimensional variances relating to the canopy and signage at a proposed Wawa Fuel station and Convenience Market at 2698 Route 940, Pocono Summit, PA 18346:

1. **Canopy Height – §155-60(A)(5).** Applicant proposes a 21'2" height. Ordinance maximum is 20 feet.
2. **Wall Signs – §155-32.** Variance for number and area of Wall Signs. Applicant proposes four signs totaling 253.1 ft. to the Ordinance permits, one sign of 213–331 ft.².
3. **Canopy and Fuel Signage – §155-32(C)(1) & §155-38(B)(2).** Dimensional variance. Applicant proposes 6 ft. 9 1/4 in. length x 16 in. The Ordinance prohibits in excess of 6 ft. length x 18 in. height.
4. **Pump Spinners – §155-38(B)(1-2).** Four pylon signs, dimensional variance. Applicant proposes two double faced signs of 58.5 ft.² each. The ordinance maximum is two signs of 40 ft.² each.
5. **Site Lighting – §155-11(H).** Five artificial lights variance. Applicant proposes exterior lighting proposing to spill over beyond the property line not to exceed 3.0 ft. candles. The Ordinance limits illumination in excess of 0.5 ft. candles, either directly or indirectly beyond the property lines.
6. **Pump Indicator Signs – §155-38(B)(1-2).** Six pump spinners, interpretation or in the alternative dimensional variance. Applicant proposes to spinners containing 7.5 ft.² of copy. The Ordinance does not specifically define or regulate "spinners;" nevertheless Applicant seeks variance from §155-38(B) for additional signage.
7. **Pylon Signs – §155-32.** Seven pump indicator signs. Interpretation or in the alternative dimensional variance. Applicant proposes 16 pump indicator signs eight at 1ft. ² and eight at 2.02 ft.². The Ordinance does not establish numerical or dimensional limits for pump level, fuel, identification signage; however, Applicant seeks favorable interpretation and or variance to §155-38 (B).

The property in question is in the CI zoning District and is further identified as Monroe County PIN 19 634500616216, Tobyhanna Township Tax Coe No. 19.92664.

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