STROUDSBURG BOROUGH COUNCIL
MEETING MINUTES – MARCH 17, 2026

A regular meeting of the Stroudsburg Borough Council convened at 7:00 p.m. in the Council Chambers of the Stroudsburg Borough Municipal Building with the following members present: Council President Matt Abell, Council Vice-President Erica McCabe, Council Pro-Tem J. Zac Christman, Council Member Joseph Shay, Council Member Victoria DeVries, Council Member Cheryl Joubert, and Council Member Claire Crawford-Braun.

Also present were: Borough Manager Larry Kopp, Borough Solicitor Christopher Brown, Esq., Street Superintendent Brian Ace, Zoning/Codes Officer Kenelle DeStefano, and Executive Assistant Becky Smith. Junior Council Member Emilie Protsko was absent.

The Pledge of Allegiance was recited.

Public Hearing - Ordinance to Permit First Floor Residential Use in the C-2 Zoning District Outside of the C-2 Overlay

Public Hearing and consideration to adopt an Ordinance of the Borough of Stroudsburg, in the County of Monroe, Commonwealth of Pennsylvania Amending the Borough Zoning Ordinance to Permit First Floor Residential Use in the C-2 Zoning District Outside of the C-2 Overlay.

Solicitor Brown stated the Monroe County Planning Commission provided positive comments after their review of the proposed ordinance. There were no questions from Council or the public. A motion was made by Ms. McCabe seconded by Mr. Christman to close the public hearing. The motion was carried. (7-yes; 0-no; 0-abstain)

The aforementioned Ordinance was adopted on a motion made by Ms. McCabe, seconded by Mr. Christman. The motion was carried. (7-yes; 0-no; 0-abstain)

Public Hearing – Ordinance to Permit Electronic Message Board Signs as a Conditional Use in the MU-B Zoning District

Public Hearing and consideration to adopt an Ordinance of the Borough of Stroudsburg, in the County of Monroe, Commonwealth of Pennsylvania Amending the Borough Zoning Ordinance to Permit Electronic Message Board Signs as a Conditional Use in the MU-B Zoning District.

The Monroe County Planning Commission (MCPC) provided comments after their review of the proposed ordinance. The MCPC encourages the Borough to consider nearby residents, potential distracted drivers, and the general aesthetics of the signs since the MU-B district currently contains numerous residential dwellings and the heavily travelled West Main Street corridor. A motion was made by Ms. McCabe seconded by Mr. Christman to close the public hearing. The motion was carried. (7-yes; 0-no; 0-abstain)

The aforementioned Ordinance was adopted on a motion made by Ms. McCabe, seconded by Mr. Christman. The motion was carried. (7-yes; 0-no; 0-abstain)

Approval of Council Meeting Minutes for the regular meeting on March 3, 2026

The minutes of the regular meeting on March 3, 2026 were approved on a motion made by Ms. McCabe, seconded by Ms. DeVries. The motion was carried. (7-yes; 0-no; 0-abstain)

Monthly Administrative Reports

The following monthly reports were approved on a motion made by Ms. McCabe, seconded by Ms. DeVries: Right-To-Know Report, Parking Report, Fire Department Report, and the Police Department Report. The motion was carried. (7-yes; 0-no; 0-abstain)

Accept Unaudited February 2026, Treasurer Report

A motion was made by Ms. McCabe, seconded by Ms. DeVries to accept the Balance Sheets, FY 26 vs FY 25, and the Budget to Actual Report. The motion was carried. (7-yes; 0-no; 0-abstain) Mr. Shay does not think the Budget vs. Actual Report contains useful information at this point of the year and suggested that Mr. Kopp only provide that report after the first session of tax collection.

Old Business

At the March 3, 2026 Council Meeting there was a discussion to approve auto body repairs on a vehicle owned by Peyton Falkenstein in the amount of $3,419.20 due to water damage sustained on the lower level of the Borough Parking Garage. At that time, the request was tabled until two additional estimates from other garages were obtained. The three estimates that have been submitted are from: Tim's Auto Body for $3,419.20; Crash Champions for $6,561.01, and Advanced Collision for $2,617.56. Mr. Abell's opinion is to choose the option that costs the Borough the least amount and stated filing a claim to the Borough's insurance company would cost more in the long run. Mr. Shay believes this is setting a precedent, to which Mr. Christman stated the Borough is charging people to park in the parking garage, therefore should be liable for damages. Peyton Falkenstein was present and stated she pays almost $200 every quarter for the safety of the covered lot and is disappointed with the damage her vehicle incurred. Ms. Crawford-Braun asked if this damage happened overnight or over a period of time, to which Ms. Falkenstein stated it did not happen overnight. She washed her car on the first warm day after the snowstorms and that is when she realized there was damage. Ms. Falkenstein contacted Mr. Kopp with images as soon as she noticed that the marks were not just from dirt and salt. Mr. Abell stated the permit holders of the covered lot expect good conditions and since the Borough was aware of the deteriorating conditions it would be a disservice to the citizens to deny a claim like this. Mr. Shay wants "Park at Your Own Risk" signs in place when the construction of the parking garage is complete. Solicitor Brown stated those types of signs protect the Borough from other incidents like theft, not damage like this. Mr. Christman added that the Borough does not want higher insurance costs by submitting claims like this and does not want to incur legal fees. If the Borough pays Ms. Falkenstein's deductible, her insurance could still come after the Borough for the entire amount of the claim. This does not set a precedent because it is not against the law.

A motion was made by Ms. McCabe, seconded by Mr. Christman to accept the lowest estimate of $2,617.56 from Advanced Collision for auto body repairs on a vehicle owned by Peyton Falkenstein. The motion was carried. (6-yes; 1-no, Mr. Shay; 0-abstain)

New Business

Mr. Kopp discussed the request he received from East Stroudsburg Borough Manager Kelly Lewis regarding the purchase of a trailer for the Twin Boro Recycling Center. The office trailer that is currently at the Recycling Center for employees is in disrepair. A bid was previously received by East Stroudsburg Borough to remove the existing trailer, dispose of it, solidify and prepare the existing foundation, and install the new trailer for $59,950. Mr. Lewis suggested if East Stroudsburg Borough and Stroudsburg Borough both contributed $15,000 from their General Funds and use $30,000 from Twin Boro fund, the situation could be addressed immediately. Mr. Kopp explained that the Twin Boro Agreement states all capital expenditures are required to come from the Twin Boro fund. Since the bank balance is approximately $50,000, the Recycling Center is in no position to make this purchase outright. Mr. Kopp is in the process of financing the trailer purchase through ESSA Bank to be covered through the Twin Boro fund. Solicitor Brown suggested that Mr. Kopp check with the auditor to confirm the financing structure is acceptable.

A motion was made by Ms. McCabe, seconded by Mr. Christman to approve the loan for the trailer purchase pending the auditor's authorization, and repay the loan solely through the Twin Boro Recycling Fund and utilizing the $9,000 that has been budgeted for 2026 from the Twin Boro Recycling Fund as a down payment. This is not an outright purchase of the trailer and there will be no Borough funds used towards the loan. The motion was carried. (7-yes; 0-no; 0-abstain)

A motion was made by Ms. McCabe, seconded by Ms. DeVries to approve the Special Event Application for the 2026 Independence Day Parade on Saturday, July 4, 2026 from 10:00 a.m. to 12:00 p.m., contingent upon receiving an updated Certificate of Insurance. The insurance policy renews in May, at which time the updated certificate will be submitted to the Borough. The motion was carried. (7-yes; 0-no; 0-abstain)

Committee Reports

Codes Committee – The next meeting is Wednesday, March 25 at 4:30 p.m.

Budget Committee – No report.

Parking Committee – The next meeting is Monday, March 23rd at 5:15 p.m.

Recycling Committee – The next meeting is Monday, March 23rd at 5:00 p.m. via Zoom.

Sewer Committee – No report.

Street Committee – The next meeting is Wednesday, April 15th at 4:30 p.m. via Zoom.

Personnel Committee – No report.

Public Relations/Media Committee – Ms. McCabe reported the Concert Ad Hoc Committee met on March 17. The committee is finalizing bands and looking for a graphic designer to design graphics, postcards, posters, and billboards with a QR Code directing people to the appropriate webpage. The concerts will be within the same footprint as previous years in Courthouse Square. Tolino's was the only restaurant in the Square open during the concerts but is not going to be in business any longer. Therefore, the committee would like to have a food truck at the concerts. The committee is also looking into porta potties. The next meeting is Thursday, March 26 at 6:00 p.m.

Redevelopment Committee – The next meeting is Wednesday, April 8 at 4:30 p.m.

I-80 Expansion Task Force Committee – Jessica Delfino reported the committee submitted their discovery as required by lawyers; since wetlands are on Ms. Delfino's property she put herself as a standing so the committee can move forward with the appeal.

Parks and Rec (SROSRC) Committee – The SROSRC Soiree is Thursday, March 19 at 6:00 p.m.at the Willowtree Inn where there will be auctions, raffles, and balloon pops. The next meeting is Tuesday, March 24 at 5:30 p.m.

Junior Council Committee – Ms. Currie reported the recruitment fair at Stroudsburg High School went well and is moving along with obtaining another Junior Council Member.

Mental Health Committee – The next meeting is Friday, March 27 at 1:00 p.m.

America 250 Committee – Ms. Crawford-Braun reported there are two potential grants available with one of them looking promising. The committee is moving forward with the Mocktail Bar at the Art Unveiling ceremony on April 19, which will be held from 1:00 to 2:30 p.m. in the Fire Department, 700 Sarah Street. The Fire Department will have an antique truck in the Independence Day Parade. The next meeting is Thursday, March 19 at 12:00 p.m.

Mayor's Report

Mayor Currie sent a letter of support to Congressman Ryan Mackenzie for Habitat for Humanity's request for federal funding to assist with the Home Preservation Program. Ms. Currie will attend the SROSRC Soiree on March 19; will perform a wedding on March 20; will attend Meals on Wheels Outreach next week; and will attend the check presentation of a national grant at the Ramsey School on March 27.

Council Member Reports

Mr. Abell asked Mr. Kopp the status of Waste Management collecting in the alleys previously discussed. Mr. Kopp spoke with WM but there were still issues this past week. WM is assigning a new driver to the route and a manager will ride along to hopefully resolve these matters.

Mr. Abell requested a BCRA Board update from Michael Schroder in the near future.

Solicitor's Report

Solicitor Brown provided an update on the property located at 558 North 5th Street; he and Ms. Destefano attended a hearing at the Magistrate's Office at which time Solicitor Brown explained that the Borough will potentially gain conservatorship of this property and will incur substantial costs; the judge set the fines for current violations at approximately $10,000.00. This is still within the appeal timeframe, and this amount could be amended. The Borough is not aggressively advancing with conservatorship because there is indication that this property will be under contract soon.

Manager's Report

Borough Manager Report
March 17th, 2026

Meetings

SARP Pension Meeting	March 3rd
Text MyGov/Refresh	March 3rd
Pelham Advisors/Check-In	March 3rd
Fybr Follow-Up	March 4th
Delta/Public Funding Status	March 6th
SARP Executive Cmte Meeting	March 9th
Parking Garage/Denny/Contractor	March 9th
Downtown Stroudsburg Board Meeting	March 9th
Downtown Business Association	March 10th
Coordination Meeting/St. Patrick's Parade	March 10th
Jim/Brian/Go Collaborative	March 11th
Borough/BCRA 2026 Projects	March 11th
SARP Commission Meeting	March 11th
Big Belly (Waste Bins) Stroudsburg Visit	March 12th
3rd Street Project/Contractor	March 17th
Pelham Check-In	March 17th

Comprehensive Plan Update	March 18th
America 250 Meeting	March 19th
Levee Certification & Accreditation	March 19th
Borough C2P2 Submission/DCNR	March 19th
Downtown Focus Groups	March 21st
Saint Patrick's Day Parade	March 22nd
Twin Boroughs Recycling Committee Mtg	March 23rd
Pocono COG Meeting	March 30th
Pelham Advisors/Check-In	March 31st
Founder Day's Event	April 1st
Delta/Public Funding Status	April 3rd

Infrastructure/Streets/Capital Projects

Quick Build / Main Street Project. One-year extension approved by DCED. Submitted determination for Mural Artists' hourly wage requirements. Finalizing budget and costs.

Creek Walk Trail. Statewide LSA, DCNR and DCED GTRP Grants submitted. Going forward with the levee portion of the trail with awarded grant funds. Awaiting approval on plans/contract documents from DEP; then we can go out to bid. Constructions easements out; received word back from PPL. Hoping to do work in 2026.

Parking Garage Repair/Rehabilitation. Met w/Contractor 3/9/26. Mobilization to begin immediately.

Levee Erosion Mitigation. Emplacing rip rap on the Brodhead Creek side of the levee to stop erosion. Working on alternate funding options. Work in 2026 if funding is available.

Paving 2026. CDBG Project (Kramer Avenue) out to bid. Need final approval for 3rd Street Project to go out to bid in 2026. 3rd and 8th Street Paving w/BCRA can use COSTARS for portions of the project; met with vendor today.

Slip Lining Wastewater & Stormwater Lines. Received OK to use COSTARS vendors. Begin to contact vendors and schedule work in the next several weeks. Total of $446,845 available.

Grants Strategy 2026

Congressional Appropriations. Congressional Appropriation through Congressman Bresnahan submitted. Senator's McCormack and Fetterman proposals due in the next several weeks. For Five Points Roundabout and Borough Building Upgrades/Renovations.

2026 DCNR Grant C2P2 Grant. Meeting with DCNR on March 19th. Due April 30th, 2026.

2025 Statewide LSA Grant. Submitted. For engineering for Five Points Roundabout.

Monroe County LSA. Submitted. For new parking meters for the remainder of the Borough. Discussed with Representative Probst.

PennDOT Transportation Alternatives Set-Aside (TASA). Draft application submitted. Presentation to NEPA Alliance on December 16th.

Office of the Budget (OMB) Redevelopment Assistance Capital Program (RACP). Submitted. For Borough Building improvements.

Main Street Matters Program Grants. Submitted. For Business Improvement Grants.

Rural and Tribal Assistance Pilot Program. For engineering study for Main Street Project. Will be resubmitted when the grant program reopens.

PennDOT Automated Red Light Enforcement Program (ARLE). Received $483,565. Project in 2027. For Park & Broad Streets traffic signal. Awaiting contract approval from PennDOT to go ahead with project.

2025 DCED PA Small Water & Sewer Program. Submitted. Received $250,000. For slip lining sewer and water lines.

2025 DCED Multimodal Transportation Fund. Submitted w/BCRA. $600,000 received for street repaving and water line replacement.

Office of the Budget (OMB) Redevelopment Assistance Capital Program (RACP Grant). Received $500,000 for Parking Garage Repairs.

2024 Monroe County LSA Grant. Received $200,000 for Parking Garage Repairs.

PMVB Beautification Grant Program. Received $8,500 for Bollards & Sleeves, requested amount.

2023 Statewide LSA Grant. Received $250,000 for the Creek Walk Project.

2023 Monroe County LSA Grant. For Parking Garage Repairs. Received $250,000.

2022 Monroe County LSA Grant. Received $500,000 for the Main Street Project.

Monroe County Hotel Tax Allocation. Received $9,847 for equipment for Dog Park. Equipment received.

DEP Levee Inspection Reimbursement. $3,975. Reimbursement received.

Big Belly Waste Receptacles

Met with representative from the manufacturer of our automated trash receptacles. Now have access to online "dashboard" for all receptacles. Checking to see if cans are still under warranty for repairs.

My Work Program 2026

Will participate again in 2026. Initial discussions with PA Labor & Industry. This year, we will host 4 participants for 16 Hours/week.

KMIT/Workers Comp Insurance

Two visits scheduled from Keystone Risk Management in 2026 due to still being considered higher risk due to past claims.

Borough Funds Investment in CDs

ESSA Bank CD Rates lower than our current money market account rates. PLGIT rate slightly higher than ESSA rates, in my opinion not worth the effort to move them to another institution.

Downtown Visioning/Strategic Planning

Meeting with Pelham Associates on March 17th. Focus Groups Saturday, March 21st.

Solid Waste Ordinance

Began alleyway pick-ups on March 11th. Still working out "kinks" in pick-ups due to the use of two automated trucks.

Sewer Units/Trash/EDU Reassessment

Reassessment complete. Coordinating with County to update Assessment and 911 databases.

Commercial/Residential Recycling

Residential inspections complete. Looking to do another round of enforcement in March/April. Problems of pick-up seem to have been resolved without expanding pick-up schedule to four days from three.

Residential Rental Property Inspections

2025-26 inspections underway.

Monthly E-Newsletters

March E-Newsletter sent out Friday, February 27th.

Safety Committee
Safety Training and Safety Committee Meeting scheduled for March.

Borough Newsletter
Spring Newsletter to printer on March 10th. Mailing date TBD.

Bicycle Racks
Three racks remain to be installed: 745 Main, 401 Main & 33 North 7th Streets. North 7th Street was approved with a slightly changed location. Installation in Spring 2026.

Upcoming Priorities
Downtown Visioning/Strategic Plan LSA/Main Street Project
Summer Infrastructure Projects Planning

Engineer's Report
Kathleen Brady advised that bids for the Kraemer Avenue paving project will be opened in Peters Consultant's office on March 31. Bids and the engineer's recommendations will be provided for the April 7 Borough Council Meeting.

Downtown Manager's Report
Michael Moreno reported he will be in Harrisburg on March 18; March 21 is the Focus Group Sessions with Pelham Advisors; he will attend a webinar on March 24; and will attend the Downtown 101 conference on March 30. 670 survey responses were received!

Zoning/Codes Officer Report
No report.

Street Superintendent's Report

Mr. Ace attended a meeting on North 3rd Street to begin coordinating the paving project. A grant was received that will be used by Brodhead Creek Regional Authority (BCRA) for updating water lines, and by the Borough for paving. The grant allows using COSTARS contractors; therefore, no bidding is necessary. Barker and Barker Paving, who has previously done paving within the Borough, were on site to review the North 3rd Street project and are slated to be the paving contractors. BCRA will reimburse the Borough for their portion of the grant.

Approval of Bills on Warrants 260317
A motion was made by Mr. Christman, seconded by Ms. McCabe to approve Bills on Warrants 260317. The motion was carried. (7-yes; 0-no; 0-abstain)

Public Input for Non-Agenda Items
Jane Harten, the Agent involved with the Shanti House LLC, was present. At the February 17, 2026 Council Meeting, a request to grant an extension for Borough Council to render its decision through February 28, 2027 was discussed. At that time, a motion was made to extend the deadline to March 31, 2026, requiring the applicants or a representative of the Shanti House LLC, appear at a Council meeting by March 31, 2026 or the request would be denied. There were no representatives present at the March 3, 2026 Council meeting, therefore, the original request was denied. Ms. Harten explained at this meeting that the buyers are moving forward with the purchase and if all goes well, they will close on the property in June. They will start with the original foundation and plans, with construction starting as soon as July or August, if all permits are in place. Solicitor Brown advised by granting the extension, it simplifies the Land

Development Process for the new buyer and streamlines the application process. A motion was made by Ms. McCabe, seconded by Mr. Christman to approve the request from Shanti House, LLC, to waive the requirement of the Municipalities Planning Code and the requirements of the Ordinances of the Borough of Stroudsburg and grant an extension until February 28, 2027, to render its decision on the Shanti House project. The motion was carried. (6-yes; 1-no, Mr. Shay; 0-abstain)

Michael Schroder asked the status of the parking deck. Mr. Kopp advised the contractors have begun mobilization of equipment and will start construction as soon as the weather allows, with a 120-day completion timeframe expected.

Jessica Delfino advised the monthly breakfast meeting for artists will be Saturday, April 18 from 10:00 a.m. to 11:00 a.m. at Square Fare, 19 Williams Street.

Executive Session
None.

Adjournment
The meeting adjourned at 8:01 p.m., on a motion made by Mr. Christman, seconded by Ms. McCabe. The motion was carried. (7-yes; 0-no; 0-abstain)