



ORDINANCE # _____

**AN ORDINANCE OF THE BOROUGH OF STROUDSBURG, MONROE COUNTY,
PENNSYLVANIA, AMENDING CHAPTER FIVE, PART FIVE, ARTICLE B,
“PROPERTIES AND STOREFRONTS, VACANT AND ABANDONED” TO ALTER
THE FEE SCHEDULE AND REGISTRATION REQUIREMENTS
IN THE C-1A AND C-2 ZONING DISTRICTS**

WHEREAS, The Borough Code expressly authorizes the Borough to abate nuisances, regulate the repair of buildings within the Borough, and to fix, charge and collect fees for licenses and permits, all as specifically set forth at 8 Pa.C.S. § 1202(a)(4), (5), (6), (7), and (9); and

WHEREAS, the Borough elected to exercise said authority by the adoption of Ordinance No. 1063 concerning Vacant and Abandoned Storefronts and Properties, codified at Chapter Five, Part Five, Article B of the Borough Code; and

WHEREAS, it is the determination of Borough Council that certain adjustments to the fee schedule and registration requirements set forth therein are needed to best provide for the health, safety, and welfare of the residents, workers, business owners, and visitors of the Borough;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Stroudsburg in the County of Monroe, Commonwealth of Pennsylvania that the Chapter Five, Part 5, Article B, Section 5-510 of the Stroudsburg Borough Code of Ordinances be amended to read as follows:

1. The owner of any vacant property or vacant storefront as defined herein shall, within 30 calendar days after the building becomes a vacant property or storefront or within 30 calendar days after assuming ownership of the vacant property or vacant storefront, whichever is later, or within 10 calendar days of receipt of notice by the municipality, file a registration statement for such vacant property or storefront with the Code Enforcement Official on forms provided by the Borough for such purposes. Failure to receive notice by the municipality shall not constitute grounds for failing to register the property.

A. Each property having a separate block and lot number as designated in official records of the municipality shall be registered separately, and only one statement is required for a property that meets both the definition of "vacant property" and "vacant storefront."

B. The registration statement shall include the name, street address, telephone number, and e-mail address (if applicable) of a person 21 years or older, designated by the owner or owners as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such owner or owners in connection with the enforcement of any applicable code; and the name, street address, telephone number, and e-mail address (if applicable) of the firm and the actual name(s) of the firm's individual principal(s) responsible for maintaining the property. The individual or representative of the firm responsible for maintaining the property shall be available by telephone or in person on a twenty-four-hour-per-day, seven-day-per-week basis. The two entities may be the same or different persons. Both entities shown on the statement must maintain offices in the State of Pennsylvania or reside within the State of Pennsylvania.

C. Except for those properties in the Borough's C-1A and C2 Zoning Districts, the registration shall remain valid for one year from the date of registration, except for the initial registration, which shall be prorated through December 31. For properties within the Borough's C-1A and C-2 Zoning Districts, as set forth in the Borough Zoning Code, Chapter 27 of the Stroudsburg Borough Code of Ordinances, the registration shall remain valid for one-half year, except for the initial registration, which shall be prorated through the sooner of the next June 30 or December 31. The owner shall be required to renew the registration, annually or semi-annually as the case may be, as long as the building remains a vacant property or a portion thereof remains a vacant storefront and shall pay a registration or renewal fee in the amount prescribed in § 5-513 of this subpart for each vacant property registered or vacant storefront. The owner shall be required to renew the registration, annually or semi-annually as the case may be, for so long as the building remains a vacant property or vacant storefront and shall pay a registration or renewal fee in the amount prescribed in § 5-513 of this subpart for each vacant property or vacant storefront registered.

D. The annual renewal shall be completed by January 1 each year. For properties within the Borough's C1-A and C-2 zoning districts, the semi-annual renewal shall be completed by both January 1 and July 1 of each year. The initial registration fee shall be appropriately prorated for registration statements received less than 10 months, or less than 5 months in the case of semi-annual renewals, prior to the applicable renewal date.

E. The owner shall notify the Code Enforcement Official within 30 calendar days of any change in the registration information by filing an amended registration statement on a form provided by the Code Enforcement Official for such purpose.

F. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough against the owner or owners of the property.

AND BE IT FURTHER ORDAINED AND ENACTED that Chapter Five, Part 5, Article B, Section 5-513 of the Stroudsburg Borough Code of Ordinances be amended to read as follows:

1. The fee for registration in accordance with Section 5-510, above shall be as follows:
 - A. Initial Registration: \$500.00.
 - B. First Renewal Registration: \$1,500.00.
 - C. Second Renewal Registration: \$3,000.00.
 - D. All Subsequent Renewal Registrations after the Second: \$5,000.00.

ORDAINED AND ENACTED at a regular meeting of the Borough Council of Borough of Stroudsburg, Monroe County, Pennsylvania this ____ day of _____, 2025.

Matt Abell, Council President

ATTEST:

Lawrence E. Kopp, Borough Manager

Michael Moreno, Mayor

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