

ORDINANCE NO. 2025- 3

AN ORDINANCE OF MONROE TOWNSHIP, SNYDER COUNTY, PENNSYLVANIA, AMENDING THE ZONING MAP OF MONROE TOWNSHIP TO ENLARGE THE COMMERCIAL ZONE (C) TO INCLUDE SNYDER COUNTY TAX PARCELS 12-11-307, 12-11-308, 12-11-309, 12-11-310, 12-11-311, 12-11-314.

The Monroe Township Board of Supervisors enacts and ordains as follows:

SECTION 1. Authority. This Ordinance is adopted in conformance with and pursuant to authority granted by Sections 10601, 10603, 10604, 10606 and 10609 of the Pennsylvania Municipalities Planning Code as set forth in Title 53 of Purdon's Pennsylvania Statutes Annotated, as amended.

SECTION 2. Purpose. It is the purpose and intent of the Board of Supervisors by the enactment of this Ordinance to amend the Zoning Map of Monroe Township to: increase the size of the Commercial Zone (C) to include Snyder County Tax Parcels 12-11-307, 12-11-308, 12-11-309, 12-11-310, 12-11-311, and 12-11-314. This will promote the general welfare of the public and facilitate the orderly development of the Township. The new Commercial Zone (C) shall include the properties as shown on the Exhibit 1 which were previously zoned Neighborhood Commercial (NC).

SECTION 3. Repeal of Previous Ordinance. All ordinances or parts of ordinances insofar as they are inconsistent herewith are hereby repealed.

SECTION 4. Affirmation. This Ordinance to amend the Zoning Map of Monroe Township shall affect only those portions of the Map, and the remainder of the Zoning Map is hereby affirmed and shall remain in full force and effect.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon enactment.

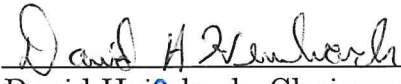
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ORDAINED AND ENACTED at a duly assembled public meeting by the Board of Supervisors of Monroe Township, this 22nd day of July 2025.

ATTEST:



Ashley Dull, Secretary



David Heimbach, Chairman



Steven Paige



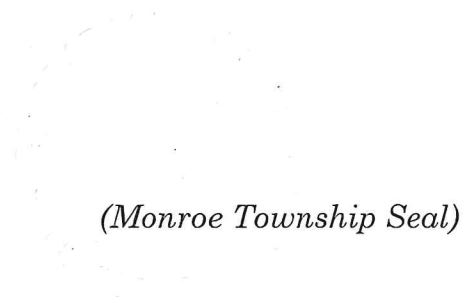
Ryan Mack

CERTIFICATION

I, Ashley Dull, Secretary of the Board of Supervisors of the Township of Monroe, Snyder County, Pennsylvania, hereby attest and certify that the foregoing is a true and correct copy of Monroe Township Ordinance No. 2025 - ____, which was duly enacted at the regular meeting of the Board of Supervisors of Monroe Township on July 22, 2025.



Ashley Dull
Secretary



(Monroe Township Seal)

CERTIFICATE OF PREPARATION

AND NOW, this 22nd day of July 2025, I hereby certify that I prepared the foregoing Ordinance adopted by the Board of Township Supervisors, Monroe Township, Snyder County, Pennsylvania, at a properly called and duly advertised meeting held on July 22, 2025.



Beau A. Hoffman, Solicitor

LEGEND

	REZONED TO COMMERCIAL ZONE
	C - COMMERCIAL
	N-C - NEIGHBORHOOD COMMERCIAL
	V - VILLAGE
	I - INDUSTRIAL
	AREA TO BE REZONED
	EXISTING ZONE BOUNDARIES



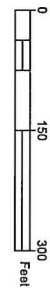
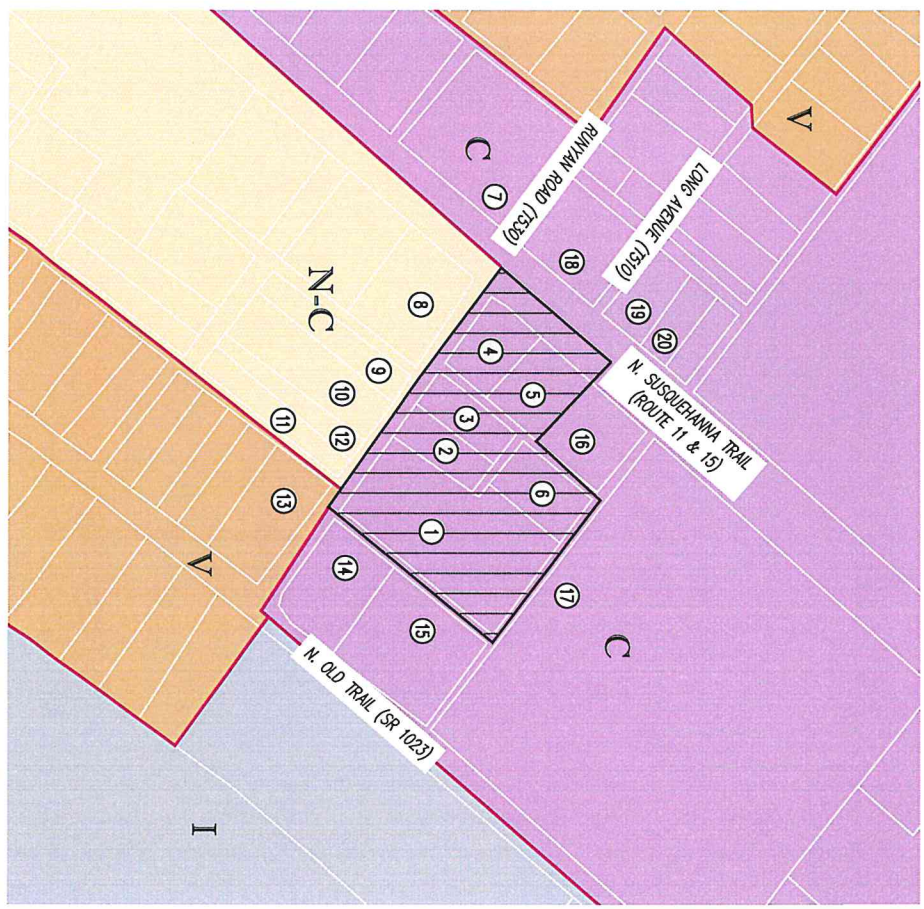
- NOTES:**
1. PARCELS IDENTIFIED AS #1-6 WITHIN THE MAGENTA DIAGONAL HATCHED AREA ARE PROPOSED TO BE REZONED INTO THE COMMERCIAL ZONE.
 2. J. OAKLEY COMPANY LLC IS AN EQUITABLE OWNER OF PARCELS #1-6 AND IS BELOW PER AN EXISTING SALES AGREEMENT.
 3. LIST OF EFFECTED PARCELS:

WITHIN ZONE CHANGE

#	TAX PARCEL	OWNER INFORMATION
1	12-11-307	RYAN A. BOYER
2	12-11-308	RYAN A. BOYER
3	12-11-309	RYAN A. BOYER
4	12-11-310	RYAN A. BOYER
5	12-11-311	MICHAEL J. SULLIVAN
6	12-11-314	MICHAEL J. SULLIVAN

ADJOINING ZONE CHANGE

#	TAX PARCEL	OWNER INFORMATION
7	12-11-274	CHUNG TAN LY
8	12-11-281	J. OAKLEY COMPANY LLC
9	12-11-282	J. OAKLEY COMPANY LLC
10	12-11-286	J. OAKLEY COMPANY LLC
11	12-11-287	RAY M. HUMMEL SR.
12	12-11-287A	RAY M. HUMMEL SR.
13	12-11-296	CARLOS A. JESUS
14	12-11-304	JODY I. SHEILLENBERGER FAMILY TRUST
15	12-11-305	PPL GENERATION LLC
16	12-11-312	MICHAEL J. SULLIVAN
17	12-11-315	NICHOLS FAMILY GST TRUST
18	12-11-355	KEYSTONE AUTOMOTIVE OPERATIONS
19	12-11-356	DARUL-ULOOM AL-QASIM INSTITUTE OF HIGHER ISLAMIC STUDIES
20	12-11-357	DARUL-ULOOM AL-QASIM INSTITUTE OF HIGHER ISLAMIC STUDIES



Deed Bk/Pg #	Tax Map/Parcel #	
	AS SHOWN	
Municipality	County	
MONROE TOWNSHIP	SNYDER	
No.	Revision/Issue	Date

Firm Name and Address

Meck-Tech
Incorporated
25 Old School Road
Selinsgrove, PA 17870
Ph: (570) 884-3333
meck-tech.com

Project Name and Address

Monroe Township
Zone Change

Sheet Name:	
Exhibit	
Project:	Sheet:
Date:	1
Date:	May 13, 2025
Scale:	1" = 150'