



Middle Smithfield Township  
147 Municipal Drive  
East Stroudsburg, PA 18302  
P: 570-223-8920 F: 570-445-3720

Must submit original plus  
14 Copies of Application,  
Plans & Back up documentation

## APPLICATION FOR PUBLIC HEARING

APPLICANT NAME: Usha Wadher

Mailing Address: 1540 Carlemont Dr. Ste J, Crystal Lake, IL 60014

Phone Number: (203) 843 7829

Email: akamdar@rajinvestmentsllc.com AKAMDAR@RAJINVESTMENTSLLC.COM

PROPERTY OWNER NAME: RAJ INVESTMENTS LLC

Mailing Address: 1540 Carlemont Drive, Suite J Crystal Lake, IL 60014

Phone Number: 203-843-7829 POC: Vipul Copani - Construction

ATTORNEY (if represented): Charles J. Vogt

Mailing Address: PO Box 103 Tannersville, PA 18372

Phone Number: 570-420-0438

Email: cjvogtlaw@gmail.com

If Applicant is not the Property Owner, state Applicant's authority to submit this application:

ADDRESS OF SUBJECT PROPERTY: 206 Fantasy Road East Stroudsburg, PA 18302

PIN NUMBER: See List Attached

ZONING CLASSIFICATION: C-1 and R-2

PRESENT USE OF PROPERTY: Resort

APPLICATION MUST INCLUDE:

- PROOF OF OWNERSHIP
- SITE PLAN OF PROPERTY - SITE PLAN MUST BE DRAWN TO SCALE, INDICATING LOCATION AND SIZE OF IMPROVEMENTS, BOTH PROPOSED AND EXISTING.
- STATEMENT OF PURPOSE, INTENT AND EXTENT OF PROPOSED CONDITIONAL USE OR SPECIAL EXCEPTION.
- APPROPRIATE FEE (See Middle Smithfield Township Fee Schedule)

002824 9:37AM

Application is hereby made for consideration of the following request at a public hearing in conformance with the requirements of the Middle Smithfield Township Ordinance.

**THE APPLICANT HEREBY:**

- A. \_\_\_\_\_ Appeals from the action of the Zoning Officer **(complete section 1 only)**
  - B. \_\_\_\_\_ Requests a Special Exception **(complete section 2 only)**
  - C. \_\_\_\_\_ Requests a Variance **(complete section 3 only)**
  - D.   X   Requests a Conditional Use **(complete section 4 only)**
  - E. \_\_\_\_\_ Challenges the validity of a land use ordinance **(complete section 5 only)**
  - F. \_\_\_\_\_ Appeal to UCC Board of Appeals **(complete section 6 only)**
  - G. \_\_\_\_\_ Other **(complete section 7 only)**
- 

**1. The applicant appeals from the action of the Zoning Officer:**

- a. The action taken was: \_\_\_\_\_
- b. The date the action was taken: \_\_\_\_\_
- c. The foregoing action was in error because : \_\_\_\_\_  
\_\_\_\_\_

**2. The applicant requests a Special Exception:**

- a. Nature of Special Exception sought: \_\_\_\_\_
- b. The special Exception is requested under Article: \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Middle Smithfield Township Zoning Ordinance.
- c. The reason for the request is: \_\_\_\_\_  
\_\_\_\_\_

**3. The applicant requests a Variance:**

- a. Nature of Variance sought: \_\_\_\_\_
- b. The Variance is requested from section: \_\_\_\_\_  
\_\_\_\_\_ of the Middle Smithfield Township Zoning Ordinance.
- c. The nature of the unique circumstances and the unnecessary hardship justifying the request for a Variance is: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. The applicant requests a Conditional Use:**

- a. Conditional Use sought: Resort Complex / Commercial Resort Development

**5. The applicant challenges the validity of a land use ordinance:**

- a. Ordinance(s) challenging: \_\_\_\_\_  
b. Nature of Challenge: \_\_\_\_\_  
\_\_\_\_\_

**6. The applicant Appeals to the UCC Board of Appeals on the following basis:**

- a. The true intent of the Act or Code was incorrectly interpreted. \_\_\_\_\_  
b. The provisions of the Act do not apply. \_\_\_\_\_  
c. An equivalent form of construction is to be used. \_\_\_\_\_

**7. If "other" please explain the relief sought below and the basis for same:**

\_\_\_\_\_  
\_\_\_\_\_

The applicant hereby agrees that all material and information submitted with this application shall become the property of Middle Smithfield Township and shall not be returned except as the Ordinance provides and does also hereby certify that all information, data, and statements submitted on or with this application are true and correct.

**The applicant further agrees to reimburse Middle Smithfield Township for all costs incurred by the Township in the processing of this Application (includes, but is not limited to, filing fees and hearing costs) to the extent that the costs exceed the filing fee submitted with this application.**

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF MONROE

:

The undersigned, being duly sworn according to law, deposes and says that he/she is the above-named applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

Ushe Walker  
SIGNATURE OF APPLICANT

9/26/2024  
DATE



NOTARY PUBLIC

Sworn to and subscribed before me this 26<sup>th</sup> day of September, 2024.

[Signature]

\*\*\*\*\*

**THIS PAGE TO BE COMPLETED BY TOWNSHIP**

\*\*\*\*\*

Reviewed by: \_\_\_\_\_

Date completed application received: \_\_\_\_\_

\* Complete application includes all required copies and fees

Required Fee: \$ \_\_\_\_\_

Planning Commission hearing date: \_\_\_\_\_

Board of Supervisors hearing date: \_\_\_\_\_

Zoning Hearing Board hearing date: \_\_\_\_\_

UCC Board of Appeals hearing date: \_\_\_\_\_

NOTES:

**RAJ INVESTMENTS LLC**  
**RESORT COMPLEX PARCELS**

**TAX PARCEL NOS**

**09.92061**  
**09.7A.1.2**  
**09.7.3.1-1**  
**09.7.3.1**  
**09.7.2.39-7**  
**09.7.2.2-5**  
**09.113775**

**PIN NUMBERS**

**09734301197735**  
**09733300981619**  
**09733400905639**  
**09733300893896**  
**09734400019373**  
**09734300084728**  
**09733300788206**

## **Raj Master Resort Complex**

Raj Investments LLC purchased the seven contiguous tax parcels comprising the resort formerly known as Pocono Palace. The seven parcels total about 411 acres. Raj Investments is seeking Conditional Use approval as a master resort complex under Division 61 of the Middle Smithfield Township Zoning Ordinance.

Raj Resorts in Poconos plans to be the latest premier destination nestled in the picturesque Poconos Mountains of Pennsylvania. Following substantial renovations, the Resort plans to open its doors in mid-2025 and intends to redefine high-end resort experiences with its bespoke amenities, comprehensive well-being programs that incorporate body, mind and soul, and innovative services designed to cater to a truly diverse clientele.

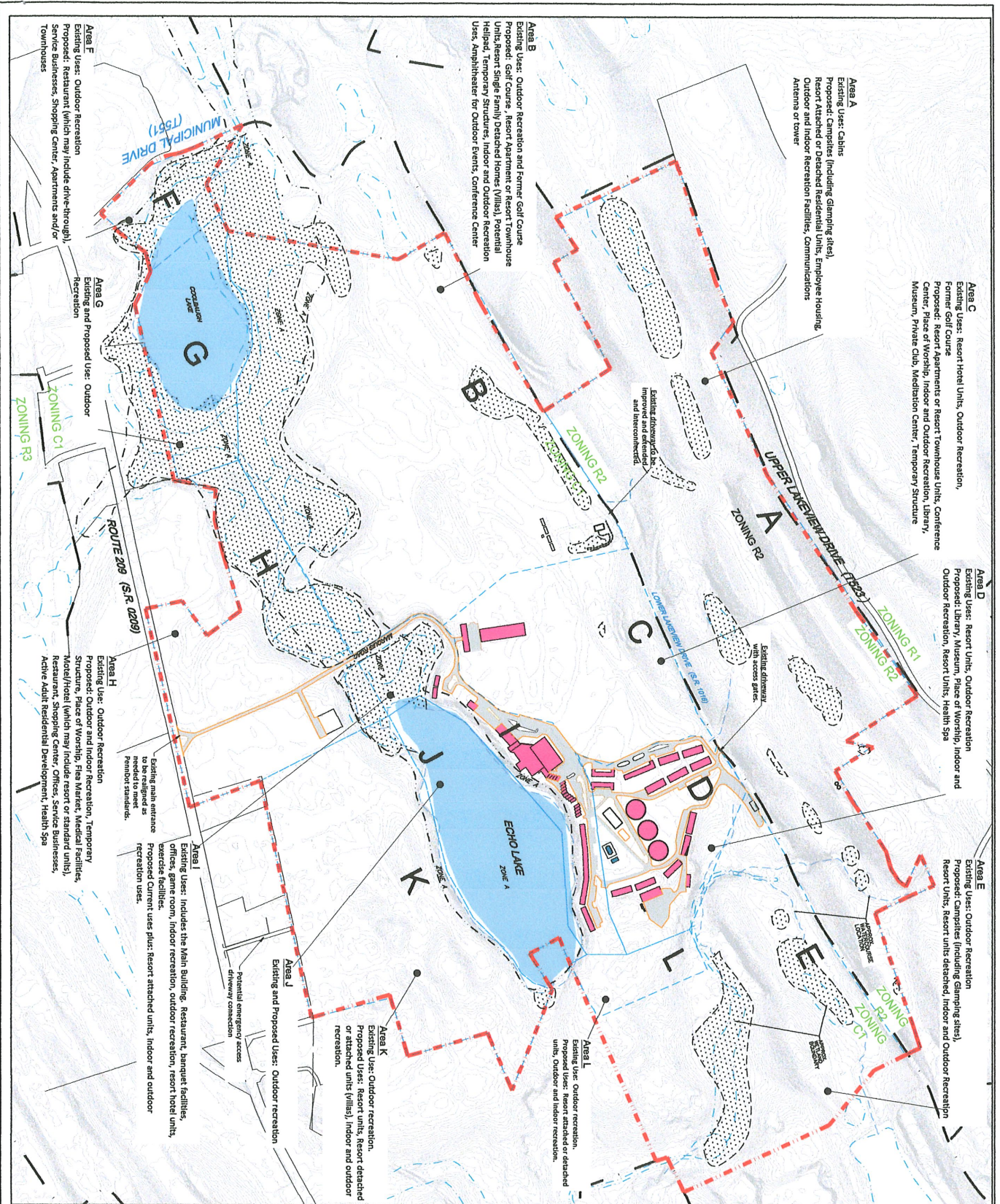
Long term the “modernization renovation” will involve upgrading facilities to include state-of-the-art amenities, well-being centers, and infrastructure to attract high-end clientele. The upgrades will include luxurious accommodations, world-class services, and sustainable design features, creating a destination that appeals equally to travelers of the modern era, as well as those seeking the charm of the Poconos.

The Resort complex plan consists of 12 Sections proposed to contain various resort uses. Following the master resort complex approval, the various uses will be developed in accordance with the provisions of the Middle Smithfield Subdivision and Land Development Ordinance. The Sections are shown on the plan which follows this description. The Zoning Use Categories and a description of the various uses planned for each Section are set forth on the tables also following this description.

The Resort will include conference center facilities, various types of resort housing units, both attached and detached, as well as hotel and food service facilities. Indoor and outdoor recreational and entertainment facilities will be located in numerous Sections. The Resort will also include places of worship and medical and spa facilities.

Access to the Resort will be from the existing entrance off U.S. Route 209 and from Municipal Drive and Lower Lakeview Road. The existing interior road system and walking trails will be supplemented and expanded as the Sections are developed.





**LEGEND**

- Zoning District Boundary
- Planning Areas
- Property Boundary
- Existing Buildings
- Existing Parking Areas, Roads, and Driveways
- 100 Year Floodplain
- Existing Lake
- Approximate Wetland Boundary

**General Notes**

The Master Plan is intended to show the overall types of proposed uses on a tract of land. Individual uses will still need approval from Middle Smithfield Township, including meeting zoning permits after Ordinance and Land Development Ordinance, the Township Floodplain Ordinance and the Township Stormwater Ordinance, as applicable.

Approval will also be needed from the Pennsylvania Department of Transportation for any work within the rights-of-way of a state road, including any new or modified entrance road.

**Resort Complex Conditional Use Plan Map**

Base information provided by Barry Isett and Associates

SCALE: 1" = 100' - 0"

SHEET NO.: 3023-1

PROJECT NO.: 3023-1

Urban Research & Development Corporation  
81 Highland Ave., Bethlehem, Pennsylvania 18017 • 610-883-0701

**Middle Smithfield Township**

MONROE COUNTY

DATE: 10-16-2024

REVISIONS:




	A	B	C	D
1	Raj Resort Overlay Possible uses and placements			
2				
3	<b>Area</b>	<b>Zoning Use Category</b>	<b>Description</b>	
4	<b>All Areas</b>		Existing Resort	
5	<b>A</b>	C16, B2	Employee Housing	
6		C16, F5, 040B	Resort units - Attached	
7		C16, 040B.	Resort Units - Glamping	
8		C16, B9	Resort units - Detached	
9		C16, E2	Communications antenna/tower and communications equipment building	
10		C16, C15. 040B	Outdoor Recreational Facilities	
11		C16, C15, 040B	Indoor Rec facilities	
12				
13	<b>B</b>	C16, F5, 040B	Resort units - Attached - Multi-story - 3 story - 45 feet	
14		C16, B9	Resort units - resort villas detached	
15		C16, F5, 040B	Resort units - Attached	
16		C16, C7	Golf course	
17		C16, E5	Helipad or heliport	
18		C16, H13	Structure Temporary	
19		C16, C15. 040B	Indoor Rec facilities	
20		C16, C15. 040B	Outdoor Rec Facilities	
21		C16, C20	Amphi theater - Outdoor event	
22		C16, 040B	Conference Center	
23				
24	<b>C</b>	C16, F5, 040B	Resort units - Attached - Multi-story - 3 story - 45 feet	
25		C16, C8	Library or museum	
26		C16, C13	Private club	
27		C16, C22	Worship, place of, and related uses	
28		C16, H13	Structure Temporary	
29		C16, C15, 040B	Indoor Rec facilities	
30		C16, C15, 040B	Outdoor Rec Facilities	
31		C16, 040B	Conference Center	
32		C16, C22	Indoor Rec facilities Pyramid Shape Structure	
33		C16, C20	Amphi theater - Outdoor event	
34				
35	<b>D</b>	C16, F5, 040B	Resort units - Attached - Multi-story - 3 story - 45 feet	
36		C16, C8	Library or museum	
37		C16, C22	Worship, place of, and related uses	
38		C16, C15, 040B	Indoor Rec facilities	
39		C16, C15, 040B	Outdoor Rec Facilities	
40		C16, H13	Structure Temporary	
41				
42	<b>E</b>	C16, F5, 040B	Resort units - Attached - Multi-story - 3 story - 45 feet	
43		C16, 040B	Resort Units - Glamping	
44		C16, B9	Resort units - Detached	
45		C16, C15. 040B	Indoor Recreational facilities	
46		C16, C15. 040B	Outdoor Recreational Facilities	
47				
48	<b>I</b>	C16, F10, 040B	Existing use in Main building	



	A	B	C	D
1			Raj Resort Overlay Possible uses and placements	
2				
3	Area	Zoning Use Category	Description	
49		C16, C15. 040B	Outdoor Recreational Facilities	
50		C16, F5, 040B	Resort units - Attached	
51		C16, F5, 040B	Resort units - Attached - Multi-story - 3 story - 45 feet	
52		C16, C15, 040B	Indoor Rec facilities	
53				
54	L	C16, F5, 040B	Resort units - Attached - Multi-story - 3 story - 45 feet	
55		C16, B9	Resort units - Detached	
56		C16, F5, 040B	Resort units - Attached	
57		C16, C15. 040B	Indoor Recreational facilities	
58		C16, C15. 040B	Outdoor Recreational Facilities	
59				
60	F	F10	Resturant	
61		F11	Resturant Drive thru	
62		F12	Service Busniess	
63		F13	Shopping center	
64				
65	G	C16, C15. 040B	Outdoor Recreational Facilities	
66				
67	H	C16, 040E	Active Adult Development	
68		C16, C10	Medical facilities	
69		C16, C22	Worship, place of, and related uses	
70		C16, D1	Office	
71		C16, F5, 040B	Hotel/motel/inn	
72		C16, F6	Health spa	
73		C16, F8	Open-air business/flea market	
74		C16, F10	Restaurant	
75		C16, F12	Service business	
76		C16, F13	Shopping center	
77		C16, H13	Structure Temporary	
78		C16, C15. 040B	Indoor Rec facilities	
79		C16, C15. 040B	Outdoor Recreational Facilities	
80				
81	K	C16, F5, 040B	Resort units - Attached - Multi-story - 3 story - 45 feet	
82		C16, B9	Resort units resort villas detached or attached	
83		C16, C15. 040B	Indoor Rec facilities	
84		C16, C15. 040B	Outdoor Recreational Facilities	
85		C16, H13	Structure Temporary	
86		C16, F5, 040B	Hotel/motel/inn	
87				
88	J	C16, C15. 040B	Outdoor Recreational Facilities	
89				