



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

January 12, 2026 6:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/81677040906>

Meeting ID: 816 7704 0906

Security Passcode: 562296

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Re-Organization: Chair and Vice Chair

ROLL CALL

PUBLIC COMMENT

Public Comment Policy has changed. For public comment at the beginning of a meeting you will be permitted 3 minutes on agenda and non-agenda items only. For action items, you may speak at the podium and be permitted 1 minute for your comments during that agenda item.

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the December 8 , 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

NEW BUSINESS

- Historic Overlay Ordinance Review **(Possible Action Item)**
- Chicken Ordinance Review
- Motion to recommend the Chicken Ordinance for adoption by the Pocono Township Board of Commissioners. **(Possible Action Item)**

PRESENTATIONS:

MCTI Rezoning request– **(Possible Action Item)**

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

EPT Ski Properties Inc., Christopher Schubert, Esq., - 301 Resort Drive, Tannersville (**Possible Action Item**)

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION – (Possible Action Items)

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of March 2026. **Deadline for P.C. consideration is 3/30/26. (Possible Action item)**
- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/25 P.C. meeting. Approval deadline of February 28, 2026 **Deadline for P.C. consideration is 2/9/26 (Possible Action Item)**
 - Waiver request presentation - **Possible Action Item**

Motion to table the following plans (Action Items):

- 3172 Route 715 Minor Residential Development LDP 1451 – Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2026. **Deadline for P.C. consideration is 1/12/2026**
- 406 Cherry Lane Road LDP 1453 – Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2026. **Deadline for P.C. consideration is 1/12/26**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. **Deadline for P.C. consideration is 2/9/26.**
- Alaska Pete’s Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on January 26, 2026 at 5:00 PM

ADJOURNMENT



YOUR GOALS. OUR MISSION.

January 8, 2026

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18272

**SUBJECT: POCONO TOWNSHIP SANITARY SEWER IMPROVEMENTS
PENNVEST APPLICATION LAND USE & AGRICULTURAL PRESERVATION
POCONO TOWNSHIP, MONROE COUNTY
PROJECT NO. POCS-00030**

Dear Planning Commission members:

Pocono Township is applying for financial assistance through the Pennvest Program and a requirement of that application is confirmation of consistency with Monroe County's land use plan, comprehensive plan, and all other county and local land use and agricultural preservation regulations.

Pocono Township's sanitary sewer system is nearing 20 years of service and represents a \$100 million community investment. As a First-Class Township, it is the Township's responsibility to provide sewer service where and when it is needed to protect public health, waterways, and economic growth. Over recent past years development requiring sanitary sewer service has increased in the Township.

The proposed scope of work in which monies are required from Pennvest in part or in whole includes the following:

- Install 3,693 feet of 8-inch sanitary sewer main along Bartonsville Avenue and Bartion Court for new sewer connections.
- Install 1,834-feet of 8-inch sanitary sewer along Stadden Road for new sewer connections.
- Install 335-feet of 8-inch sanitary sewer, 5,534-feet of 10-inch sanitary sewer, and 2,375-feet of 12-inch sanitary sewer along Sullivan Trail and Camelback Road for new sewer connections.
- Remove the concrete bottom of the wet well, lowering the wet well by 18-inches, and installing a new concrete floor for compliance with the existing permit.



An example response letter is attached for your use.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Melissa E Hutchison

Melissa E. Hutchison, P.E.
Principal Engineer

Enclosure

cc: Jerrod Belvin, Manager – Pocono Township
Patrick Briegel, Public Works Direction – Pocono Township
Michael E. Gable, P.E. – T&M Associates

g:\projects\pocs\00030\calculations & reports\environmental assessment\land use letters\tpw.planning.commission.docx

[LOCAL LAND USE PLANNING OFFICES]

[DATE]

Dear Sir or Madam:

Please be advised that the **[local land use planning office]** has reviewed your **[wastewater; drinking water; storm water]** project as requested. We are pleased to be a participant in the planning of your important infrastructure project.

Our office has determined that your project to provide **[potable drinking water; wastewater service; storm water facilities]** to the **[location to be served]** area of **[municipality]** is consistent with the **[local land use name]** land use plan, comprehensive plan and all other county and local land use and agricultural preservation that impacts this area.

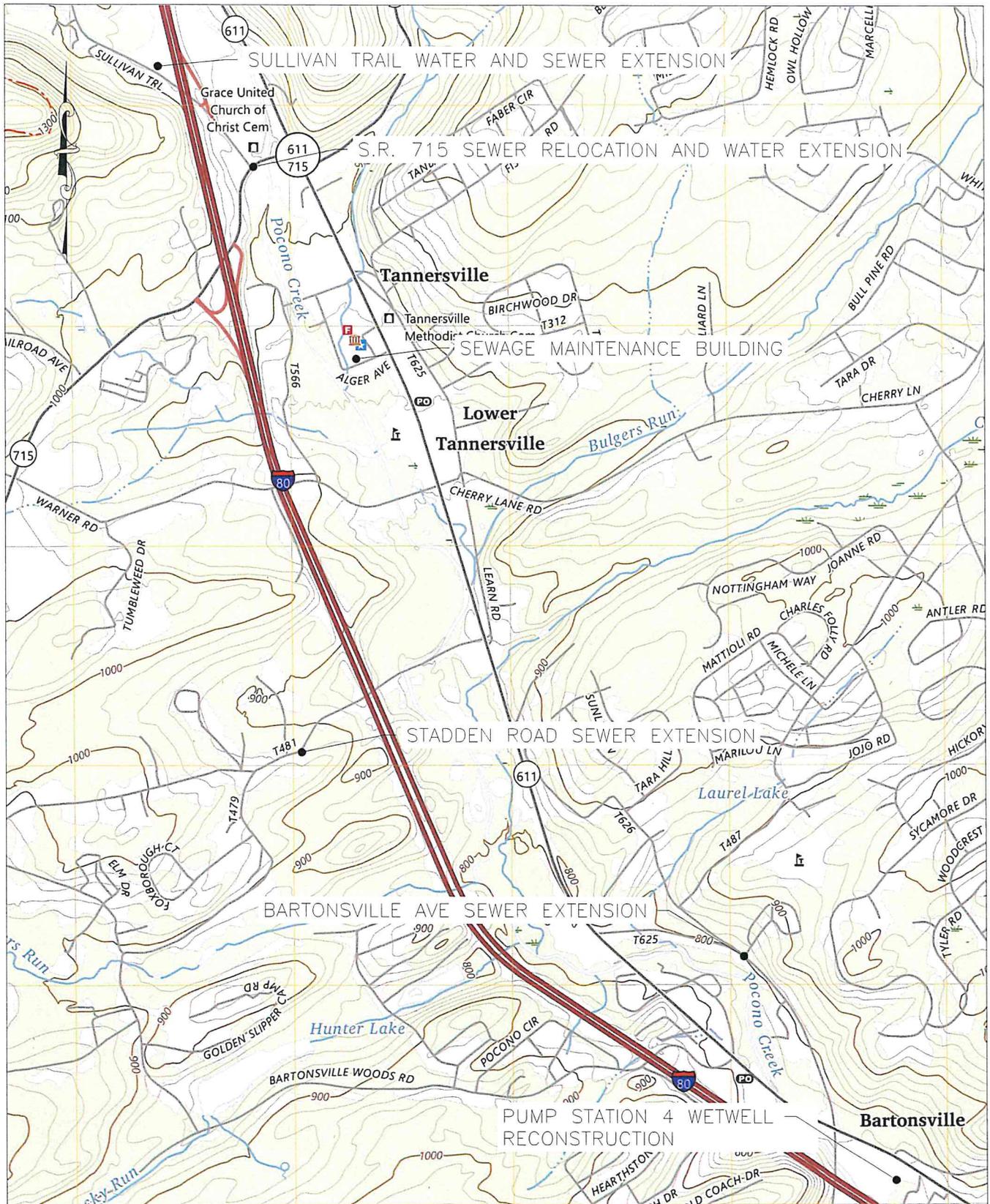
We appreciate the opportunity to suggest some modifications to your project at the planning consultation, and are happy to find that you have re-routed some of your proposed **[sewer collection; water distribution; storm facilities]** to accommodate our concerns. This project is important, and we strongly encourage PENNVEST to provide appropriate funding.

Should you have any questions, please feel free to call our office at [].

Sincerely,

[NAME]

[TITLE]



SOURCE: MOUNT POCONO USGS QUADRANGLE

POCONO TOWNSHIP, MONROE COUNTY, PA
PENNVEST APPLICATION LOCATION MAP



PROJECT NO:	POCS00030	DRAWING	LOCMAP.DWG
DATE:	01/08/2026	SHEET	1 OF 1
SCALE:	1"=2000'		
DRAWN BY:	KAS		

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 THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR
 THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF T&M ASSOCIATES, IS PROHIBITED.

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

December 8, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, December 8, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki, Chairman.

ROLL CALL

Joe Folsom, present; Christina Kauffman, present; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Kyle VanFleet, absent.

Planning Commission Alternates: Bruce Kilby, present, Jordan Merring, present.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Perera, Township Solicitor; Krisann MacDougall, Township Asst. Secretary, Jerrod Belvin, Township Manager/Secretary.

PUBLIC COMMENT

Jim Pellegrini asked if there has been any collective traffic studies done. Jered Belvin stated that the township does participate in the County Comprehensive plan that includes a number of municipalities within the 611 corridor.

OLD BUSINESS

Jeremy Sawicki made a motion, seconded by Christina Kauffman, to approve the minutes of the November 10, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

PRESENTATIONS

Historic Overlay District – Pocono Manor: Lisa Perera briefly went over the updated map for the Historic Overlay District. Joe Folsom made a motion, seconded by Christina Kauffman, to recommend the matter to the board of commissioners for adoption. All in favor. Motion carried.

SPECIAL EXCEPTIONS:

EPT Ski Properties Inc., Christopher Schubert, Esq., - 301 Resort Drive, Tannersville. The presenting parties did not show for the meeting. Jeremy Sawicki made a motion, seconded by Chris Peechatka, to table the matter. All in favor. Motion carried.

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

Running Lane, LLC Final Plan Submission – LDP 1313 & 1360 Chris Peechatka made a motion, seconded by Clair Learn to recommend the plan to the Board of Commissioners based on T&M's review letter dated 11/11/25. All in favor. Motion carried.

Brookdale Spa Final Plan Submission LDP 1425: Clair Learn made a motion, seconded by Chris Peechatka, to recommend the plan to the Board of Commissioners for approval based on T&M's review letter dated 12/4/25. All in favor. Motion carried.

Joe Folsom made a motion, seconded by Clair Learn, to recommend the waiver of Section 390-52.E(4)(g)[7] regarding water supply requirements. Fire Flow protection requirements. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of March 2026. **Deadline for P.C. consideration is 3/30/26.** Jeremy Sawicky made a motion, seconded by Christina Kauffman, to table the plan. All in favor. Motion carried.
- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/24 P.C. meeting. Approval deadline of February 28, 2025. **Deadline for P.C. consideration is 2/9/2026.** Joe Folsom made a motion, seconded by Dennis Purcell, to table the plan. All in favor. Motion carried.

Jeremy Sawicki made a motion, seconded by Clair Learn, to table the following plans, all in favor. Motion carried.

- 3172 Route 715 Minor Residential Development LDP 1451: Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2026. **Deadline for P.C. consideration is 1/12/2026.**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. **Deadline for P.C. consideration is 2/9/26.**
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26.**

NEW BUSINESS

- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on January 26, 2026

PRIORITY LIST

PUBLIC COMMENT

ADJOURNMENT Joe Folsom made a motion, seconded by Christina Kauffman, to adjourn the meeting at 6:40 p.m. All in favor. Motion carried.

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025 -

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
POCONO, MONROE COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 110
THE POCONO TOWNSHIP ZONING ORDINANCE, CHAPTER 470
"ZONING", OF THE TOWNSHIP OF POCONO'S CODE OF ORDINANCES,
AS AMENDED, BY ADDING THE POCONO TOWNSHIP HISTORIC OVERLAY
ZONING DISTRICT AND CORRESPONDING POCONO TOWNSHIP HISTORIC
OVERLAY DISTRICT ZONING REGULATIONS AND REPEALING ALL ORDINANCES
INCONSISTENT HERewith**

WHEREAS, Pocono Township's Code of Ordinances; Chapter 470 *Zoning* (the "Ordinance"), § 470-125 *Amendments* provides "The provisions of this chapter and boundaries of zoning districts as set forth on the Official Zoning Map may from time to time be amended or changed by the governing body of the municipality."; and

WHEREAS, Ordinance § 470-11 *Amendments* provides "If, in accordance with the provisions of this chapter and the Pennsylvania Municipalities Planning Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Township Commissioners."

WHEREAS, the governing body, the Board of Commissioners of the Township of Pocono, Monroe County Pennsylvania (the "BOC") seeks to enact amendments to the Ordinance by adding the Pocono Township Historic Overlay Zoning District to its Zoning Map and Zoning Districts with corresponding district regulations; and

WHEREAS, the BOC finds that the proposed amendments will promote, protect and facilitate the public health, safety and welfare; and

WHEREAS, pursuant to § 609 of the Pennsylvania Municipalities Planning Code , 53 P.S. § 10609, the Township of Pocono Monroe, County, Pennsylvania (the "Township") is authorized and empowered to enact amendments to the Ordinance after public hearing thereon pursuant to public notice and posting of the subject properties by the Township; and

WHEREAS, the BOC has conducted a public hearing pursuant to the public notice concerning the following amendments to the Ordinance; and

WHEREAS, after public hearing pursuant to public notice, the BOC desires to ordain and enact the amendments to the Ordinance set forth hereinafter.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

SECTION I. Chapter 470 *Zoning*; Article II *Terminology*; § 470-8 *Definitions* is amended by adding the following:

“Transient Dwelling Unit (TDU)

Any dwelling unit owned or managed by a landowner which is rented or leased for a period of less than 30 days.”

SECTION II. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts*; § 470-14 *List of Districts* is amended by adding the following:

“HOD Historic Overlay District”

SECTION III. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts* is hereby amended by amending the existing Zoning Map, as revised, by adding the Historic Overlay District designation to land located in the Township of Pocono, Monroe County, Pennsylvania as shown on the map attached hereto as **Exhibit “A”**, consisting of approximately One Thousand Six Hundred Ninety-Three (1,693) acres comprising Two Hundred Thirty-One Monroe County Tax Parcels identified on the same.

SECTION IV. Chapter 470 *Zoning*; Article IV *Basic District Regulations*; is amended by adding the following:

“§ 470-22.2 Historic Overlay District

A. Intent

1. Pocono Manor is recognized for its historic significance, including designation by the Pennsylvania Historical & Museum Commission and listing on the National Register of Historic Places by the National Park Service.

2. The Township’s intent is to preserve the historic character, integrity and livability of Pocono Manor without creating additional design review bodies or architectural approvals.

B. Applicability; Use Regulation

1. The HOD applies to all lots, uses, and structures located wholly or partly within its boundary.

2. Where the HOD is silent, the regulations of the underlying zoning district(s) remain in full force. If a conflict arises, the more restrictive provision shall control.

3. Prohibited Use. Transient Dwelling Units (TDUs) are prohibited within the HOD as a principal use, accessory use, temporary use, special exception, and conditional use, regardless of the provisions of the underlying zoning district.

4. Nothing in this section shall affect hotels, inns, bed-and-breakfasts that are otherwise permitted by the underlying zoning district and separately defined by Township ordinances.

C. Existing Uses; Nonconformities

1. Any TDU use lawfully existing and operating within the HOD prior to the effective date of this ordinance shall be considered a legal nonconforming use and shall be governed by Article V's regulations on nonconformities.

2. Legal nonconforming TDU uses shall not be expanded, enlarged, or intensified; any discontinuance or abandonment as defined herein shall terminate such nonconforming status. Any renewal, transfer, or lapse of a separate TDU license shall be treated in accordance with the applicable township licensing provisions, if any."

SECTION V. REPEALER

Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION VI. SEVERABILITY

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

SECTION VII. ENACTMENT

This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

ENACTED AND ADOPTED by the Board of Commissioners this ____ day of _____, 2025.

ATTEST:

**TOWNSHIP OF POCONO,
MONROE COUNTY,
PENNSYLVANIA**

JERROD BELVIN
Township Manager

RICHARD WIELEBINSKI
President, Board of Commissioners

EXHIBIT "A"

LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will consider for adoption at a Public Hearing to be held at 6:00 p.m. on the 27th day of January, 2026, at the Pocono Township Municipal Building, 205 Old Mill Rd, Tannersville, Pennsylvania 18372, an Ordinance amending Ordinance No. 110, The Pocono Township Zoning Ordinance, Chapter 470 "Zoning", of the Township of Pocono's Code of Ordinances, as amended, to add the Pocono Township Historic Overlay Zoning District to the Pocono Township Zoning Map and corresponding Pocono Township Historic Overlay District Zoning regulations and repealing all ordinances inconsistent herewith. Copies of the proposed Ordinance are available for review at the Municipal Building, during normal business hours.

Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

TAX PARCEL NUMBERS

1. 12.16.1.1-2	59. 12.14.1.8	117. 12.15.1.46	175. 12.14.1.27-2
2. 12.16.1.1-1	60. 12.14.1.8-1	118. 12.94139	176. 12.14.1.27
3. 12.16.1.1	61. 12.14.1.7	119. 12.15.1.31-2	177. 12.14.1.27-1
4. 12.13.1.1	62. 12.14.1.6	120. 12.15.1.31-1	178. 12.14.1.26-2
5. 12.15.1.56	63. 12.14.1.61-1	121. 12.15.1.31	179. 12.14.1.26-1
6. 12.15.1.42	64. 12.14.1.61	122. 12.15.1.30	180. 12.14.1.26
7. 12.15.1.42-1	65. 12.14.1.91	123. 12.15.1.28	181. 12.14.1.36
8. 12.15.1.55	66. 12.14.1.90	124. 12.15.1.28-1	182. 12.14.1.37
9. 12.15.1.42-2	67. 12.14.1.62	125. 12.15.1.27	183. 12.14.1.25
10. 12.15.1.54	68. 12.14.1.63	126. 12.15.1.26	184. 12.14.1.24-4
11. 12.15.1.41	69. 12.14.1.89	127. 12.15.1.25	185. 12.14.1.38
12. 12.15.1.51	70. 12.14.1.88	128. 12.15.1.24	186. 12.14.1.24-3
13. 12.15.1.50	71. 12.14.1.64	129. 12.15.1.14	187. 12.14.1.24-2
14. 12.15.1.49	72. 12.14.1.87	130. 12.15.1.15	188. 12.14.1.24-1
15. 12.15.1.40	73. 12.14.1.65	131. 12.15.1.13	189. 12.14.1.24
16. 12.15.1.48	74. 12.14.1.66	132. 12.15.1.12	190. 12.14.1.39-1
17. 12.94494	75. 12.14.1.86	133. 12.15.1.11-1	191. 12.14.1.39
18. 12.15.1.47	76. 12.14.1.85	134. 12.15.1.11	192. 12.14.1.40
19. 12.15.1.39	77. 12.14.1.67	135. 12.15.1.8-2	193. 12.14.1.23
20. 12.15.1.38	78. 12.14.1.84	136. 12.15.1.8	194. 12.14.1.22
21. 12.15.1.53	79. 12.14.1.68	137. 12.15.1.10	195. 12.14.1.21
22. 12.15.1.52	80. 12.14.1.69	138. 12.15.1.9	196. 12.14.1.13
23. 12.15.1.37	81. 12.14.1.70	139. 12.15.1.8-1	197. 12.14.1.20
24. 12.15.1.36	82. 12.14.1.71	140. 12.14.1.31	198. 12.14.1.14
25. 12.14.1.97	83. 12.14.1.83	141. 12.14.1.31-1	199. 12.92832
26. 12.14.1.96	84. 12.14.1.72-3	142. 12.14.1.49	200. 12.14.1.15
27. 12.14.1.95	85. 12.14.1.72-2	143. 12.14.1.49-1	201. 12.14.1.16
28. 12.14.1.115	86. 12.14.1.72-1	144. 12.14.1.50	202. 12.14.1.17
29. 12.14.1.114	87. 12.14.1.72	145. 12.14.1.51	203. 12.14.1.19
30. 12.14.1.113	88. 12.14.1.82	146. 12.14.1.52	204. 12.92933
31. 12.14.1.112	89. 12.14.1.81	147. 12.14.1.53	205. 12.14.1.18
32. 12.14.1.111	90. 12.14.1.73	148. 12.14.1.54	206. 12.15.1.3
33. 12.14.1.94	91. 12.14.1.74	149. 12.14.1.55	207. 12.15.1.62
34. 12.14.1.110	92. 12.14.1.75	150. 12.14.1.56	208. 12.15.1.63
35. 12.14.1.109	93. 12.14.1.80	151. 12.14.1.57	209. 12.15.1.64
36. 12.14.1.108	94. 12.14.1.76	152. 12.14.1.58	210. 12.15.1.65
37. 12.14.1.107	95. 12.14.1.79	153. 12.14.1.59	211. 12.15.1.4
38. 12.14.1.93	96. 12.14.1.79-1	154. 12.14.1.60	212. 12.15.1.5
39. 12.14.1.105	97. 12.14.1.78	155. 12.14.1.41	213. 12.15.1.6
40. 12.14.1.104	98. 12.14.1.77	156. 12.14.1.42	214. 12.15.1.7
41. 12.14.1.103	99. 12.15.1.18	157. 12.14.1.43	215. 12.15.1.2
42. 12.14.1.102	100. 12.15.1.17	158. 12.14.1.44	216. 12.93946
43. 12.14.1.92	101. 12.15.1.19	159. 12.14.1.45	217. 12.93947
44. 12.14.1.101	102. 12.15.1.20	160. 12.14.1.46	218. 12.93948
45. 12.14.1.5	103. 12.15.1.35	161. 12.14.1.47	219. 12.15.1.1
46. 12.14.1.4	104. 12.15.1.34	162. 12.14.1.48	220. 12.13.1.1-1
47. 12.14.1.3	105. 12.15.1.33	163. 12.14.1.30-3	221. 12.13.1.2
48. 12.14.1.100	106. 12.15.1.21	164. 12.14.1.30-2	222. 12.13.1.3
49. 12.14.1.99	107. 12.15.1.32	165. 12.14.1.30-1	223. 12.13.1.4
50. 12.14.1.98	108. 12.15.1.22	166. 12.14.1.30	224. 12.13.1.5
51. 12.14.1.2	109. 12.15.1.44	167. 12.14.1.32	225. 12.15.1.29
52. 12.14.1.1	110. 12.94624	168. 12.14.1.33-1	226. 12.15.1.61
53. 12.14.1.106	111. 12.94624.1	169. 12.14.1.33	227. 12.15.1.60
54. 12.14.1.12	112. 12.94624.2	170. 12.14.1.29	228. 12.15.1.59
55. 12.14.1.11	113. 12.15.1.23	171. 12.14.1.28	229. 12.15.1.58
56. 12.14.1.10-1	114. 12.15.1.45	172. 12.110058	230. 12.15.1.57
57. 12.14.1.10	115. 12.94623	173. 12.14.1.34	231. 12.15.1.43
58. 12.14.1.9	116. 12.15.1.31-3	174. 12.14.1.35	

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026 -

**AN ORDINANCE OF THE TOWNSHIP OF POCONO, MONROE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF
ORDINANCES OF POCONO TOWNSHIP, CHAPTER 470, ZONING AND REPEALING
ALL ORDINANCES AND PARTS OF ORDINANCES INCONSISTENT HEREWITH.**

WHEREAS, the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, under the powers vested in them by the “First Class Township Code” of Pennsylvania, as well as the laws of the Commonwealth of Pennsylvania, do enact and hereby ordain the following amendment to the Code of Ordinances of Pocono Township.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

SECTION I. Chapter 470 *Zoning*; Article II *Terminology*; § 470-8 *Definitions* is amended by adding the following:

“FOWL

A bird of the order *Galliformes* that is kept for its eggs and flesh; a rooster or hen. Fowl are included in the definition of Animal, Domestic.

RECREATION USE, PUBLIC/NON-PROFIT/NON-COMMERCIAL

A recreational use which is operated by a municipal, governmental or non-Profit organization and is open to the public for the purpose of recreation, including but not limited to, municipal, state, or federal parks, state game lands, open space, nature preserves, wildlife preserves, and other similar recreational uses as determined by the Zoning Officer.”

SECTION II. Chapter 470 *Zoning*; Article V *Supplementary Regulations*; § 470-53 *Customary Accessory uses* is deleted in its entirety and replaced as follows:

“§ 470-53 Customary accessory uses.

Includes uses customarily accessory to the principal use of a lot permitted in the district and essential services provided by public utilities. Accessory uses which are customarily subordinate to the principal use of a lot or a building located on the same lot and which serve a purpose customarily incidental to the use of the principal dwelling or lot shall be permitted in each district. Such uses include home gardening, but not the keeping of livestock, unless the livestock, are accessory uses to a permitted or nonconforming agricultural use, private garages or parking areas, signs, off-street parking and loading, temporary tract offices, unoccupied travel trailers and buildings and other uses customarily appurtenant to other permitted, special exception or conditional uses. Keeping of fowl shall be permitted as an accessory use to single-family detached dwellings. Domestic animals kept as pets shall be permitted when such animals

are owned by the occupants of the property in which they are kept and the animals are kept in accordance with public health, safety, welfare and nuisance regulations based upon the types of animals and the manner in which they are kept.”

SECTION III. Chapter 470 *Zoning*; Article V *Supplementary Regulations*; hereby amended by adding the following:

“§ 470-88 Keeping of Fowl.

A. Purposes

(1) To allow homeowners to responsibly keep fowl primarily for fresh eggs, in a regulated and controlled manner. To provide clear standards that residents can follow, improving compliance and neighborhood harmony.

B. Conditions and Requirements.

(1) The keeping of up to two fowl shall be permitted on lot with a minimum lot area of 10,000 square feet. One additional fowl may be kept for each additional lot area of 5,000 square feet. Fowl shall in all cases be confined to the property of the owner of the fowl.

(2) The keeping of roosters shall be permitted on a lot with a minimum lot area of 5 acres.

C. Sanitation and Nuisance Controls

(1) Property owners must maintain sanitary conditions and prevent noxious odors.

(2) Property owners must properly dispose of waste in accordance with an approved Manure Management Plan by the Pennsylvania Department of Environmental Protection in accord with the Commonwealth’s Clean Streams Law.

(3) Feed must be securely stored to prevent rodent infestations.”

§ 470-89 Recreation Use, Public/Non-Profit/Non-Commercial.”

SECTION IV. Chapter 470 *Zoning*; *Attachment I – Use Schedule* is hereby amended by adding the following:

“

Use	R-1	R-2	RD	C	I	CD	EP
Recreation Use, Public/Non-Profit/Non-Commercial	CU	CU	CU	CU	CU	CU	CU
Keeping of Fowl (as an accessory use to single-family, detached dwellings)	P	P	P	P	P	P	P

”

SECTION V. REPEALER

Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION VI. SEVERABILITY

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

SECTION VII. ENACTMENT

This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

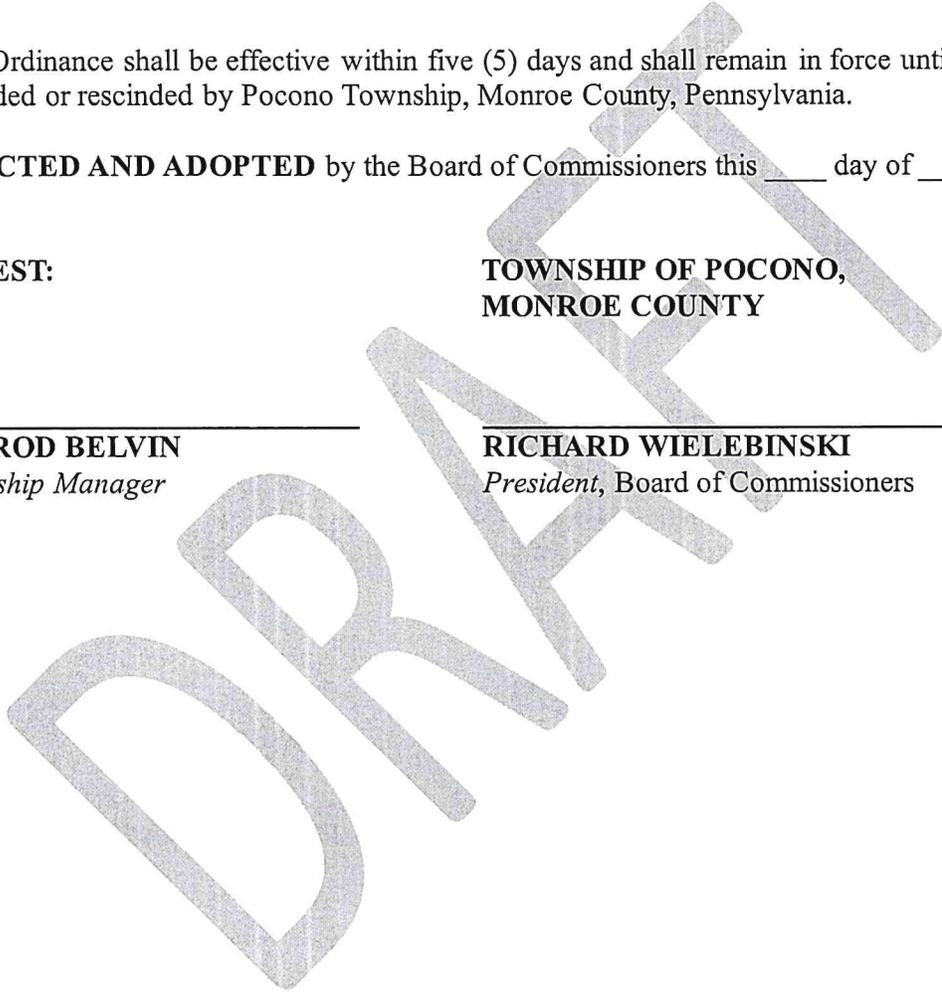
ENACTED AND ADOPTED by the Board of Commissioners this ____ day of _____, 2026.

ATTEST:

**TOWNSHIP OF POCONO,
MONROE COUNTY**

JERROD BELVIN
Township Manager

RICHARD WIELEBINSKI
President, Board of Commissioners



NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Pocono Township Zoning Hearing Board will hold a public hearing on **January 27, 2026, at 4:00 P.M.** at the Pocono Township Municipal Building, 205 Old Mill Road, Township Drive, Tannersville, PA 18372, to consider the application of Northeast Pennsylvania SMSA Limited Partnership d/b/a Verizon Wireless, regarding property owned by EPT Ski Properties, Inc., located at 529 Camelback Road, Tannersville, PA (Monroe County Parcel No. 12.10.1.1-1) within the RD – Recreation District.

The Applicant seeks the following zoning relief: (1) a special exception pursuant to § 470-19.B(2)(a) to install a communication tower consisting of a 58-foot wooden utility pole, panel antennas, and a 10' x 20' fenced equipment compound near an existing utility building on the Camelback Resort property; (2) a variance from § 470-52.A(2) (letter of intent for collocation), on the grounds that the proposed small-scale pole facility cannot feasibly accommodate additional provider antennas; (3) a variance from § 470-52.I (minimum eight-foot fence height), to allow a six-foot chain-link fence with screening around the equipment compound; and (4) any other relief, interpretations, or waivers deemed necessary by the Board to permit construction and operation of the facility.

The complete application is available for public inspection at the Township office from 8:00 a.m. to 4:30 p.m., and copies may be obtained at the cost of reproduction. The hearing is open to the public, and individuals with legal standing may participate. Please contact the Township at (570) 629-1922 at least one day in advance if you require special accommodations.

WEITZMANN, WEITZMANN & HUFFMAN, LLC
By: Todd W. Weitzmann, Esquire
700 Monroe Street
Stroudsburg, PA 18360
Pocono Township Zoning Hearing Board Solicitors



5000 BUTTER ROAD, SUITE 205
MECHANICSBURG, PENNSYLVANIA 17055
TEL: (717) 534-8100
FAX: (717) 534-8101
WWW.PENNSYLVANIACONNEX.COM



CELLCO PARTNERSHIP d/b/a
VERIZON WIRELESS
300 VERMONT AVENUE
JAIL STOP 341V00
BASKING RIDGE, NEW JERSEY 07920

REGULATORY SITE INFORMATION
LATITUDE: 41.47 N (41.47 N)
LONGITUDE: 74.72 W (74.72 W)
GENERAL LOCATION: 152.2' ASIC, 1400.0' IN
GENERAL HEIGHT: 92.2' ASIC

SCHEDULE OF REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
3	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
4	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
5	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
6	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
7	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
8	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
9	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER
10	REVISED PER COMMENTS FROM THE TOWNSHIP ENGINEER

DESIGNED BY: JCS
CHECKED BY: JCS

OVERALL SITE PLAN

DRAWING SHEET:
Z-1

NEP CAMELBACK SKI RESORT
529 CAMELBACK ROAD
PENNSYLVANIA 18372
SITE ID 5049711
FUZE PROJECT ID 2549251
POCONO TOWNSHIP
MONROE COUNTY,
PENNSYLVANIA

SHEET NO. 2 OF 14



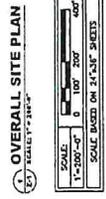
SITE INFORMATION

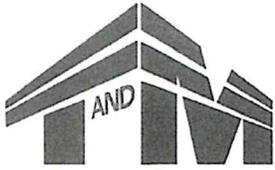
SITE NAME:	NEP CAMELBACK SKI RESORT
SITE ADDRESS:	529 CAMELBACK ROAD TAMERVILLE, PENNSYLVANIA 18372
TOWNSHIP/DISTRICT:	POCONO TOWNSHIP MONROE COUNTY, PENNSYLVANIA
PARCEL ID:	13-00-00000000000000000000
AIRBORNE:	POCONO TOWNSHIP MONROE COUNTY, PENNSYLVANIA
SITE COORDINATES:	41.47 N, 74.72 W
GRID/GRID SYSTEM:	UTM 18Q UTM 18Q
STRUCTURE TYPE:	WOOD POLE
STRUCTURE HEIGHT:	54 FT. AS, 100 FT. 1000000000
ANTENNA RAO CENTER:	18.4 FT. AS
TELECOM:	CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
OWNER NAME:	EPT INC. PROPERTIES INC.
OWNER ADDRESS:	333 VALMART BL. SUITE 301 PALM BEACH, FLORIDA 33480

GENERAL NOTES:

- THE TOWER, ANTENNAS AND SUPPORT STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
- THE TOWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
- THE TOWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
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ALL REQUIRED BELOW GRADE FENCING SHALL BE INSTALLED TO PROTECT THE LOCATION OF ANY UNDERGROUND UTILITIES, CABLES, AND UTILITY LINES.





YOUR GOALS. OUR MISSION.

December 18, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: MOUNTAIN EDGE VILLAGE COMMUNITY TOWNHOUSE UNITS 57A-H
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1445, T&M PROJECT NO. POCO-R1180**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a review of the Preliminary/Final Land Development Plan Application for Mountain Edge Village Community Townhouse Units 57A-H. The submitted information consists of the following items.

- Response Letter prepared by D&D Engineering and General Construction, LLC, dated November 25, 2025.
- Fire Company comments dated December 16, 2025.
- Quantity & Cost Estimate prepared by Deanna L. Schmoyer, P.E., dated December 9, 2025.
- "E&SPC & PSCM Report/Narrative" prepared by D&D Engineering and General Construction, LLC, dated January 2, 2025, last revised December 5, 2025.
- Boundary Survey Map of Ski Side Village prepared by Brian D. Courtright, P.L.S., 1 sheet, dated December 5, 2023.
- Land Development Plan for Mountain Edge Village Community Townhouse Units 57A-H prepared by D&D Engineering and General Construction, LLC, 13 sheets, dated January 2, 2025, last revised December 5, 2025.

BACKGROUND INFORMATION

The Applicant, Percudani House III, L.P., has submitted a plan proposing an 8-unit townhouse building at the end of Ski Side Lane located within Mountain's Edge at Camelback. The property is located within the RD, Recreation, Zoning District and consists of two parcels (Tax ID No. 12/10B2.1/1 and 12/117167). The overall property has an area of 65.25 acres and contains numerous existing townhouse buildings, parking areas, outdoor amenities (pool, basketball court, tennis court), access roads, a sewage pump station, and a sewage treatment plant. The site also has wetlands, ponds, wooded areas, steep slopes, the Pocono Creek watercourse, and an unnamed tributary to the Pocono Creek. The site is currently served by private centralized water and sewer.

The project proposes a new 8-unit townhouse building, new parking areas to serve the new building as well as existing Units 45-48, and a new infiltration/retention berm for stormwater management. The building is in accordance with the originally approved Mountain Edge Village Planned Community. The project was a previously approved land development called "Ski Side Village" with a total of 57 townhouse units approved



in November 1986. Per the application information, the proposed project will bring the site to a total of 56 townhouse units.

The project site is located within the B-2 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Pocono Creek, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).

Based upon our review of the above information and our previous comment review letter dated September 8, 2025, we offer the following comments and/or recommendations related to the proposed development.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers in Comments 1, 7, 17, 18, 19, 20, 21, 33, and 37 were requested and recommended for approval by the Township Planning Commission on October 14, 2025. Waivers in Comments 16 and 31 are also requested, but were deferred to the Board of Commissioners.

1. In accordance with Section 390-29.E.(3), “The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report.” *The design engineer has requested a waiver to this requirement. The justification states, “An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated from the overall boundary. It is requested that an overall boundary survey is not required with boundary closure reports since the proposed improvements are located over 300-feet from the closest part of the boundary.” (Previous Comment 1) Due to the relatively minor disturbance of an existing large, developed site, we have no objections to this waiver. (Previous Comment 1)*
- 2.-6. Previous Comments 2 through 6 satisfied.
7. Per Section 390-29.J.(1)(c), the plans shall include “truck turning movement diagrams for at least a WB-50 truck.” *A turning movement diagram for a WB-50 truck shall be provided. (Previous Comment 7) The design engineer has requested a waiver to this requirement. The justification states, “This is an existing townhouse development that was designed and approved in 1987, of which a WB-50 truck was not designed within the existing road system. The land development is for the development of a townhouse unit pad that was previously approved. A sign will be posted at the gated entrance that no tractor trailers are allowed.” Due to the nature of the proposed project on an existing developed site, we have no objections to this waiver. (Previous Comment 7)*
- 8.-9. Previous Comments 8 and 9 satisfied.
10. In accordance with Section 390-29.J.(9), supporting documents to be submitted include “A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list.” In addition, and in accordance with Section 390-29.J.(19), “Copies of all other required permits or the applications made therefor.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
 - a. *Monroe County Planning Commission – Comments were received in a letter dated April 29, 2025.*
 - b. *Pocono Township Fire Department – Pending*
(Previous Comment 10) Fire Company comments were received December 16, 2025.



11. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.

The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation. (Previous Comment 10) The response letter states, "A cost estimate will be provided once the comments are mainly addressed and there are no more changes to the plans." (Previous Comment 11) The cost estimate will be reviewed under separate cover.

- 12.-15. Previous Comments 12 through 15 satisfied.

16. In accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *Sidewalks may be required along Camelback Road. (Previous Comment 16) The design engineer has requested a waiver to this requirement. The justification states, "This is an existing townhouse development that was designed and approved in 1987. The proposed improvements consist of the construction of one townhouse unit and parking. No construction is proposed near Camelback Road." We recommend the Applicant discuss this with the Board of Commissioners. (Previous Comment 16)*
17. In accordance with Section 390-49.A.(4), "Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *While the Boundary Survey Map shows the majority of the outbound monumented, the property line along Camelback Road, in Pocono Creek, and two corners near "The Chateau", require monuments to be set. (Previous Comment 17) The design engineer has requested a waiver to this requirement. The justification states, "The proposed improvements are minor and are over 300 feet from the nearest property line. The proposed earth disturbance is less than an acre compared to the overall property area of 65 acres. A property boundary was performed by Brian D. Courtright, P.L.S., of which he notes he set pins on the property line where none were found." Due to the relatively minor disturbance of an existing large, developed site, we have no objections to this waiver. (Previous Comment 17)*
18. Per Section 390-50.D.(5), "Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical." *The proposed slopes of the basin berm are shown at 3:1 which exceeds this ordinance requirement. (Previous Comment 18) The design engineer*



has requested a waiver to this requirement. The justification states, "The proposed BMP has limited area based on the existing terrain. 3:1 side slopes have been utilized on the proposed berm. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet." We have no objection to the use of the 3:1 side slopes as this is an industry standard maintainable slope. (Previous Comment 18) It is noted that the maximum depth of the berm is now 4.5 feet with ponding depth to 3.26 feet for the 100-year storm event. We continue to have no objection to the use of the 3:1 slopes as stated above.

19. Per Section 390-50.D.(7), "Top width. The minimum top width of the detention basin berm shall be 10 feet." *The top width of the detention basin berm shall be dimensioned. It appears to be less than the required 10 feet. (Previous Comment 19) The design engineer has requested a waiver to this requirement. The justification states, "The proposed BMP is small due to the limited improvements and has limited area based on the existing terrain. A five foot top of berm width has been provided. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet." Due to the minimal size of the BMP, we have no objection to the requested reduction in the width of the berm. (Previous Comment 19) It is noted that the maximum depth of the berm is now 4.5 feet with ponding depth to 3.26 feet for the 100-year storm event. We continue to have no objection to the requested waiver as stated above.*
20. Per Section 390-50.D.(8), "Minimum. In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow." *The basin appears to be flat across its bottom due to its design for infiltration. If requested, we would support a waiver to this requirement since a flat bottom is required for infiltration. (Previous Comment 20) The design engineer has requested a waiver to this requirement. The justification states, "The proposed BMP is an infiltration basin, of which a 0% slope is required." We support this waiver due to the requirement for infiltration. (Previous Comment 20)*
21. In accordance with Section 390-50.D.(11)(c), "Emergency spillways shall be constructed of reinforced concrete or other material approved by the Township Engineer." *The plans currently specify the use of NAG75 material with vegetation, which would require a waiver. We would support the use of an appropriate material in this situation. (Previous Comment 21) The design engineer has requested a waiver to this requirement. The justification states, "The spillway is for storm events greater than a 100-year storm with limited flow going over the spillway. The NAGS75 matting is adequate for stabilization." We do not support the use of the NAGS75 as an acceptable alternative to concrete because it is fully degradable. However, we would support the use of a permanent erosion control blanket instead. (Previous Comment 21) The plans now specify NAG SC250 which is an appropriate permanent erosion control blanket for this application.*
- 22.-23. Previous Comments 22 and 23 satisfied.
24. Per Section 390-52.A.(2), Water supply and sewage disposal. "Three copies of all correspondence, supporting documentation, applications for permits and certificates for operation submitted to the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission for the right to provide such services shall be forwarded to the Township as a part of the public record. One copy of the permit and/or certificate of convenience issued by the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission authorizing such services shall be forwarded upon receipt to the Township as a part of the public record." *Copies of the permits for the existing centralized water supply and sewage disposal facilities shall be provided to the Township. Additionally, the Developer's Agreement shall require that copies*



of the monthly reporting sent to PADEP also be provided to the Township simultaneously. (Previous Comment 24) The NPDES Permit provided for the sewage system expired on November 30, 2019. A current copy of the permit shall be provided.

25.-27. Previous Comments 25 through 27 satisfied.

28. In accordance with Section 390-55.I., "Landscape plans shall be prepared by a landscape architect licensed and registered to practice by the Commonwealth of Pennsylvania or other person deemed qualified by the Township." *The landscape plans shall be signed and sealed by the landscape architect who prepared them. (Previous Comment 28)*

29. Previous Comment 29 satisfied.

30. In accordance with Section 390-55.I.(2)(k), "A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials." *The required cost estimate for the project shall include the proposed landscaping. This will be required at the time of final plan approval. (Previous Comment 30) The response letter states, "The cost estimate will be provided prior to final plan approval." (Previous Comment 30) The cost estimate will be reviewed under separate cover.*

31. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:

- A. Section 390-58.3B.(1), "This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58."
- B. Section 390-58.C.(1), "The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee."
- C. Section 390-59.F., "Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners."
- D. Section 390-58.K., "Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable."

The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. (Previous Comment 31) The design engineer has requested a waiver to this requirement. The justification states, "The proposed improvements consist of an existing approved townhouse unit with additional parking. The existing community consists of open space allocated for the existing development." We recommend the Applicant discuss this with the Board of Commissioners. (Previous Comment 31)

32. Previous Comment 32 satisfied.



STORMWATER MANAGEMENT ORDINANCE COMMENTS

33. In accordance with Section 365-8.L., “Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *The plans reflect an “option” for the roof drains for the proposed buildings to either discharge to the ground or connect into an inlet. If they are to be connected to the storm sewer, a waiver would be required and the plan would need to clearly depict the extent of the proposed connection(s). (Previous Comment 32) The design engineer has requested a waiver to this requirement. The justification states, “A portion of the roof drains will discharge to the stormwater conveyance pipe in order to discharge into the stormwater BMP for infiltration/treatment.” Since the runoff will discharge to the infiltration BMP, we have no objection to the waiver. (Previous Comment 33)*
- 34.-36. Previous Comments 34 through 36 satisfied.
37. In accordance with Section 365-13.B, “All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS “S” curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Tannersville, PA”. We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA. (Previous Comment 36) The design engineer has requested a waiver to this requirement. The justification states, “NOAA rainfall data was utilized for the stormwater calculations, which is the preferred rainfall data per PADEP.” We have no objection to the waiver. (Previous Comment 37)*
- 38.-41. Previous Comments 38 through 41 satisfied.
42. In accordance with Section 365-27.A., “For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development.” *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township. (Previous Comment 41) The response letter states, “The construction cost estimate will be provided prior to final plan approval.” (Previous Comment 42) The cost estimate will be reviewed under separate cover.*
43. Previous Comment 43 satisfied.
44. In accordance with Section 365-29., “Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *This shall be completed prior to recordation and as required by this Section. (Previous Comment 43) The response letter states, “The maintenance agreement will be executed prior to final plan approval.” (Previous Comment 44)*



MISCELLANEOUS COMMENTS

45.-67. Previous Comments 45 through 67 satisfied.

PLAN REVISION COMMENTS

68.-72. Previous Comments 68 through 72 satisfied.

73. *The spillway lining material NAG SC250 must be labeled on the E&SPC Plan (Sheet 6). Currently only the berm slope material has been identified. (New Comment)*

We recommend the above comments be addressed to the satisfaction of Pocono Township, prior to approval of the Preliminary/Final Land Development Plan.

If you should have any questions, please call me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Paul Morgan – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Percudani House III, L.P. – Applicant
Deanna L. Schmoyer, P.E. – D&D Engineering & General Construction, LLC
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



December 31, 2025

Pocono Township
112 Township Drive
Tannersville, PA 18372

Waiver Request Letter #3
Members 1st Federal Credit Union
Pocono Township, Monroe County, PA
Project No. 25-0463

To Whom It May Concern:

The Applicant hereby requests the following waivers for the above-referenced project. Accordingly, we have compiled a full written justification contained therein.

Pocono Township Subdivision & Land Development Ordinance

1. **§390-50.D.(5) – Maximum Slope of Basin Embankments (3:1)**
Justification: The Applicant requests a waiver of the requirement that the maximum slope of the earthen detention basin embankments be four horizontal to one vertical. Natural constraints, including steep terrain, limiting zones, and an existing riparian buffer area, limit the area available for stormwater management. Increasing the basin side slopes to three horizontal to one vertical will help to maximize stormwater detention and infiltration, and consequently water quality.
2. **§390-29.J.(1)(c) and §390-31.D.(2) – WB-50 Truck Turning Movements**
Justification: The Applicant requests a waiver of this requirement, as the site will not receive WB-50 trucks. Alternatively, we are providing turning movements for the largest delivery vehicle (box truck) and emergency vehicle servicing the site on the land development plans.
3. **§390-43.A.(6)(e)[2][a] – Maximum Steep Slope Disturbance**
Justification: The Applicant requests a waiver of the requirement to disturb more than 35% of the original ground cover with the steep slope are on the property. The project proposes to disturb approximately 3,355 SF/0.08 acres of the +/- 4,530 SF / 0.1 acre of steep slopes on the property (or 74%).

The disturbance has been minimized to the maximum extent practicable. The siting of the proposed building, drive-thru and parking areas were based on several limiting factors. The property is a corner lot with 75' front setbacks along both Bartonsville Avenue and SR 611; the site driveway is required to align with the proposed Wawa entrance across Bartonsville Avenue; and a large riparian buffer from the adjacent property is located at the southeastern corner of the property, within which impacts are prohibited.

Additionally, the total amount of original ground cover on the site over 20% (5:1) slopes is only 0.10 of an acre. Disturbance of these steep slopes, while being 74% of the total, is only 3,355 SF, and can be considered a de minimis amount of disturbance.

4. **§390-52.G.(1)(d)[4] – Minimum Sewer Lateral Slope**
Justification: The Applicant requests a waiver of the requirement to provide a minimum slope of 2% for sewer lateral design. The sewer authority is requesting that the Applicant connect the proposed sewer lateral from the Members 1st to the existing sewer main within Bartonsville Road at the

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • BUILDING DESIGN

location of the existing connection for the single-family home that is currently on the property. Additionally, the sewer will need to cross under a proposed storm sewer system near the driveway onto Bartonville Ave. To keep the required cover between the sanitary sewer line and the storm sewer, the lateral will be required to run at a slope of less than 2%.

5. §390-55.C.(2)(e) – Minimum Parking Planting Island, Required Plantings
Justification: The Applicant requests a waiver of the requirement to provide a minimum of one shade tree plus shrubs and/or ground cover to cover the entire area of all planting islands. One of three required planting islands will provide the required shade tree plus shrubs and/or groundcover to cover the entire area of the planting island. The other two required planting islands will provide shrubs and/or groundcover only (no shade trees). However, the two shade trees that are not provided in the islands are proposed in other locations on the site in the periphery of the parking lot. The waiver is being requested for the two required trees in two of the proposed planting islands to be located in the periphery of the parking lot rather than in the planting islands due to conflicts with essential security cameras, site lighting and the proposed flagpole which is located within one of the islands.
6. §390-55.D.(3)(a) – Waiver for Street Tree Location
Justification: The Applicant is requesting a waiver to allow street trees along S.R. 0611 to be planted greater than 15 feet outside of the ultimate right-of-way line due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits plantings along the S.R. 0611 right-of-way.
7. §390-55.D.(3)(d) – Street Tree Planting Distance
Justification: The Applicant requests a waiver of the requirement to plant trees at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof, and that trees shall be distributed along the entire frontage of the property, though they need not be evenly spaced. The Applicant is proposing to provide 7 trees along Bartonville Avenue, protect 1 existing street tree and add 2 trees along S.R. 0611. The proposed street trees are not being distributed along the entire frontage of the property due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits plantings along the SR 0611 right-of-way. Additionally, financial institutions require a high level of security for the safety of their employees and customers. A higher level of visibility from surrounding roadways helps to assist in these security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.
8. §390-55.F.(3)(e) – Right-of-way Buffer Plantings
Justification: The Applicant requests a waiver of the requirement to provide 2 canopy trees and 1 ornamental tree per 100 linear foot of property line (Buffer Type = Low). The waiver is requested for the amount of canopy and ornamental trees provided along the right-of-way buffer to allow for 10 trees to be substituted with shrubs due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits trees along the SR 0611 right-of-way. Additionally, financial institutions require a high level of security for the safety of their employees and customers. Therefore, a higher level of visibility from surrounding roadways helps to assist in these essential security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.
9. §390-55.F.(3)(f)[1] – Property Line and Right-of-way Buffer Plantings
Justification: The Applicant requests a waiver of the design criteria to distribute the required plants over the entire length of the buffer area. The required plants are provided over as much of the buffer area as possible. The Applicant is not able to provide the buffer plantings along the right-of-way of SR 0611 due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits plantings along the SR 0611 right-of-way. However, shrubs are proposed to be substituted for a portion of the required trees. Additionally, financial institutions require a high level of security for the safety of their employees and customers. Therefore, a higher level of visibility from surrounding roadways helps to assist in these essential security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.

Pocono Township Stormwater Management Ordinance

10. §365-11 – Groundwater recharge, infiltration and bioretention

Justification: The Applicant requests a waiver of the requirements to completely infiltrate the recharge volume within three days. The design infiltration rate, accounting for safety factor, is 0.1 inches per hour and the proposed dewatering time in the subsurface basin is 88 hours. Both values are within the ranges provided for in the PA DEP PCSM volume spreadsheet. The maximum amount of volume that can be routed to the subsurface basin is accounted for and enlarging the basin to provide for dewatering time of 72 hours or less will not result in additional volume credits. A basin dewatering valve will be provided in the proposed outlet structure in the event that the basin is not properly dewatering or if operation and maintenance of the basin is required.

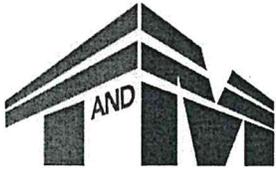
If you have any questions, require additional information, please do not hesitate to contact me.

Sincerely,

Integrated Consulting



Terri L Delo
Senior Project Manager, Partner



| YOUR GOALS. OUR MISSION.

October 31, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: MEMBERS FIRST FEDERAL CREDIT UNION AT BARTONSVILLE AVENUE
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1446, T&M PROJECT NO. POCO-R1250**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the Final Land Development Plan for the Members First Federal Credit Union at Bartonsville Avenue. The submitted information consists of the following items.

- Letter of Transmittal prepared by Integrated Consulting, dated October 3, 2025.
- Pocono Township Land Development Application with Professional Services Agreement and W9 Form.
- Waiver Request Letter #1 prepared by Integrated Consulting, dated October 3, 2025.
- Wetland Investigation prepared by Vortex Environmental, Inc., dated September 30, 2025.
- Blue Ridge Will-Serve letter, email dated August 27, 2025.
- PADEP Sewage Facilities Planning Module Mailer.
- Exterior Elevations (2 sheets) prepared by BH Architecture, dated September 19, 2025.
- Erosion and Sedimentation Control Plan (7 sheets) prepared by Integrated Consulting, dated October 3, 2025.
- Lighting Plan (2 sheets) prepared by Integrated Consulting, dated October 1, 2025.
- Post Construction Stormwater Management Narrative & Calculations with Drainage Area Maps (3 sheets) prepared by Integrated Consulting, dated October 3, 2025.
- Preliminary/Final Land Development Plan (20 sheets) prepared by Integrated Consulting, dated October 3, 2025.

BACKGROUND INFORMATION

The Applicant, Members First Federal Credit Union, is proposing a land development on existing property located on the northeastern corner of the intersection of S.R. 0611 and Bartonsville Avenue.

The existing property has an area of 1.83 acres and is located within the C, Commercial Zoning District. The existing property consists of two (2) existing dwellings with garages, three (3) sheds, and the remains of a previous building foundation. Both dwellings access Bartonsville Avenue. All existing structures are proposed to be demolished and removed.



The proposed land development includes the construction of a 2,991 square foot bank with associated three bay drive-thru and parking. Proposed access is via a paved driveway via Bartonsville Avenue. The proposed development will be served by public water and sanitary sewer. A sidewalk is proposed along Bartonsville Avenue and stormwater management and landscaping will be provided. The proposed limit of disturbance is 1.60 acres.

Per Section 470-20.B.(1), the proposed credit union is a permitted use within the C, Commercial Zoning District.

Based upon our review of the above information, we offer the following comments and/or recommendations for consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 470-20.E, “all proposed signs shall conform to the requirements of Article VII of this chapter”. *A note to this effect shall be placed on the plan.*
2. In accordance with Section 470-56.C, “the applicant shall demonstrate that any external-internal microphone system shall not operate in a manner that produces sound at a level in excess of 55 db at any abutting property line”. *A note with this requirement shall be placed on the plan.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

3. In accordance with Sections 390-17.E.(6)(c) and 390-19.F.(6)(c), “the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies”. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*

- a. *Monroe County Planning Commission*

- Per Section 390-19.I, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”.

- b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit Modification*

- c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*

- Per Section 390-19.J, “the Township shall concurrently make its decision on the sewage facilities planning module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval.”

- d. *Pocono Township Sewer – Sewage Planning and Capacity*

- e. *Brodhead Creek Regional Authority – Water Capacity and Will-Serve*

- f. *Pocono Township Volunteer Fire Company*



4. In accordance with Sections 390-17.M and 390-19.Q, As-built plans. Upon the completion of all improvements, the applicant shall provide to the Township two paper sets of plans and one compact disk with the plans in PDF format certified by the applicant's engineer showing all such improvements as installed to document conformance to the record plan. Failure of the applicant to provide the as-built plans shall constitute a violation of this chapter, and shall be subject to all the enforcement proceedings contained in this chapter and may result in rescission of approval. (See § 390-30 for as-built plan requirements.) If the as-built plan deviates in any material respect from the record plan, a revised final plan must be submitted for approval. *General Note 4 on Sheet 2 shall be revised to require the as-built plans to also be provided to the Township.*

5. In accordance with Section 390-29.G.(2), the plan shall include “topography, the contour lines of which shall generally be at two-foot intervals although ten-foot intervals are permissible beyond the parcel boundaries, interpolated from USGS published maps. The determination of appropriate contour intervals shall be made by the Planning Commission, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15% and 25% and exceeding 25% shall be clearly indicated. Topography for land developments shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS bench marks the location and datum of which shall be shown on the plan.” *On site contours and elevations appear to match those shown on the Site Context & ERSA Map and the Existing Conditions Plan – Overall. It appears this topography is from PASDA. A comparison of the top of utility structures in Bartonsville Avenue and Route 0611 to existing contours indicates discrepancies. Proposed and required improvements necessitate having topography in the area of improvements at greater accuracy than provided, i.e., complete a field topographic survey.*

6. In accordance with Section 390-29.H.(1), “a resource impact and conservation analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis (as required under § 390-29G). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention facilities, as proposed in the other proposed land development plan documents, shall be taken into account in preparing the preliminary resource impact and conservation analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.” *Steep slopes exist on the project site. A chart shall be included on the plan showing the area of existing steep slopes (in acres/s.f.), the disturbed area of steep slopes (in acres/s.f. and percent), and the preserved area (in acres/s.f. and percent).*

A waiver is requested from Section 390-29.H.(1) to not provide a resource impact and conservation analysis. The plan shall include the steep slope chart, and the waiver will not be required. The request shall be removed from the Waiver Requests list on Sheet 1 and Waiver Request Letter #1.

7. In accordance with Section 390-29.I.(15), “a signature block in the lower right hand eighth of the plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block.” *The Cover Sheet (Sheet 1) shall include a signature block for recommendation by the Township Planning Commission.*

8. In accordance with Section 390-29.I.(27), “names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown”. *The existing property owner*



across S.R. 0611 (southeastern corner of S.R. 0611 and Rimrock Drive) shall be listed on the plan.

9. In accordance with Section 390-29.I.(30), the plan shall include a “certificate of accuracy and compliance, in the form provided by the Township, dated and signed by the registered professional land surveyor responsible for the plan and embossed with his or her seal”. *The Land Surveyor’s and Civil Engineer’s certificates shall include the following language:*

I hereby certify that the Plan shown and described hereon, as well as all related drawings and documents submitted herewith, are true and correct to the accuracy required by, and are in complete compliance with the Pocono Township Subdivision and Land Development Ordinance and the Pocono Township Zoning Ordinance, and were prepared by me or under my direct supervision and for which I accept full and complete responsibility.

10. In accordance with Section 390-29.I.(32), “the following items shall be on all land development plans in the form of protective covenants and/or notes”. *The note in Subsection (j) shall be provided on the plan.*
11. In accordance with Section 390-29.J.(1)(c) and 390-31.D.(2), the plan shall include convenient traffic circulation and parking. Turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *A waiver from Section 390-31.D.(2) is requested to not require the WB-50 truck turning template. The request shall also include Section 390-29.J.(1)(c). The Waiver Requests list on Sheet 1 and Waiver Request Letter #1 shall be revised accordingly.*

The fire truck turning template on Sheet 20 shall be submitted to the Fire Company for its review and comment. It is noted that the fire truck overtops the northern curb at the site entrance. This shall be addressed.

12. In accordance with Section 390-29.J.(2), the submission shall include “exterior elevations of any proposed buildings including at least the front and side elevations”. *Architectural building elevations have been provided with this submission for the Township’s review and comment.*
13. In accordance with Section 390-29.J.(6), the submission shall include “proof of legal interest in the property, a copy of the latest deed of record and a current title search report”. *The property deed and a title search report shall be submitted.*
14. In accordance with Sections 390-29.J.(8)(a) and (c), the submission shall include “completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act and PA DEP”. “If service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so.” *Approvals from Pocono Township and the Pennsylvania Department of Environmental Protection shall be provided upon receipt.*
15. In accordance with Sections 390-29.J.(10) and 390-51, the submission shall include “confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District”. “All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of



Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control.” *All submissions to, correspondences with, and permit from the County Conservation District/PADEP shall be provided upon receipt. The following comment is related to our review of the Erosion and Sedimentation Control Plan set.*

- a. *Installation of the proposed lighting shall be included in the Sequence of Construction on Sheet 5.*
16. In accordance with Section 390-29.J.(20), “design plans and calculations, signed and sealed by a professional engineer for any retaining walls over four feet in height” are required. *Note 1 under the Typical Section Segmental Retaining Wall detail on Sheet 15 shall be revised to require the design plans and calculations be submitted to the Township for review and approval prior to construction.*
17. In accordance with Section 390-29.N, “prior to approval of the land development plan, the applicant shall submit to the Township a land development plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations.” *A note to this effect shall be placed on the plan.*
18. In accordance with Section 390-32.B.(2), no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners”. *All agreements shall be executed, and financial security posted prior to plan recordation. A construction cost estimate shall be submitted for review.*
19. In accordance with Section 390-43.A.(6)(e)[2][a], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” In addition, and in accordance with Section 390-43.A.(6)(e)[2][e], “the final plan shall be recorded with a steep slope easement. The easement shall be comprised of at least 65% of the total existing area and located within the original boundaries of the steep slope area. Allocation of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc.” *Existing steep slopes will be disturbed. A waiver from Section 390-43.A.(6)(e)[2][a] is requested to permit 3,800 square feet, or 64%, of disturbance of the existing steep slope area. A steep slope easement is shown on Sheet 10. Sheet 10 shall be revised to include the percentage of existing steep slopes that will be preserved in the proposed easement.*

In addition, a chart shall be included on the plan showing the area of existing steep slopes (in acres/s.f.), the disturbed area (in acres/s.f. and percent), and the preserved area (in acres/s.f. and percent). The steep slopes shall also be shown on the SWM Site Plan (Sheet 8), and any proposed steep slope easements shall be shown and labeled in the plan view.
20. In accordance with Section 390-43.A.(6)(f), “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for



others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant's existing resources and site analysis plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *The proposed conservation measures referenced in the U.S. Fish and Wildlife Service letter dated September 9, 2025 shall be listed on the plan.*

21. In accordance with Section 390-48.C and Table 390-48-1, “roads shall be graded, improved and surfaced to the grades and specifications shown on the plans, profiles, and cross sections as required by this chapter.” *Per Table 390-48-1, the cartway width of Bartonsville Road shall be 28-feet. The Site Plan (Sheet 7) proposes a cartway half-width of 18-feet.*

For consistency with the Wawa development across Bartonsville, the total cartway width shall be 14-feet with a 2-foot wide shoulder delineated by a single white line.

22. In accordance with Section 390-48.C and Table 390-48-2, the proposed roadway widening along Bartonsville Avenue shall consist of 8-inches AASHTO No. 2 stone, 4-inches binder course, and 1 ½-inches wearing course. *The Township Roadway Bituminous Pavement Section shall be revised to meet the required pavement section.*
23. In accordance with Sections 390-48.N.(1) and (2), “shoulder surfaces shall be graded at a slope of 0.75 inch per foot away from the pavement edge”, and “the finished paved travel way surface of tangent sections and curve sections not required to be superelevated shall be crowned at 0.25 inch per foot away from the center line”. *A roadway cross section showing compliance with these Sections shall be provided on the plan.*
24. In accordance with Section 390-48.S.(2)(a), “at all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads.” “Such triangular area shall be determined by the intersecting road center lines and a diagonal connecting the two points, one point at each road center line, each of which points is one hundred fifty feet from the intersection of such road center lines if either road is an arterial road.” *A 50-foot sight triangle is shown at the intersection of Bartonsville Avenue and S.R. 0611 and shall be revised to meet the requirements of this Section.*
25. In accordance with Section 390-48.T.(11), “all access driveways shall be paved in their entirety in accordance with design specifications of § 390-59D”. Section 390-48.T.(13)(c), access drives shall be paved in their entirety. The specifications for such pavings shall be approved by the Township as applicable for the specific use proposed in accordance with § 390-59D. Alternate dust-free, all-weather surfaces for access may be permitted by the Township where appropriate. *Refer to Comment 44.*
26. In accordance with Section 390-48.T.(14), concrete aprons shall be provided for all access drives with concrete sidewalks. *A concrete apron is required across the proposed driveway. A concrete apron shall be shown and labeled in the plan view and a detail shall be included on the plan.*
27. In accordance with Sections 390-48.A.(5) and 390-48.AA, “curbs shall be constructed in accord with the most current PennDOT RC64M standard for plain concrete curbs and Americans with Disabilities Act standards”. “Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the



curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *Handicap ramps shall be provided at the proposed driveway. Detailed views of the proposed ramps showing spot elevations, distances, and slopes shall be included on the plan. Handicap ramp details shall also be included on the plan. In addition, and in accordance with PennDOT Publication 408, Type S concrete shall be specified in the Concrete Sidewalk Detail on Sheet 15.*

28. In accordance with Section 390-50.D.(6), “the maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical”. *The proposed basin side slopes are 3 to 1 and a waiver is required as proposed.*
29. In accordance with Section 390-50.D.(7), “the minimum top width of the detention basin berm shall be 10 feet”. *The proposed basin berm width is 8-feet and shall be revised.*
30. In accordance with Section 390-52.A.(1), 390-52.E.(4)(c), all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy. *Approvals from the Brodhead Creek Regional Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services.*
31. In accordance with Section 390-52.E.(4)(e)[2], “a minimum working pressure of 30 pounds per square inch shall be provided at each commercial or industrial building connected to the water supply main. Where a building wishes to connect to a central water system, a study shall be made to determine if there is adequate water supply in the system to supply the building and use.” *A note related to the minimum working pressure shall be placed on the plan.*
32. In accordance with Section 390-52.E.(4)(f)[3], fire hydrants shall be spaced so that all proposed building(s) will not be more than 600 feet from a hydrant measured along travel ways (driveway, roads, etc.)”. *The nearest fire hydrant is located south of the project site along S.R. 0611. It is located 640-feet from the proposed building which exceeds the limit of 600-feet. A second fire hydrant shall be provided. The plan shall also be submitted to the Pocono Township Volunteer Fire Company for its review and comment.*
33. In accordance with Sections 390-52.E.(4)(f)[6][a] and [b],

[a] “For purposes of fire protection in commercial and industrial uses, the system shall be capable of providing fire-flow and flow duration based on the type of use, hazard, and construction as specified in the Pennsylvania Uniform Construction Code as amended from time to time; however, the fire flow shall not be less than 1,500 gallons per minute.”

[b] “A reduction in the required fire flow by 50% may be permitted when all buildings within a development are provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the Pennsylvania Uniform Construction Code as amended.”

Applicable notes shall be placed on the plan.

34. In accordance with Section 390-52.G.(1)(d)[4], the “minimum [sanitary sewer] lateral diameter shall be four inches and minimum slope shall be 2%”. *The proposed slope of the sanitary sewer lateral is*



0.9% and it appears this is controlled by the invert elevation at the existing sanitary sewer. A waiver is required as proposed.

Township Sanitary Sewer Note 5 shall be revised for consistency with the required and/or proposed slope.

35. In accordance with Section 390-52.G.(1)(d)[5], the “maximum length of a lateral shall be 150 feet”. *The proposed lateral has a length exceeding 200-feet. Manholes shall be provided per the PADEP Domestic Wastewater Facilities Manual.*
36. In accordance with Section 390-55.B, “Minimum number of trees; preservation of existing vegetation. Unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5 inch caliper for a maximum of 20% of the tree requirement.” *Twenty-two (22) deciduous or evergreen trees are required.*

A waiver is requested from Section 390-55.B to permit less than the required number of trees. We do not believe the waiver is required. Nineteen (19) deciduous trees (shade and ornamental) are proposed, and one (1) tree is existing, plus 20 shrubs equivalent to 4 trees creates a total of 24 proposed trees. Therefore, the landscaping meets the requirements of this Section, and the waiver shall be removed from the Waiver Requests list on Sheet 1 and Waiver Request Letter #1.

37. In accordance with Section 390-55.B.(1)(a), “all subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.” *A waiver from Section 390-55.B.(1)(a) is requested to not require the identification of existing mature trees and major specimen trees. At a minimum, the nine (9) stand-alone trees shall be identified with size on the plan.*
38. In accordance with Section 390-55.C.(2)(e), “planting islands shall be a minimum of nine feet by 18 feet in dimension, underlain by soil (not base course material); mounded at no more than a 3:1 slope, nor less than a 5:1 slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one shade tree plus shrubs and/or ground cover sufficient to cover the entire area.” *A waiver from Section 390-55.C.(2)(e) is requested to not require shade trees in all proposed islands. Three (3) islands are proposed and only one (1) includes a shade tree. The second island proposes flag poles creating insufficient space for a shade tree. We question why a shade tree is not proposed in the third island near the entrance to the drive-thru.*
39. In accordance with Section 390-55.C.(2)(f), “all planting strips shall be a minimum of eight feet wide. Strips shall run the length of the parking row, underlain by soil (not base course material), shall be designed to encourage the infiltration of stormwater insofar as possible, and shall be protected by curbs, wheel stops, or bollards. Planting strips shall contain plantings of street-type shade trees at maximum intervals of tree per 30 feet, plus shrubs and/or ground cover, as approved by the Township, to cover the entire area.” *A waiver from Section 390-55.C.(2)(f) is requested. Per Section 390-55.C.(2)(d), planting strips are required in parking lots having greater than 100 spaces. The proposed parking lot*



includes only 25 spaces, therefore Section 390-55.C.(2)(f) does not apply to the project. The Request should be removed from the Waiver Requests list on Sheet 1 and Waiver Request Letter #1.

40. In accordance with Section 390-55.D.(3)(d), street “trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced”. *Seven (7) street trees are required along Bartonsville Avenue and 3 street trees are required along S.R. 0611. Five (5) street trees are proposed along Bartonsville Avenue. One (1) existing tree is proposed to remain along S.R. 0611 and no new trees are proposed.*

A waiver from Section 390-55.D.(3)(d) is requested to permit less street trees than required by the Ordinance.

The proposed landscaping along Bartonsville Avenue includes 5 street trees, 1 ornamental tree, and several shrubs. We believe the ornamental tree should be replaced with a street tree creating a total of 6 street trees and reducing the need in the requested waiver. Shrubs cannot be counted toward the street tree requirement and the Ordinance Requirements – SALDO §390-55 on Sheet 12 and Waiver Request Letter #1 shall be revised accordingly.

A waiver from Section 390-55.D.(2) is required to permit the existing tree be counted as a street tree. In addition, it appears sufficient room is available for 2 street trees to be located north of the existing sanitary sewer easement. A waiver from Section 390-55.D.(2)(c) will be required to permit 2 street trees be located greater than 15-feet outside of the right-of-way line.

41. In accordance with Sections 390-55.C.(3) and 390-55.F.(3)(a)[1] and Table 390-55-1, the following property line and road right-of-way buffers are required:

- a. A 10-foot wide low intensity buffer is required along the northern property line shared with Parcel No. 12/2/1/26-2 (247.12-feet) and shall consist of 5 canopy trees and 3 ornamental trees. *Existing woodlands along the northern property line are proposed to remain to meet the buffer requirement. No new trees are proposed.*
- b. A 10-foot wide low intensity buffer is required along the eastern property line shared with Parcel No. 12/2/1/26-2 (477.82-feet) and shall consist of 10 canopy trees and 5 ornamental trees. *Four (4) canopy trees and 6 ornamental trees are proposed. One (1) existing tree and existing woodlands are proposed to remain to aid in meeting the buffer requirement.*

The Ordinance Requirements – SALDO §390-55 shall be revised to list the correct number of proposed canopy trees.

- c. A 10-foot wide low intensity buffer is required along the southern property line, between the proposed parking area and S.R. 0611 (139.63-feet) and shall consist of 3 canopy trees and 2 ornamental trees. *One (1) existing tree is proposed to remain, and no trees are proposed within the 10-foot wide buffer area. It is noted that 2 canopy trees are proposed outside of the required buffer area, along the proposed parking lot. Also, and as discussed in Comment 40, it appears sufficient room is available for most, if not all of the required buffer plantings to be located north of the existing sanitary sewer easement.*

The Ordinance Requirements – SALDO §390-55 shall be revised to list the correct number of required plantings and proposed canopy trees. In addition, shrubs cannot be utilized to meet



the low intensity buffer requirements, and that reference shall be removed from the Ordinance Requirements – SALDO §390-55.

- d. A 10-foot wide low intensity buffer is required along the western property line, between the proposed parking area and Bartonsville Avenue (334.39-feet) and shall consist of 7 canopy trees and 4 ornamental trees. *Five (5) canopy trees and 1 ornamental tree are proposed, therefore 2 canopy trees and 3 ornamental trees are still required.*

The Ordinance Requirements – SALDO §390-55 shall be revised to list the correct number of required plantings and proposed canopy trees. In addition, shrubs cannot be utilized to meet the low intensity buffer requirements, and that reference shall be removed from the Ordinance Requirements – SALDO §390-55.

Per Section 390-55.F.(3)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” *The Application shall discuss the use of the existing woodlands along the northern and eastern property lines and of the existing tree along the southern property line as part of the required buffer.*

A waiver from Section 390-55.F.(3)(f) is requested to permit the required buffer plantings be located along areas outside the required buffer width. It appears this request applies to the proposed buffers along Bartonsville Avenue and S.R. 0611.

If the required buffers cannot be achieved using the existing woodlands, existing tree, and/or new plantings then a waiver from Section 390-55.F.3.(a) will also be required.

42. In accordance with Section 390-55.H, “all plants used for landscaping and vegetative cover shall be selected from the List of Acceptable Plants attached hereto as Appendix A. The list is intended to offer a broad selection of plants suitable for the various required landscapes required by this chapter. Native plants are indicated for use in natural or naturalized settings. Plants not found on the list may be substituted, provided that the Township determines that the requirements of § 390-55G(2) are satisfied and the plants are suitable for the proposed purpose and location. *The proposed Sweetbay Magnolia (Magnolia virginiana) is not listed in the List of Acceptable Plants and shall be replaced or requested to be used as a substitute.*
43. In accordance with Section 390-58.C.(1), “the proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee”. *Township Plan Note 1 indicates a fee in-lieu-of will be provided. The proposed limit of disturbance is 1.60 acres, therefore a fee in the amount of \$2,240 (1.6 acres * \$1,400 per acre) will be required.*
44. In accordance with Section 390-59.D, “Parking lot paving standards. Off-street parking areas and perimeter travel lanes shall be designed with pavement sections as specified below, as a function of anticipated traffic loads defined as follows...”*The plan proposes a paving section meeting the requirements for light load lots and consisting of 4-inches depth 2A stone with 2.5-inches depth wearing course. Given the loading of trucks that may frequent the bank parking lot we suggest the Applicant consider a moderate lot paving section consisting of 4-inches depth 2A stone with 3-inches depth binder course and 1.5-inches depth wearing course.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Brodhead-McMichaels Watershed and discharges toward an unnamed tributary to Pocono Creek which has a Chapter 93 Classification of High Quality, Cold Water Fishery with Migratory Fishes (HQ/CWF-MF). The project is also located within the C Stormwater Management District.

45. In accordance with Section 365-8.F, “areas of existing diffused drainage discharge shall be subject to any applicable discharge criteria in the general direction of existing discharge, whether proposed to be concentrated or maintained as diffused drainage areas, except as otherwise provided by this chapter. If diffused drainage discharge is proposed to be concentrated and discharged onto adjacent property, the applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding or other impacts will result from the concentrated discharge.” *Basin 1 will discharge stormwater through an underdrain and concentrated discharge will now be directed toward the adjacent property. No downstream conveyance is proposed and evidence of safe transport of the concentrated discharge has not been submitted. The plan shall be revised for compliance with this Section.*
46. In accordance with Section 365-10.A.(1), “for water quality and stream-bank erosion, the objective is to design a water quality BMP to detain the proposed conditions' two-year, twenty-four-hour design storm flow to the existing conditions' one-year, twenty-four-hour design storm flow using the NRCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions' one-year, twenty-four-hour design storm flow takes a minimum of 24 hours to drain from the facility, from a point where the maximum volume of water from the one-year, twenty-four-hour design storm is captured (i.e., the maximum water surface elevation is achieved in the facility).” *The post development 2-year peak flow for DP-003 is greater than the corresponding predevelopment 1-year peak flow. The calculations shall be revised for compliance with this Section.*
47. In accordance with Section 365-11.A.(2)(b), “an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional”. *The tested infiltration rate with a safety factor is 0.1 inches hour. While the PADEP BMP Manual suggests a minimum infiltration rate of 0.1 inches/hour we believe alternative BMPs should be considered. If this is not feasible, additional testing will be required after construction of proposed Infiltration Basin #1 to ensure the basin will function as designed. A note requiring post-construction infiltration testing shall be placed on the plan.*
48. In accordance with Section 365-11.A.(2)(c), “the recharge facility shall be capable of completely infiltrating the recharge volume within three days”. *The calculated draw down time is 88 hours which exceeds 3 days (72 hours). A waiver is requested.*
49. In accordance with Section 365-12.A.(2) and Table 365-12.A, Provisional Direct Discharge District, development sites which can discharge directly to the main channel or major tributaries or indirectly to the main channel through an existing stormwater drainage system (i.e., storm sewer or tributary) which meets the "downstream hydraulic capacity analysis" in § 365-12H and is shown by the design professional to not cause a downstream problem, may allow an increase in flow as long as no downstream harm is demonstrated. However, sites in District C shall comply with the criteria for water quality and stream-bank erosion (§ 365-10); and groundwater recharge (§ 365-11). If the proposed conditions runoff is intended to be conveyed by an existing stormwater drainage system to the main



channel, assurance must be provided that such system has adequate capacity to convey the increased peak flows or will be provided with improvements to furnish the required capacity. When adequate capacity of the downstream system does not exist and will not be provided through improvements, the proposed conditions peak rate of runoff must be controlled to the existing conditions peak rate as required in District A provisions (i.e., ten-year proposed conditions flows to ten-year existing conditions flows) for the specified design storms. *Proposed Basin #1 will discharge stormwater through an underdrain directed toward the adjacent property (POA 1). The discharge to POA 1 does meet the peak flow requirements of District A, however a concentrated discharge is now created and shall meet the requirements of Section 365-8.F. Refer to Comment 45.*

In addition, refer to Comments 46, 47, and 48 which are related to our review of the water quality and groundwater recharge requirements.

50. In accordance with Section 365-13.A, “stormwater runoff from all development sites with a drainage area of greater than 200 acres shall be calculated using a generally accepted calculation technique that is based on the NRCS Soil Cover Complex Method. Table 365-13 summarizes acceptable computation methods, and the method selected by the design professional shall be based on the individual limitations and suitability of each method for a particular site. The municipality may allow the use of the Rational Method to estimate peak discharges from drainage areas that contain less than 200 acres.” *The peak flow calculations utilize the Rational Method. While this method is appropriate to determine peak flow rates over a small drainage area it does not provide an accurate determination of stormwater volumes. The calculations shall be revised to utilize the TR-55 method.*
51. In accordance with Section 365-13.C, “for the purposes of existing conditions flow rate determination, undeveloped land shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number or Rational "C" value, as listed in Table B-2 or B-3 in Appendix A of this chapter”. *The predevelopment Composite C Worksheets shall calculate the Rational C value utilizing meadow areas where lawn and impervious areas exist. Roadway impervious areas may continue to be considered impervious area.*
52. In accordance with Section 365-13.D, times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS).
 - a. *The times of concentration for the predevelopment and post development DP-002, DP-003, and DP-004 drainage areas shall be a minimum of 6 minutes per the TR-55 Manual.*
 - b. *The time of concentration calculation for Basin 1 DP-001 shall be revised to include 70-feet ± of Shallow Concentrated Flow over the paved area prior to stormwater entering inlet I-5. Per the storm sewer profile for I-5 to EW-2 on Sheet 14, the calculation shall also be revised to utilize a 0.5% channel slope in the Channel Flow.*
53. In accordance with Section 365-13.F, “runoff coefficients (c) for both existing and proposed conditions for use in the Rational Method shall be obtained from Table B-3 in Appendix A of this chapter”. *The Rational Runoff Coefficient of the lawn areas in C soils utilized in the post development peak flow calculations is not consistent with that required by Table B-3 and shall be revised.*
54. In accordance with Section 365-14.E, “adequate erosion protection shall be provided along all open channels, and at all points of discharge”. *Permanent rock riprap shall be provided at the discharge of the underdrain. The plans and calculations shall be revised accordingly.*



55. In accordance with Section 365-15.A, “for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual3), No. 363-2134-008, as amended and updated”. *All submissions to, correspondences with, and permit from the County Conservation District/PADEP shall be provided upon receipt. Refer to Comment 15 for the comment related to our review of the Erosion and Sedimentation Control Plan set.*
56. In accordance with Section 365-19.B.(18), the plan shall include “overland drainage patterns and swales”. *The drainage area line separating areas draining to inlets I-3 and I-4 shall be shown on the Inlet Post Drainage Area Map.*
57. In accordance with Section 365-19.B.(1), the plan shall include “a fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way”. *A Proposed Storm/Drainage Easement is shown on Sheet 10. The easement shall be revised to provide access to Bartonsville Avenue over the proposed driveway. Alternatively, a blanket easement may be provided. If a blanket easement is proposed, the Pocono Township SWM Note on Sheet 1 shall be revised to reference the blanket easement.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

58. The Rational C values used in the storm sewer calculations are consistent with those required for A soils, however the post development peak flow calculations reference C soils. The types of soils and the associated Rational C values shall be revised for consistency in the peak flow and storm sewer calculations.
59. The invert out elevation at I-10 (772.30) shown in the I-12 to I-10 profile on Sheet 13 and in the Infiltration Basin #1 (I-11 to FES-1) profile on Sheet 14 is higher than the invert in elevation from I-12 (772.22). The invert elevations shall be revised accordingly.
60. The cover over the storm sewer pipe between inlet I-106B and manhole MH-106A is less than the suggested minimum of 2-feet. The proposed inlet and manhole are located in Bartonsville Avenue and the proposed driveway, respectively, and cover over the proposed storm sewer should be maximized. It appears there is ability to lower the proposed storm sewer to achieve maximum cover.
61. The top of grate elevation at inlet I-5 is inconsistent between that shown on Sheet 8 and that listed in the I-5 to EW-2 profile on Sheet 14. The plan view or profile shall be revised.
62. The storm sewer calculations include the roof drains to inlet I-3 only. The plan also proposes to connect roof drains to inlets I-5 and I-12 and the calculations shall be revised.
63. On Sheet 19, the elevations provided in the Infiltration Basin #1 Detail are inconsistent with those provided in the plan view and utilized in the calculations. The Detail shall be revised. In addition, the total depth of stone including the underdrain shall also be dimensioned in the Detail.

MISCELLANEOUS COMMENTS

64. The proposed improvements including the addition of a right-turn lane on S.R. 0611, cross walk



crossing Bartonsville Avenue, and improvements along and across Bartonsville Avenue shall be shown on this plan with reference to the PennDOT Highway Occupancy Permit Plans they were taken from.

65. The proposed storm sewer improvements related to manhole MH-106 and shown on the Ertle Wawa Project site shall also be shown on this plan. Reference to the Ertle Wawa Project plans shall be included.
66. On Sheet 1, the references to the Lighting Plan and E&S Control Plan under the Sheet Index shall include the number of sheets, plan title, plan preparer, date, and any subsequent revision dates.
67. On Sheet 2, the reference to Boucher & James, Inc. in Township Plan Note 24 shall be revised to reference T&M Associates.
68. On Sheet 6, reference is made to removing existing underground tanks. The type of tanks to be removed shall be identified for further review.
69. On Sheet 7, the single white line along the shoulder shall be shown as being repainted following the proposed roadway widening.
70. The height of the fence at the proposed retaining wall shall be specified on Sheet 7 and within the Typical Section Segmental Retaining Wall detail on Sheet 15.
71. Site Plan Note 8 on Sheet 7 shall be revised to require blue paint for the handicap striping, symbols, and access aisle markings.
72. On Sheet 8, the top of curb elevation at the northwesterly corner of the westernmost parking space appears incorrect and should have a top of curb elevation of 777.79. In addition, all curb tapers shall be identified with the top and bottom of curb elevations where the 6-inch reveal begins/ends.
73. The top and bottom of curb elevations shown at the proposed driveway intersection with Bartonsville Avenue on Sheet 8 shall be revised for clarification. Along the northern radius the elevations show a 6-inch reveal at inlet I-106B then no reveal while entering the project site until the right-of-way line where the curb has a 6-inch reveal again. Along the southern radius there is no reveal beginning past the right-of-way line and extending to the intersection with Bartonsville Avenue. Additional spot elevations and labels shall be provided to clearly depict the construction of the proposed curb.
74. The ground cover plantings shall also be quantified in the Plant Schedule on Sheet 11.
75. The tree wrap shown in the No Stake Deciduous Tree Planting detail on Sheet 12 shall be removed or a note requiring it to be removed upon planting shall be added to the detail.
76. Sheet 15 includes two (2) curb end treatment details: Curb Terminus and 6" Curb to 0" Depressed Curb Taper Detail. The plan shall be revised to clearly indicate where each end treatment is proposed, or the plan shall be revised to provide only one (1) end treatment detail.
77. Details for the proposed bollards, concrete at the drive-thru, and trash enclosure shall be included on the plan.
78. Closure reports for all proposed easements shall be submitted for review.



79. Waiver Request Letter #1 references West Earl Township and shall be revised.

The above comments represent a thorough and comprehensive review of the information submitted, with the intent of giving the Township the best direction possible. However, due to the number and nature of comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, a letter shall be provided, addressing item by item, action in response to each of our comments.

If you should have any questions regarding the above comments, please call me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Paul Morgan, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Patricia A. Adelman, Executrix – Property Owner
Michael Martin, Members 1st Federal Credit Union – Applicant
Terri Delo, Integrated Consulting – Applicant's Engineer
Kristina Heaney, Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



Outlook

Re: 90 Day Review Extension Request - 3172 Route 715 Minor Res Dev. LDP 1451

From ddtj k. <ddtyjllc@gmail.com>

Date Wed 1/7/2026 2:29 PM

To Krisann MacDougall <kmacdougall@poconopa.gov>

Cc Ikalapnath@yahoo.com <ikalapnath@yahoo.com>; Lisa Pereira <lispereira@broughal-devito.com>; Amy R. Montgomery <AMontgomery@tandmassociates.com>; Jerrod Belvin <JBelvin@poconopa.gov>

I will like to formally withdraw my LDP form application from review.

Thanks

Shanti Dayal

On Wed, Jan 7, 2026 at 2:27 PM ddtj k. <ddtyjllc@gmail.com> wrote:

Good Afternoon Everyone

I would like to formally remove my LDP application from review.

Thanks

Shanti Dayal

On Wed, Jan 7, 2026 at 2:16 PM Krisann MacDougall <kmacdougall@poconopa.gov> wrote:

Good afternoon,

Pocono Township is requesting a 90-day extension to the review period on the above referenced project prior to the Planning Commission meeting scheduled for Monday, January 12, 2026. Please respond to this email with your approval no later than Monday morning. If no reply is received, the Planning Commission will have no other option than to recommend your plan for denial to the Board of Commissioners.

Respectfully,

Krisann MacDougall, Notary

Asst. Secretary, Alt. RTK Officer

PMCOG Secretary

POCONO TOWNSHIP

205 Old Mill Road

Tannersville, PA. 18372

(570)629-1922x1216



December 3, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: 3172 ROUTE 715 – SHANTI DAYAL
FINAL MINOR RESIDENTIAL LAND DEVELOPMENT – REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1451, T&M PROJECT NO. POCO-R1340**

Dear Planning Commission Members:

Pursuant to the Township’s request, we have performed a review of the Final Minor Residential Land Development Plan Application for 3172 Route 715 – Shanti Dayal. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Property Deed, Parcel No. 12/3/1/22-1, Deed Book 2469, Page 3681.
- “Final Land Development Plan, Change of Use 3172 State Route 715 prepared for Shanti Dayal” prepared by Brian D. Courtright, P.L.S., 1 sheet, dated “/2/2025”.

BACKGROUND INFORMATION

The Property Owner, Shanti Dayal, has submitted a plan which shows three (3) “existing dwelling” buildings, an existing gravel parking lot, and existing driveway on the subject property. The property is located within the R-1, Low-Density Residential, Zoning District and consists of one parcel (Tax ID No. 12/3/1/22-1). The overall property has an area of 4.33 acres and is depicted as currently being served by on-lot sewer. No existing water facilities are shown.

The previous use of the site is identified as having been a “restaurant and single-family residence”. The plan does not propose any construction or other improvements for the new proposed use of “3 residential structures”. Single-family detached dwellings are permitted by right in this District. A restaurant is not a permitted use.

RECOMMENDATION

Although a “change in use” generally requires a land development application, this particular application involves a change from a non-conforming use to a permitted residential use with no site improvements. While it is our opinion that there may be Zoning-related issues with this particular proposal, it is also our opinion that it is not a Land Development.



Therefore, we recommend the Applicant withdraw the Land Development application and work with the Zoning Office with respect to any zoning matters associated with the proposal.

If you should have any questions, please call me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Paul Morgan – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Shanti Dayal – Applicant (c/o Brian D. Courtright, P.L.S.)
Brian D. Courtright, P.L.S. – Surveyor
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates