



POCONO TOWNSHIP PLANNING COMMISSION
AGENDA

May 10, 2021 7:00 p.m.

IN-PERSON MEETING

CALL TO ORDER BY CHAIRMAN

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any residents wishing to make public comment tonight, please identify yourselves, provide your street address and state the spelling of your name when addressing the Planning Commission.

CORRESPONDENCE

- Letter received from Borton-Lawson on behalf of Core5 Industrial Partners – Warner Road Land Development indicating their application for a NPDES permit through DEP. Township provided a completed Municipal Notification of Planned Land Development for Chapter 102 Permits.

OLD BUSINESS

- Motion to approve the minutes of the April 26, 2021 regular meeting of the Pocono Township Planning Commission.

SKETCH PLANS

- Great Wolf Lodge Expansion Sketch Plan – Proposed expansion of existing resort facility. Discussion regarding requested waivers.
- Incline Village Townhome Project – JLS Surveying & Viktor Kolesnyk, Pennsylvania Properties LLC. Proposal to construct four townhomes as part of original approved Mountain's Edge development from 1977. Discussion regarding property details and ownership.

NEW PLANS

- Northridge at Camelback Phases 11-16 – Motion for administrative acceptance.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Camp Lindenmere Land Development Plan – Expansion of existing camp facilities. Plans were administratively accepted at the 11/9/20 P.C. meeting. 90-day extension request received on 4/19/21 extending to 8/8/21. ***Deadline for P.C. consideration is 7/26/2021.***
- 2) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. ***Deadline for P.C. consideration is 7/12/2021.***
- 3) Sheldon Kopelson Commercial Development (Lot 3) – Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. A resubmission has not occurred. Extension was granted on 6/8/21. ***Deadline for P.C. consideration extended to 06/30/2021.***

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

- 1) Amendment to SALDO – Rain Gardens

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT



Making Our Client's Vision a Reality

May 3, 2021

Taylor Munoz, Township Manager
Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**RE: Core5 Industrial Partners, LLC – Warner Road Land Development
PADEP Individual NPDES Registration Notification
Pocono Township, Monroe County, PA**

BL No.: 2020-4764-002

Dear Planning Commission Members:

The purpose of this municipal notice is to inform you that ~~Sanofi Pasteur, Inc.~~ ^{Core 5 Industrial Partners} will be applying for the following permit coverage(s) from the Pennsylvania Department of Environmental Protection (PA DEP):

Permit Application Type(s): Individual NPDES Permit for Stormwater Discharges Associated with Construction Activities

Applicant Contact: Aaron M. Sisler, P.E.
Project Manager, Borton-Lawson
3897 Alder Place
Bethlehem, PA 18017

Project Location: Warner Road
Tannersville, PA 18372
(See attached location map)

Project Description: The proposed project includes the construction of a 702,000 sf warehouse, trailer parking, off street parking, and associated site improvements along Warner Road in Pocono Township, Monroe County, PA.

Lehigh Valley
Pittsburgh
Wilkes-Barre

Lehigh Valley
3897 Adler Place
Bethlehem, PA 18017

P: 484.821.0470
F: 484.821.0474

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection’s Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEPs Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.depweb.state.pa.us; keyword: Land Use.

In accordance with DEP's Land Use Policy, enclosed please find a County Notification of Planned Land Development Form that is to be submitted with our permit application to DEP for an NPDES Permit for Stormwater Discharges Associated with Construction Activities. Please complete the attached form and return within 30 days to: Borton-Lawson ATTN: Aaron Sisler, 3897 Adler Place, Bethlehem, PA, 18017.

Please do not send this form to DEP, as we must include the County Land Use Letter with our permit application. If we do not receive a response from you **within 30 days**, we shall proceed to submit our permit application to DEP without the County Land Use Letter. If the County Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

If you have any questions, please do not hesitate to contact me at (484) 821-0470 ext. 2105.

Sincerely,



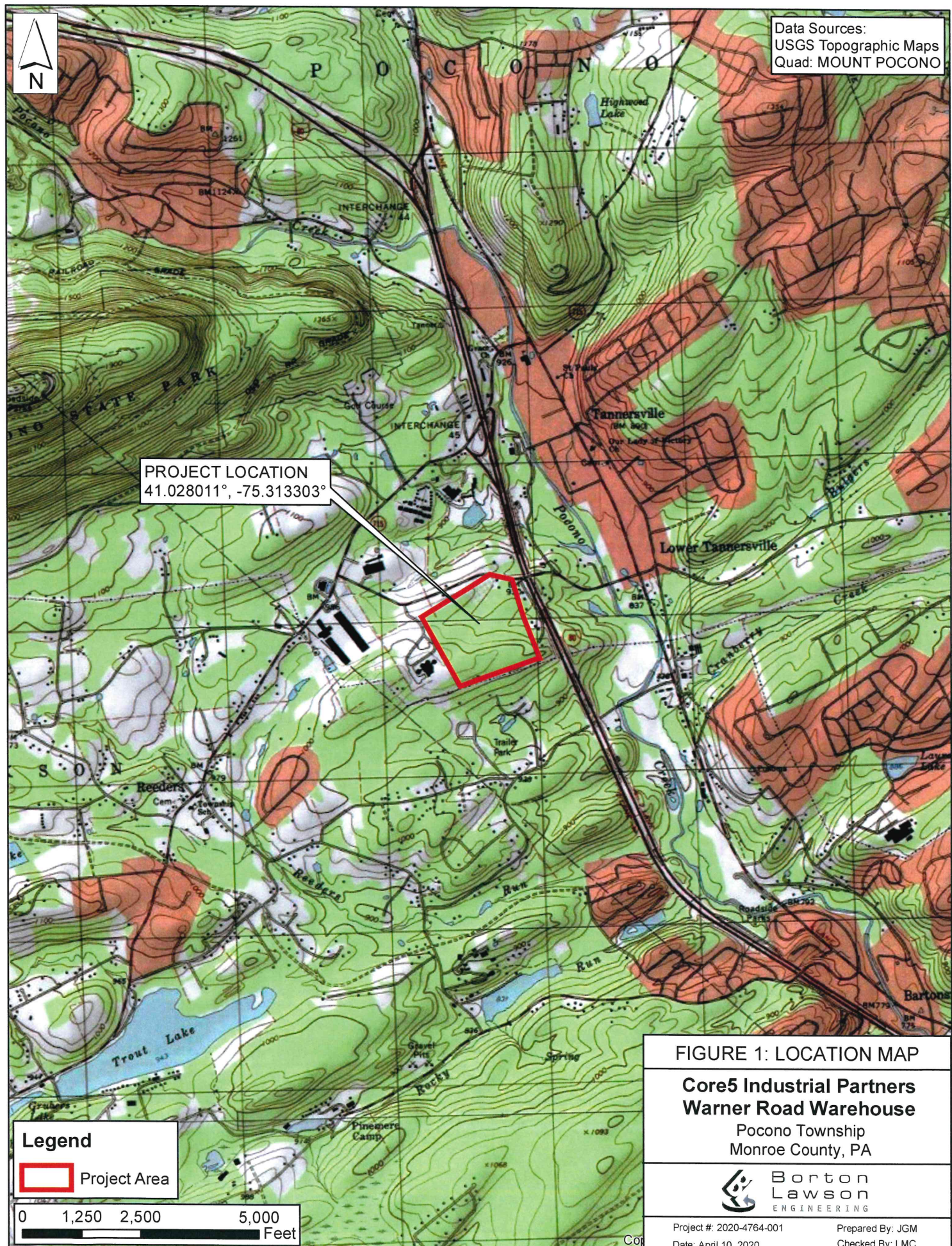
Aaron M. Sisler, P.E.
Project Manager, Borton-Lawson

Enclosure(s)
AMS






Data Sources:
USGS Topographic Maps
Quad: MOUNT POCONO



PROJECT LOCATION
41.028011°, -75.313303°

Legend
 Project Area

0 1,250 2,500 5,000
Feet

FIGURE 1: LOCATION MAP

**Core5 Industrial Partners
Warner Road Warehouse**

Pocono Township
Monroe County, PA



Project # 2020-4764-001
Date: April 10, 2020

Prepared By: JGM
Checked By: LMC

Co



MUNICIPAL NOTIFICATION OF PLANNED LAND DEVELOPMENT FOR CHAPTER 102 PERMITS

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: Core5 Industrial Partners, LLC Contact Name: Brian W. Reisinger, P.E.

Applicant Address: 1230 Peachtree Street NE, Suite 3560 Contact Phone: 717-461-7730

Applicant City, State, ZIP: Atlanta, GA 30309 County: Monroe

Description of Proposed Land Development and Stormwater Controls: Municipality: Pocono Township

The proposed project includes the construction of a 702,000 sf warehouse, trailer parking, off street parking, and associated site improvements along Warner Road in Pocono Township, Monroe County, PA.

Project Area: 86.7 acres Phased

Disturbance: 66.4 acres

Surface Waters Receiving Stormwater Discharges: Pocono Creek

Tax Parcel ID(s) Affected by Proposed Land Development: 12/7/1/27 Discharge to: MS4 Other SS CSS

The following information was submitted to the municipality for this project:

- Land Development / Subdivision Plan E&S Plan PCSM Plan Other:

MUNICIPAL PLAN / ORDINANCE INFORMATION (COMPLETED BY MUNICIPALITY)

- Is there an adopted municipal or multi-municipal comprehensive plan? Yes No
- Is there an enacted municipal or multi-municipal zoning ordinance? Yes No
- If Yes to #2, is the proposed project consistent with the ordinance? Yes No
- Is there a municipal stormwater management ordinance? Yes No
- If Yes to #4, is the proposed project consistent with the ordinance, without waiver? Yes No
- If Yes to #4, indicate type of ordinance: Act 167 Model Ordinance DEP Model Ordinance (MS4s) Other

CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Brian W. Reisinger, P.E.

Applicant Name

Applicant Signature

Vice President - Development

Applicant Title

3/3/21
Date of Signature

Taylor W. Muñoz

Municipal Representative Name

Municipal Representative Signature

Pocono Township Manager

Municipal Representative Title

05/04/2021
Date of Signature

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 26, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 26, 2021 via virtual teleconference and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission Alternates: Claire Learn, present; Stephanie Shay, present.

IN ATTENDANCE

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; Taylor Munoz, Township Manager; and Krisann Wean, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE

- Extension letter was received from Barry Isett & Associates, Inc. granting a 90-day extension for the Camp Lindenmere Land Development Plan.

MINUTES

J. Folsom made a motion, seconded by M. Guidry, to approve the minutes of the April 12, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

- Great Wolf Lodge Expansion Sketch Plan – Applicant’s engineer, Nate Oiler of RKR Hess, presented overview of property and Great Wolf’s proposed expansion plans. The expansion will include 202 additional hotel rooms and villa style hotel units. Additional employee parking is planned, and the waterpark will be expanded to handle additional guests. Proposed work will shift existing locations for the pool and high ropes course. S. Shay asked business impetus for the proposed expansion. Great Wolf has found increased demand for villa style units, including at their other locations. Additional questions were addressed regarding traffic impact, tax impact to the municipality, and utilities serving the location.

NEW PLANS

- Core5 Industrial Partners – Warner Road Warehouse – Aaron Sisler of Borton-Lawson presented on behalf of Core5 and their proposed 700,000 square foot warehouse on Warner Road. Reviewed general facets of the plan, including plans to address stormwater. Warehouse tenant is speculative at this point. Discussion was held regarding location of the building, runoff concerns and traffic impact. Applicant will complete permitting process with PennDOT, as Warner Road is a state road.

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 26, 2021

D. Purcell made a motion, seconded by M. Velardi to accept the Core5 Industrial Partners – Warner Road Warehouse land development plan for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

1. Sheldon Kopelson Commercial Development (Lot 3) – Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. An extension was granted on June 8, 2020. ***Deadline for P.C. consideration extended to 06/30/2021.***

J. Folsom made a motion, seconded by M. Guidry, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor, Motion carried.

2. Camp Lindenmere Land Development – Expansion of existing camp facilities – Plans were administratively accepted at the 11/9/2020 P.C. meeting. 90- day extension request received on 1/19/21 extending to 5/10/21. ***Deadline for P.C. consideration is 4/26/2021.***

M. Guidry made a motion, seconded by C. Peechatka, to table plans for the Camp Lindenmere Land Development Plan. All in favor. Motion carried.

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

- Convertito Lot Combination – Application received for lot combination of a 0.85-acre lot and adjoining 0.39-acre lot. Currently under review by Township Engineer.

PRIORITY LIST/ORDINANCES

- 1) Potential Amendment to SALDO – Rain Gardens. J. Tresslar indicated a SALDO amendment has been finalized to distribute and currently exists in memo form.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

332 Butz Lane Short-Term Rental Appeal – April 27, 2021. Owners of 332 Butz Lane have appealed the Zoning Officer's enforcement notice for operating a short-term rental on their property. The property is located in a Residential Zone and did not receive a Certificate of Occupancy.

NEW BUSINESS – None

PUBLIC COMMENT – None

ADJOURNMENT

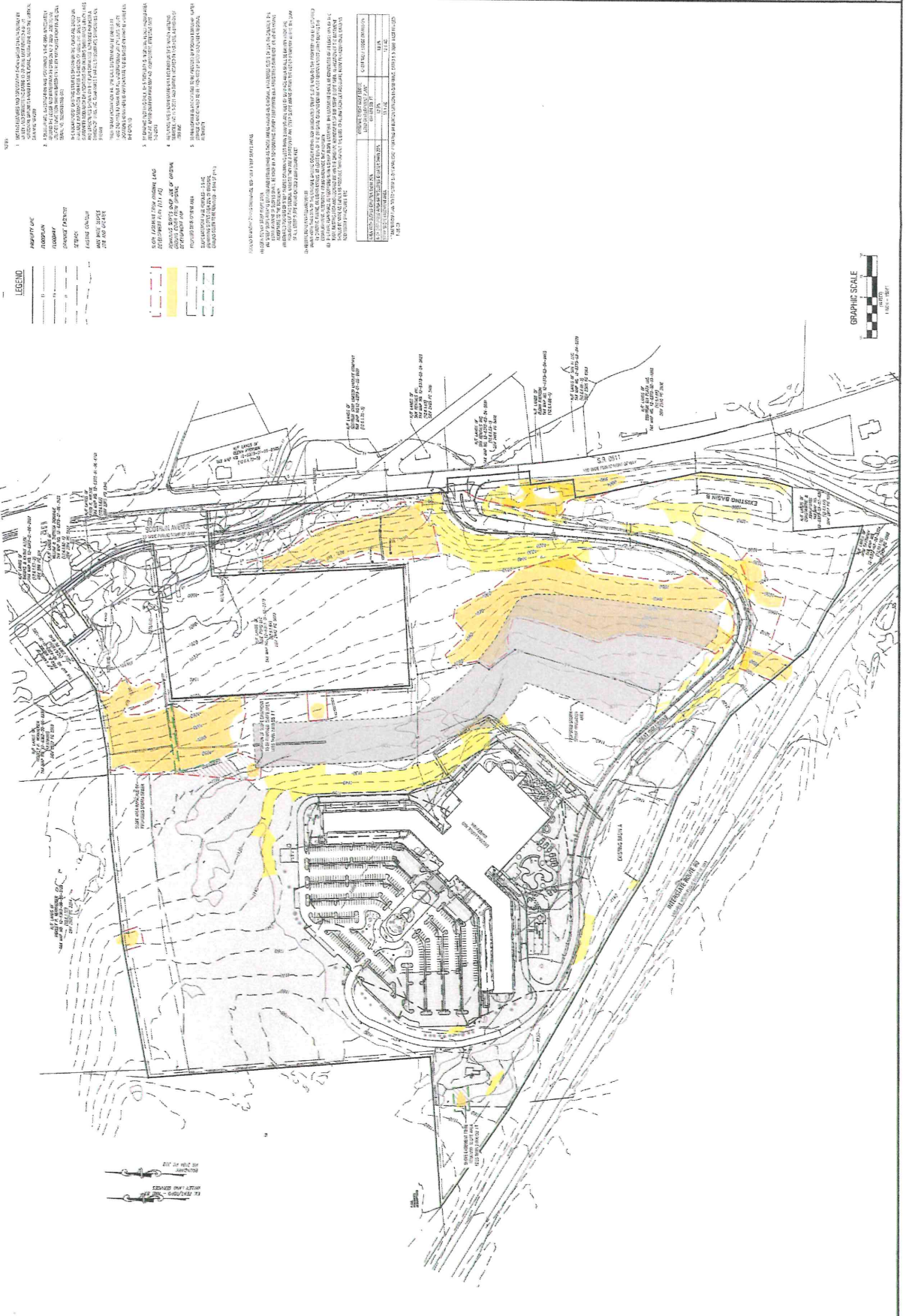
J. Folsom made a motion, seconded by M. Guidry, to adjourn the meeting at 8:05 p.m. All in favor.

RRKRESS
A DIVISION OF
UTRS
Civil Engineering • Environmental Engineering • Surveying
11250 University Ave., Suite 100, San Diego, CA 92121
Tel: (619) 434-8333 Fax: (619) 434-8334
www.rrkress.com

Client: [Redacted]
Project: [Redacted]
Drawing No.: [Redacted]
Scale: [Redacted]
Date: [Redacted]

DATE: 09/21/2011
BY: [Redacted]
CHECKED BY: [Redacted]
APPROVED BY: [Redacted]

ALPHABETICALLY SORTED
DATE: 09/21/2011
BY: [Redacted]



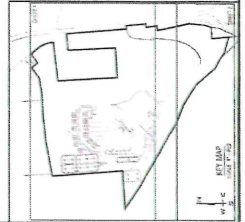
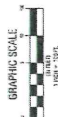
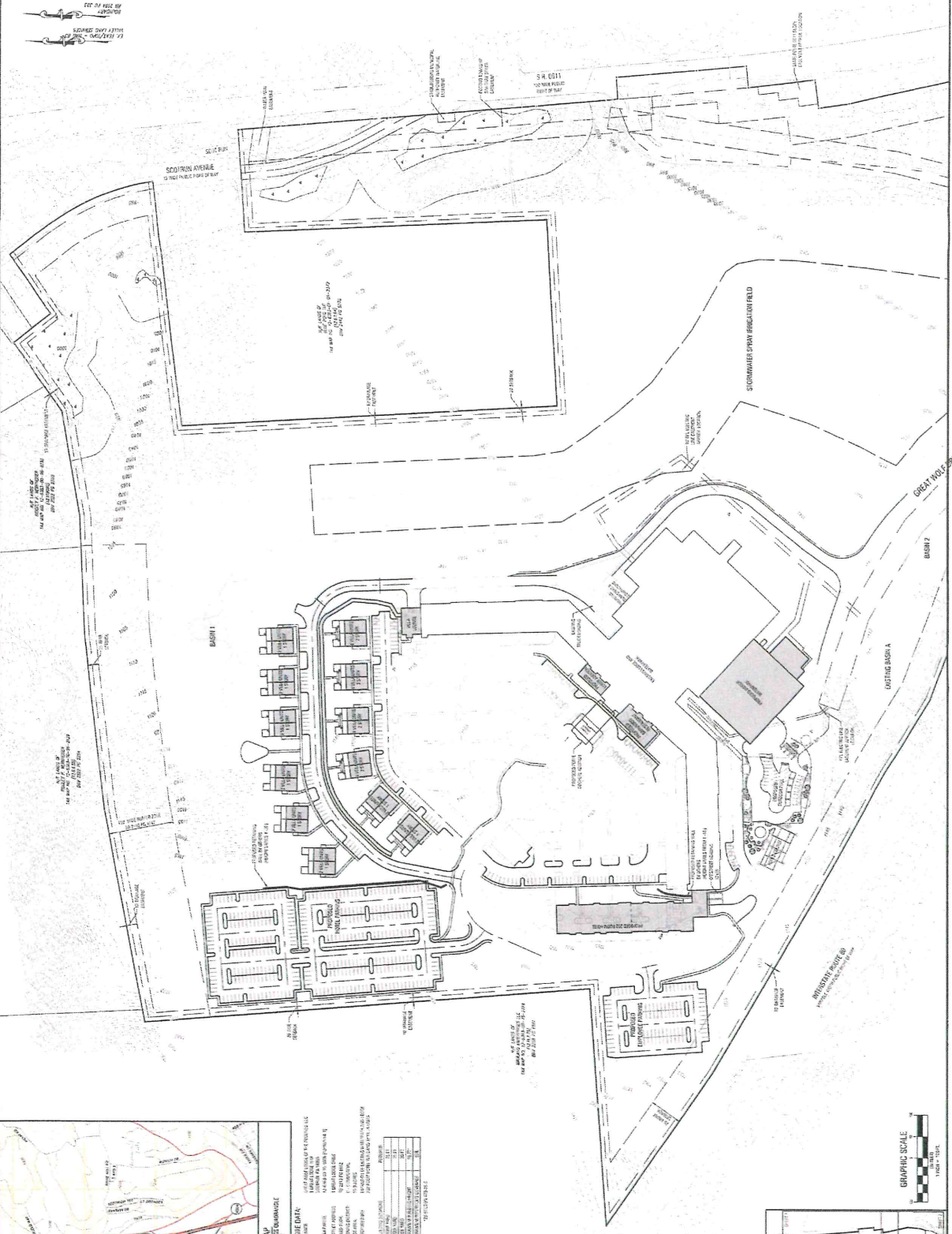
SKETCH PLAN
LAND DEVELOPMENT PLAN
GREAT WOLF LODGE EXPANSION

PROJECT INFORMATION
125 NORTH CALDWELL STREET, SUITE 200
ANN ARBOR, MI 48106
PREPARED FOR: GREAT WOLF LODGE

R&KRESS
A DIVISION OF
UTRS
Civil Engineers • Environmental Engineers • Surveyors
113 North Calhoun Street, East Lansing, MI 48824
www.rkress.com

SHEET

UNLIMITED USE



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
 3. ALL UTILITIES SHALL BE SHOWN AND DEPT. APPROVED PRIOR TO CONSTRUCTION.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
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 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.

SITE DATA:

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.

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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.

Jonathan Shupp
Professional Land Surveyor and Certified Sewage Enforcement Officer

Land Surveys
Subdivisions
Sewage Testing and Designs

224 New York Blvd
Effort PA 18330
(570)-350-4706
jlsurveying@gmail.com

3/30/21

Pocono Township

Dear Pocono Township Planning Commission:

We have submitted the attached Sketch Plan on behalf of our client, Pennsylvania Properties LLC, who purchased the 14.5 acre Incline Village Property in September of 2019. This property has been part of several development concepts dating back to the late 1970's, although only a portion of the original and approved design was actually built. The board of supervisors approved a plan titled "Mountain's Edge" on May 3, 1977 that proposed three (3) sets of four (4) townhomes, serviced by a private street, an on-lot well, and two (2) on-lot sewage disposal systems. The owner/developer at the time built two (2) of the sets of units, constructed one (1) of the sewage disposal systems, along with a well and private access street. He did not complete the development as was designed and eventually sold the property. Our client's intent is to construct the third set of four (4) townhomes that were never built as part of the original plan, as well a second well and sewage disposal system to service them. We reached out to the township manager, zoning department, and sewage enforcement officer, and attended a zoom meeting to discuss the requirements that would be involved in completing this project. It was determined the best way to proceed would be to provide a sketch plan that combined overlays of the improvements that were approved as part of the original design, an as-built survey of what were constructed, and the improvements we are proposing to complete the development, and present it to the Planning Commission. The color coordinated sketch plan we have provided illustrates those layers. A potential sewage testing location is shown with an approximate location for the proposed units and their associated parking area. With this application we ask that the Planning Commission provide us with what will be required for this project and how we can move forward.

If there is any additional information that is needed to support our application or if there are any questions please do not hesitate to call me at 570-350-4706.

Sincerely,

JLS Surveying



Jonathan Shupp, PLS, SEO



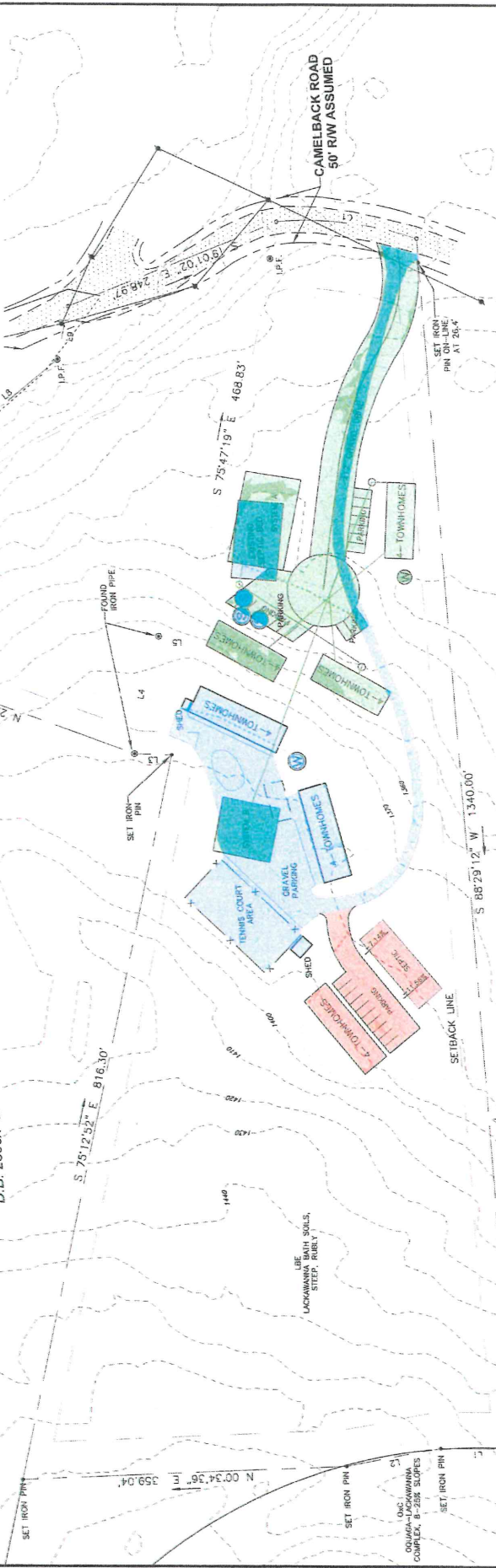
LOCATION MAP
1" = 200'

N/F VERWEY
PARCEL #12/16/136-6
D.B. 921/P.G. 329

N/F LUHRS
PARCEL #12/16/136-16
D.B. 2509/P.G. 836

WYOMING GRAVELLY SANDY
LOAM, 0-2% SLOPES

N/F CAMELBACK FOUR SEASONS HOMES LP
PARCEL #12/110039
D.B. 2399/P.G. 2441



SKETCH PLAN
FOR
LANDS OF PENNSYLVANIA PROPERTIES LLC
PROPOSED TOWNHOME UNITS
POCONO TOWNSHIP, MONROE COUNTY, PA.
MARCH 26, 2021
SCALE 1" = 50'

LEGEND
PROPERTY BOUNDARY
ADJOINING PROPERTY BOUNDARY
BUILDING SETBACK LINE
RIGHT OF WAY
EDGE OF PAVEMENT
OVERHEAD UTILITY WIRE(S)
IRON PIPE FOUND/SET
UTILITY POLE
WATER WELL
SEPTIC TANK LID

N/F GROSSI, ET AL.
PARCEL #12/16E/12
D.B. 2530/P.G. 5151

WYOMING GRAVELLY SANDY
LOAM, 8-15% SLOPES

WYOMING GRAVELLY SANDY
LOAM, 25-40%

LEGEND
ORIGINAL APPROVED DESIGN
EXISTING CONDITIONS
PROPOSED

BOUNDARY TITLE: G.S. 2006 PG. 48
PIN: 1586100304274, 1213139
LAND COVER: PAVEMENT, ASPHALT, CONCRETE, GRASS, SAND, GRAVEL, ROCK, BAYWATER, WETLAND, WOODLAND, WETLAND, WETLAND
ZONING DISTRICT: RD - RESOLUTION DISTRICT
REGULATORY AGENCIES: 216 AC, 216 AC
SITE ADDRESS: CAMELBACK ROAD
MUNICIPAL BUILDING FOOTPRINTS: 57, 57
MUNICIPAL WAREHOUSE: 57
MUNICIPAL WAREHOUSE: 57
MUNICIPAL WAREHOUSE: 57
CREATED BY: JAMES HERRMANN, INC. ENGINEER
LAND SURVEY FIRM: JAMES HERRMANN, INC. ENGINEER
THE VERTICAL DATUM FOR THIS PLAN IS BASED ON NAVD83 SURVEILLANCE
NO CLAIM IS MADE FOR ANY RIGHTS RESERVED FOR THE SITE BASED ON FEMA
COMMUNITY DEVELOPMENT BLOCK GRANT OR ADOPTED TOWNSHIP
NO RIGHTS SHALL BE ASSERTED ON THE ACCORDING TO THESE NOTES
ADJACENT TO THE SITE SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
THE SITE IS BOUND BY OFF-LOT WATER AND OFF-LOT SEWER SERVICE