POCONO TOWNSHIP PLANNING COMMISSION
AGENDA
June 8, 2026 5:00 p.m.
205 Old Mill Rd | Tannersville, PA 18372
https://us06web.zoom.us/j/81515320449?pwd=ORBXKOEhqo4yxDmXEG64z7oGTmFAma.1
Meeting ID: 81515320449
Security Passcode: 015731

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

Public Comment Policy has changed.
At the beginning of each meeting, any member of the public may speak for up to three (3) minutes on any Township business.
During consideration of action items on the agenda, Pocono Township residents, elected officials, and defined stakeholders, may provide additional comment, limited to one (1) minute per item."

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the April 13, 2026 meeting of the Pocono Township Planning Commission. **(Action Item)**

NEW BUSINESS
- Motion to recommend the zoning text amendment regarding data centers. ***(Possible Action Item)***

PRESENTATIONS:

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS – 520 Post Hill Road Subdivision LDP 1455

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

Motion to table the following plans (Action Items):

- 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

ADJOURNMENT

Please note that the Work Session Meeting #28 with Nanci will directly follow this meeting.

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
April 13, 2026

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 13, 2026 and was opened at 6:00 p.m. by Chair, Jeremy Sawicki.

ROLL CALL

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

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

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Perera, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

PUBLIC COMMENT –

OLD BUSINESS

Time stamp: 6:02 Joe Folsom made a motion, seconded by Claire Learn, to approve the minutes of the March 9, 2026 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

NEW BUSINESS

PRESENTATIONS

PRELIMINARY PLANS UNDER CONSIDERATION

- Time Stamp: 6:03 - Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/24 P.C. meeting. Approval deadline of May 17, 2026. ***Deadline for P.C. consideration is 4/13/2026.*** Joe Folsom made a motion, seconded by Chris Peechatka, to recommend the plan to the BOC based on the T&M review letter dated 4/9/26. All in favor. Motion carried.

- Time Stamp: 6:11 - 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*** Joe Folsom made a motion, seconded by Dennis Purcell, to table the plan. All in favor. Motion carried.

NEW BUSINESS

ADJOURNMENT : Time Stamp: 6:13 – Joe Folsom made a motion, seconded by Chris Peechatka, to adjourn the meeting at 6:13 p.m. All in favor. Motion carried.

DRAFT

POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026 - __

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 AMENDING PROVISIONS FOR DATA CENTER REGULATIONS AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the governing body, the Board of Commissioners of the Township of Pocono, Monroe County Pennsylvania (the "BOC") in accordance with Pocono Township's Code of Ordinances; Chapter 470 *Zoning* (the "Ordinance"), § 470-125 *Amendments* enacted Ordinance 2026-07 on April 22, 2026, establishing the Pocono Township Data Center Overlay Zoning District and corresponding district zoning regulations; and

WHEREAS, the BOC, seeks to enact further amendments to the Ordinance by repealing the Pocono Data Center Overlay Zoning District from its Zoning Map and permitting Data Centers as a conditional use in the Township's I Industrial Zoning subject to the same use provisions established via Ordinance 2026-07; 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 III *Zoning Map and Zoning Districts*; § 470-14 *List of Districts* is amended by deleting the following in its entirety:

"DC Data Center Overlay District."

SECTION II. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts* is hereby amended by amending the existing Zoning Map, as revised, by deleting the Data Center Overlay District designation upon the following six (6) Monroe County Tax Parcels in the Township of Pocono, Monroe County, Pennsylvania: 12.7.1.27 (83 acres); 12.10.42-1 (39 acres); 12.10.1.41 (41 acres); 12.7.1.23 (42 acres); 12.7.1.25 (35 acres); and, 12.7.1.22 (35 acres) as shown on the map attached as **Exhibit "A"** to Ordinance 2026-07.

SECTION III. Chapter 470 *Zoning*; Article IV *Basic District Regulations*; § 470-21 *I Industrial District*; Subsection B. *Uses and structures*; Parenthetical (3) *Conditional uses* is amended by adding the following:

"(j) Data Center and Data Center Accessory Use."

SECTION IV. Chapter 470 *Zoning*; Article IV *Basic District Regulations*; is amended by deleting § 470-22.4 *DC Data Center Overlay District* in its entirety.

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

"§ 470-87.6 Data Center and Data Center Accessory Use

A. Applicability.

1. Data Centers and Data Center Accessory Uses shall be permitted by Conditional Use in the I Industrial Zoning District only.

2. This § 470-87.6 applies to any Data Center or Data Center Accessory Use proposed after the effective date of this chapter.

3. Any upgrade, modification, or structural change that materially alters the size or placement of an existing Data Center shall comply with the provisions of this § 470-87.6.

4. In the case of a Data Center use, for any lot or property, or portion thereof, regulations of this § 470-87.6 shall supersede any regulations of the underlying district which are in conflict with this section.

B. Dimensional Standards.

1. Lot, yard, and height requirements. All lot, yard, and height requirements shall be the same as those within the underlying zoning district, except that where a conflict exists, the requirements of this section § 470-87.6 shall apply.

2. The maximum building height for a Data Center shall be 60 feet, inclusive of roof-mounted equipment such as cooling and ventilation systems, HVAC units, and cooling towers.

3. The maximum height of a Data Center Accessory Use shall be no greater than the height of the principal building.

4. Data Centers and Data Center Accessory Uses shall be set back 200 feet from the boundary of any residential zoning district, an existing residential use, or the lot line of any property developed with a sensitive receptor.

C. Aesthetics.

1. Main Entrance Feature. At least one Main Entrance Feature shall be provided. Such Main Entrance Features shall either project or recess from the main building plane, and/or be differentiated from the remainder of the building façade by a change in building material. Landscaping of the main entrance feature is encouraged.

2. Building Facades and Fenestration.

a. Provide evidence of compliance with the standards and criteria for aesthetics which shall also include the submission to the Township of an artist's rendering(s) and must also include elevations. When the use is located adjacent to residential districts or sensitive receptors, the artist's rendering(s) must also depict evidence of compliance with the screening, fencing, and landscape buffer regulations.

b. Principal building façades. Principal building façades shall include all building façades that face adjacent public roads, adjacent residential use, or adjacent residentially zoned land. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades shall avoid the use of undifferentiated surfaces by including the following design elements use and incorporating at least two of the following design elements every 150 horizontal feet:

i. Fenestration (windows) on a minimum of 30% of the principal façade surface area located in separated individual placements or clustered bays and distributed horizontally and vertically across the principal facade;

ii. A change in building material, pattern, texture, color, or accent materials;

iii. A change in building height;

iv. Building step-back. The building envelope shall provide a step-back of no less than 15 feet from the building wall at a height point that begins at the top of the second story of the building or 40 feet, whichever of the two is lower.

D. Screening and Fencing.

1. To provide visual screening and reduce noise levels, ground-mounted and roof-mounted equipment used for cooling, ventilating, or otherwise operating the facility, including power generation or other power supply equipment, that is located within 300 feet of a public roadway, residential zoning district, or the lot line of any sensitive receptor(s) must be fully

enclosed, except where not mechanically feasible based on the manufacturer's specifications. If it is not mechanically feasible to fully enclose the equipment, it must be fully screened from view using one or more of the following means:

a. The landscape buffer and/or use of existing vegetation that will remain on the property as required by subsection F.

b. By the principal Data Center or accessory building.

c. An earthen berm having a minimum of five (5) feet in height above the adjacent average ground level with a maximum side slope of 3:1, provided that the berm shall be covered by native shrubs and a well-maintained all season natural ground cover. Any required screening plantings shall be arranged on the outside and top of the berm.

d. A visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

2. Fencing of the property is permitted, provided that fencing along public and private roadways is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. An applicant shall not be required to comply with this requirement if fencing is fully screened from view by one or more of the means identified in the landscape buffer section.

E. Landscape Buffer.

1. A landscape buffer (also termed a buffer yard) is required between a Data Center or Data Center Accessory Use and any adjoining residential zoning district, an existing residential use, a sensitive receptor, or a public roadway. The landscape buffer shall comply with the following requirements:

a. The landscape buffer shall be at least 100 feet in width and may be part of the minimum setback distance.

b. Landscape buffer plantings shall consist of native species planted as follows:

i. One (1) large evergreen tree per 25 linear feet of buffer.

ii. One (1) deciduous canopy (shade) tree per 75 linear feet of buffer.

iii. One ornamental/flowering tree per 50 linear feet of buffer.

iv. Five (5) shrubs per 25 linear feet of buffer. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% being evergreen.

c. Trees shall comply with the requirements of §390-55G. The use of tree species selected from the List of Acceptable Plants in §390-55H is required.

2. In the event that existing vegetation is partially or fully adequate to meet the intent of the required landscape buffer yard to screen the Data Center and/or Data Center Accessory Use from adjoining residential zoning districts, existing residential uses, sensitive receptors, and public roadways, the Board of Commissioners, upon recommendation by the Township Engineer and Planning Commission, may determine that existing topography and/or vegetation constitutes all or part of the required landscape buffer yard. That area of vegetation shall be clearly specified and shown on all the submitted plats. If the final plat is approved, the Township Engineer and the applicant shall meet on site prior to the commencement of construction and/or clearing to identify exactly which existing trees meet the criteria, to be credited toward the requirements.

F. Water and Sewer.

1. Water and sewerage facilities shall comply with all other applicable provisions of this Chapter 470, Zoning, Chapter 333, Sewers and Sewage Disposal, Chapter 439, Water, Chapter 390 Subdivision and Land Development, and all other applicable provisions of the Code of Pocono Township and other local, state, and federal regulations.

2. The use of recycled wastewater or other source of non-potable water for cooling and/or other mechanical operations is strongly encouraged.

3. No Data Center shall be approved unless the applicant demonstrates that the anticipated water supply yield is sufficient for the Data Center and that the proposed water withdrawals and discharges will not adversely impact the quantity or quality of surface or groundwater waters in the watershed including, but not limited to, neighboring wells.

4. If the use will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed.

5. If the use is to rely upon nonpublic sources of water, the applicant shall provide a water feasibility study prepared by a qualified professional. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity. The water feasibility study shall include the following information at a minimum:

a. The projected water demands of the Data Center;

b. The source of water to be used;

c. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g., cooling, humidity control, fire suppression, and domestic usage);

d. The long-term safe yield of the water source;

e. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means;

f. A geologic map of the area with a radius of at least one mile from the site;

g. The location of all existing and proposed wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells;

h. The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries, within 1,000 feet of the property boundary;

i. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table;

j. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

6. The applicant shall provide proof of review and approval from the Delaware River Basin Commission for projects proposing:

a. Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Delaware River Basin; or

b. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source.

7. The applicant shall demonstrate that adequate means of wastewater disposal, including domestic wastewater and wastewater used for cooling or industrial purposes, have been provided and approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection.

G. Power.

1. If the applicant proposes connecting a Data Center or Data Center Accessory Use to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that that the necessary capacity is available, and that electric service provider will serve the Use(s). Known impacts on electric rates or availability for other uses directly attributable to the Use(s) shall be noted and evaluated.

2. Any energy generation system designed or used to supply power directly to a Data Center, or Data Center Accessory Use during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center or Data Center Accessory Use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

3. No electrical disturbances which adversely impact the operation of any equipment beyond the property line shall be permitted.

H. Emergency Management.

1. The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:

a. Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use and/or land development process;

b. Include detailed procedures for fire suppression, containment, ventilation, and evacuation;

c. Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;

d. Ensure that all first responders receive adequate training specific to the installed system;

e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center or Data Center Accessory Use.

2. Any Data Center or Data Center Accessory Use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.

3. No Data Center or Data Center Accessory Use shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety, and welfare.

4. There shall be a 24-hour emergency contact signage located conspicuously at the access entrance(s) to the facility. The signage shall include the facility company name, owner/representative name, telephone number, and the local power company's name and telephone number.

I. Noise.

1. The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations shall be limited to a maximum daytime (7:00 a.m. to 8:00 p.m. Monday-Friday) decibel level of 67 dB(A) and a maximum nighttime and weekend (8:00 p.m. to 7:00 a.m. Monday-Friday and all day Saturday and Sunday) decibel level of 57 dB(A) as measured from the property line of the use. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound study shall be conducted at the following phases:

a. A preliminary sound mitigation report shall be prepared as part of the Conditional Use process. The report shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.

b. An interim report shall be submitted during the building permit approval process based upon the proposed user or users of the Data Center and Data Center Accessory Uses depicted on the building plans. Any sound reducing materials or systems recommended by the interim report shall be incorporated into the construction plans for the use prior to the issuance of the building permit.

c. An as-built sound study shall be conducted prior to issuance of the permanent certificate of occupancy. An as-built sound study may also be required thereafter by the Township. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this Ordinance.

2. Maximum decibel levels specified herein shall not apply during times of power outage, however the sound studies shall also evaluate and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators.

3. Equipment Testing Times. Generator Testing Adjacent to Residential Zoning Districts or sensitive receptor(s). For any Data Center and/or Data Center Accessory Use located on a parcel adjacent to property with existing residential development, a sensitive receptor, or a residential zoning district, the following standard applies to generator testing:

a. Generator testing is limited to between 7:00 a.m. and 5:00 p.m. during all months of the year.

b. Except for generator testing or commissioning activities, generator use shall otherwise be limited to backup/emergency use only.

J. Lighting and Heat.

1. Outdoor Lighting and Glare: This use(s) shall comply with the lighting regulations in Chapter 390-56 Lighting.

2. No direct or reflected glare, or measurable heat, from any source shall be perceptible at or beyond the property line of the property on which the use is located.

K. Emissions and Ground Vibrations.

1. The emission of any smoke, odorous gases, other odorous matter, or steam in quantities perceptible at or beyond the property line of the property on which the use is located shall be prohibited.

2. Every Data Center and/or Data Center Accessory Use shall be operated so that ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point along the property line of the property on which the use is located.

3. An as-built vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Use(s), or associated equipment will be perceptible to the human sense of feeling beyond the property line shall be conducted prior to issuance of the permanent certificate of occupancy. An as-built vibration study may also be required thereafter by the Township.

L. Radioactivity. Activities which emit dangerous or harmful radioactivity are prohibited.

M. Outdoor Storage. Outdoor storage spaces must be located behind a visually solid evergreen tree screen, where the size of large evergreen trees shall be a minimum of six (6) feet in height at the time of planting or a six (6) foot-high solid visual screening fence, such as a wooden fence.

N. Parking. Parking shall be provided in accordance with 470-34 for a "manufacturing and industrial use" unless the applicant can demonstrate, to the satisfaction of the Board of Commissioners, that a lesser number is adequate for this use.

O. Decommissioning.

1. For a Data Center or Data Center Accessory Use, it is the facility owner's responsibility that at the end of the project life or active use of the facility as a Data Center or Data Center Accessory Use the site must be restored to a condition that existed prior to the project or the facility altered in a manner that will allow for a beneficial reuse of the property. This would involve the removal of all equipment, structures, containment ponds, etc. that are no longer in use or cannot be reasonably reused.

2. A decommissioning agreement will be required to be executed between the Township and the facility owner to ensure the requirements within this section are met within twelve (12) months of the date at which the facility ceases to operate as a Data Center or Data Center Accessory Use.

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3. Following Subdivision and Land Development approval, the facility owner shall be required to post financial security in the event the facility owner fails to abide by Subsections O.1-2 above."

SECTION VI. 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 VII. 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 VIII. 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, PENNSYLVANIA

_____
PATRICK BRIEGEL
Interim Township Manager

_____
ELLEN GNANDT
President, Board of Commissioners

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LDP# 1455

Pocono Township

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

The undersigned hereby applies for review by the Pocono Township Planning Commission and review and approval of the Board of Commissioners of Pocono Township for the plans submitted herewith and described below:

1. _____ Preliminary Plan Submission _____ Lot Line Adjustment

   _____ Final Plan Submission _____ Lot Combination

   _____ Final Plan-Minor Subdivision ____X____ Sketch Plan

2. Name of Land Development: 520 Post Hill Road Subdivision

   Plan Dated: _____ County Deed Book No.: 2650

   Volume No.: _____ Page No. : 2686

   Property located in the Township's Designated R-1 Zone.

3. Name of Property Owner(s): Micro Origin Ventures Inc — Vamsi Krishna Jupudi, Officer
   (If corporation, provide corporations' name and address and two officers of corporation)

   Email Address of Property Owner(s): microoriginventures@gmail.com

   Address: 615 Sunderland Ave, Chester Springs, PA 19425

   _____ Phone No.: (610) 412-7555

4. Name of Applicant: Same as Owner — Micro Origin Ventures Inc
   (If other than owner)

   Email Address of Applicant: microoriginventures@gmail.com

   Address: 615 Sunderland Ave, Chester Springs, PA 19425

   _____ Phone No.: (610) 412-7555

5. Applicant's interest if other than owner: N/A — Applicant is the Owner

6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan

   To Be Determined — to be engaged prior to Preliminary Plan submission

   Email address: _____

   Address: _____

   _____ Phone No.: _____

7. Total Acreage: 17.30 acres Total Number of Lots: 8

8. Acreage of adjoining land in same ownership (if any): None

9. Type of Development Planned:
   Single Family: 8 _____
   Two-Family: 0 _____
   Multi-Family: 0 _____
   Commercial: 0 _____
   Industrial: 0 _____
   Other: 0 _____

10. Will construction of building be undertaken immediately _____Yes __X__No
    By Whom: ____X____Person Subdividing
    _____Other Developer
    _____Purchasers of individual lots

11. Type of water supply proposed: _____Public (Municipal) system
    _____Private (Centralized)
    ____X____Individual (On Site)

12. Type of sanitary sewage
    Disposal proposed: _____Public (Municipal) system
    _____Private (Centralized)
    ____X____Individual (On Site)

13. Are all streets proposed for dedication: _____Yes __X__No

14. Acreage proposed for park or other public or semi-public use as per Ordinance 121, Article IX, Section 3.212:

    None proposed

15. Present zoning classification and zoning changes, if any, to be requested:
    R-1 (Low-Density Residential). No zoning changes requested.

16. Have appropriate public utilities been consulted: _____Yes __X__No

17. Material accompanying this Land Development Application:

Number:	Item:
a) 0	Preliminary Plan
b) 0	Final Plan
c) 0	Final Plan-Minor Subdivision
d) 0	Development Agreement
e) 0	Street Profiles and Cross-sections
f) 1 (Conceptual Sketch Plan)	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:

None requested at this Sketch Plan stage. Any required waivers will be identified at Preliminary Plan submission.

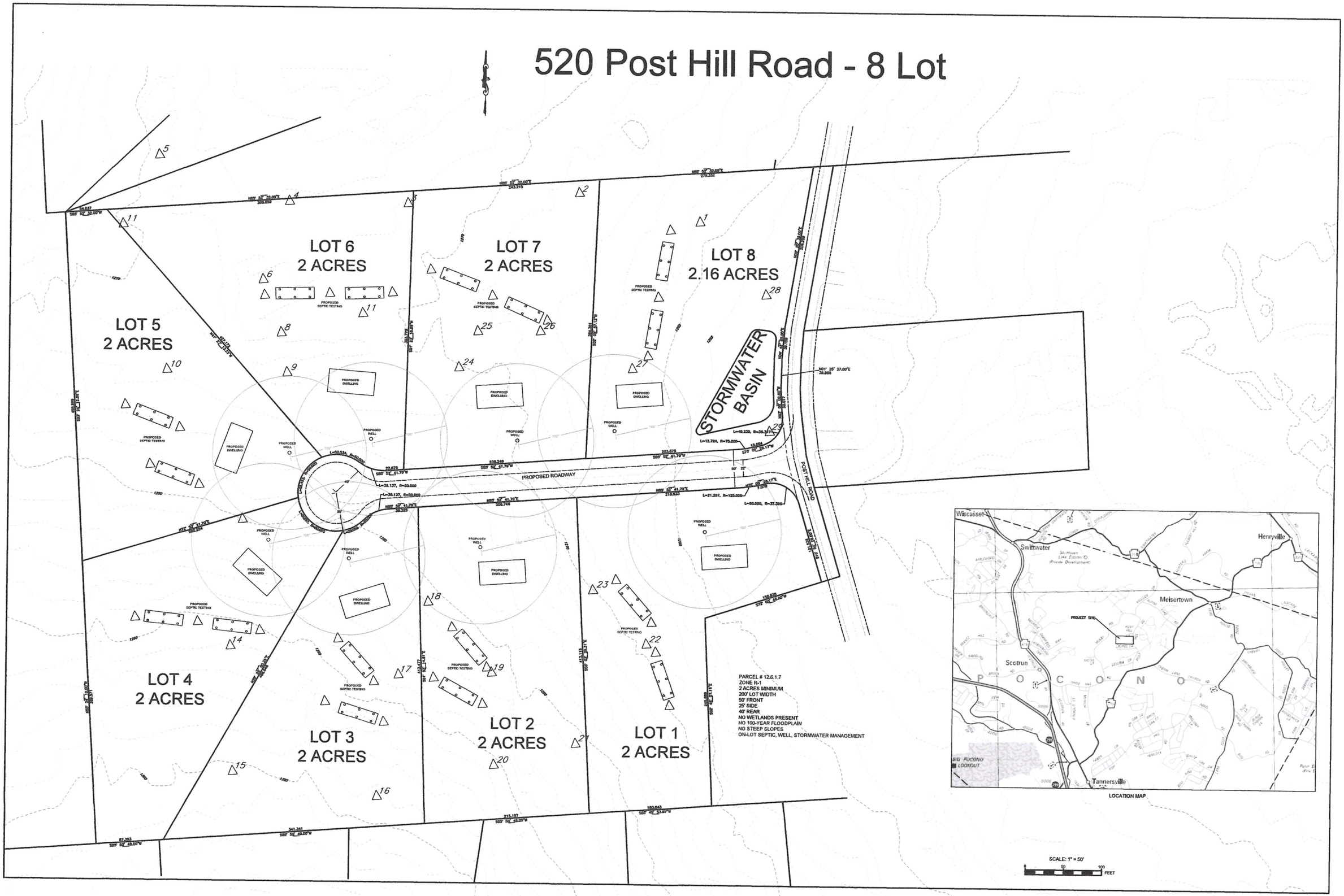
The undersigned represents that to the best of his knowledge and belief, all the above statements are true and correct, and complete.

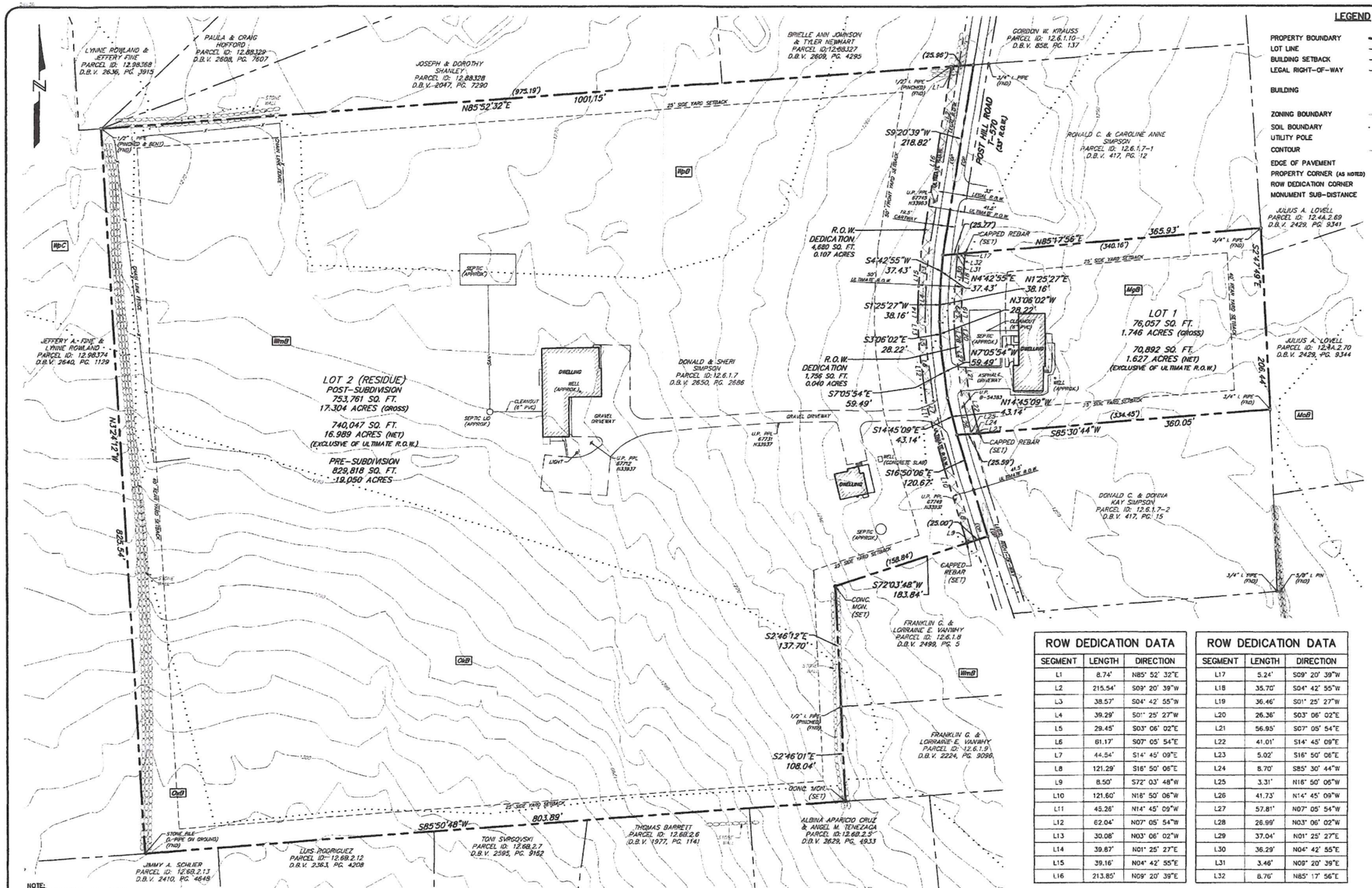
Date: May 27, 2026

Signature of Owner or Applicant: Vamsi Krishna Jupudi (sign here) Vamsi Krishna Jupudi

(By) Vamsi Krishna Jupudi, Officer – Micro Origin Ventures Inc

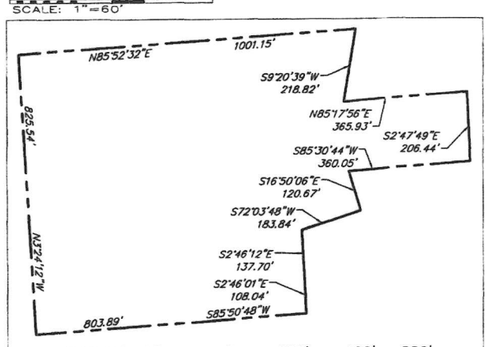
520 Post Hill Road - 8 Lot





NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

0 60' 120' 180'
SCALE: 1"=60'

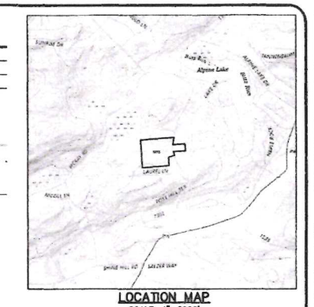


EXISTING LOT
PRE-SUBDIVISION

0 200' 400' 600'
SCALE: 1"=200'

LEGEND

	EXISTING
PROPERTY BOUNDARY	
LOT LINE	
BUILDING SETBACK	
LEGAL RIGHT-OF-WAY	
BUILDING	EXIST. BUILDING
ZONING BOUNDARY	SMC / HC
SOIL BOUNDARY	
UTILITY POLE	U.P.
CONTOUR	590
EDGE OF PAVEMENT	E.O.P.
PROPERTY CORNER (AS NOTED)	o
ROW DEDICATION CORNER	+
MONUMENT SUB-DISTANCE	(XX.XX')



LOCATION MAP
SCALE: 1"=2000'

SITE DATA:

OWNER: DONALD & SHERI SIMPSON
MAILING ADDRESS: 116 LEARN ROAD, TANNERSVILLE, PA 18372
SITE ADDRESS: 519-520 POST HILL RD, HENRYVILLE, PA 18332
PARCEL ID: 12.6.1.7
DEED BOOK: 2650 PAGE: 2686

EXISTING LOT
AREA: 829,818 SQ FT, 19.050 ACRES

PROPOSED LOTS

LOT 1
AREA: 76,057 SQ. FT., 1.746 ACRES (GROSS)
70,892 SQ. FT., 1.627 ACRES (NET)

LOT 2 (RESIDUE)
AREA: 753,761 SQ. FT., 17.304 ACRES (GROSS)
740,047 SQ. FT., 16.989 ACRES (NET)

STATEMENT OF INTENT:

THIS PLAN DEPICTS ONE LOT, WITH THREE EXISTING DWELLINGS, BEING DIVIDED INTO TWO SEPARATE LOTS. LOT 1 WILL RETAIN ONE DWELLING AND LOT 2 WILL RETAIN TWO DWELLINGS.

SUBDIVISION NOTES:

1. LANDS SHOWN SHALL BE DIVIDED INTO TWO SEPARATE LOTS.
2. NO WETLANDS HAVE BEEN DELINEATED FOR THIS APPLICATION.
3. NO EARTH DISTURBANCE SHALL BE PERFORMED WITHOUT VERIFICATION OF WETLAND BOUNDARIES.
4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1240, NO. 428), KNOW AS THE "STATE HIGHWAY LAW" BEFORE THE DRIVEWAY ACCESS TO A STATE HIGH WAY IS PERMITTED.
5. SEPTIC'S & WELLS AS SHOWN AND NOTED "(APPROX.)" WERE NOT FIELD LOCATED AND ARE SHOWN BY CLIENT PROVIDED DRAWINGS THAT DEPICT THEIR LOCATIONS.
6. A VARIANCE FROM THE REQUIREMENT OF MINIMUM LOT SIZE OF 2 ACRES FOR LOT 1, WAS OBTAINED ON SEPTEMBER 27, 2024.

NOTES

1. DATE OF SURVEY: MAY, 2024
2. BASIS OF BEARING IS NAD83(2011) PENNSYLVANIA STATE PLANE NORTH ZONE.
3. ANY DISCREPANCIES IN RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO: DEED CALLS, LOCATION OF CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CARTWAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE AND ERROR IN RECORD MEASUREMENTS AND/OR CLOSURES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, CONDITIONS AND RESTRICTIONS, ETC. THAT A TITLE REPORT MIGHT REVEAL.
5. ADJOINING PROPERTY OWNER INFORMATION SHOWN AS PER THE MONROE COUNTY, PA PUBLIC TAX MAPS.

ZONING DATA

DISTRICT: RESIDENTIAL, R-1
MIN. LOT SIZE: 2.0 ACRES
MIN. LOT WIDTH: 200 FT
MIN. YARDS:
FRONT: 50 FT.
SIDE: 25 FT.
REAR: 40 FT.
MAX. IMPERVIOUS COVERAGE: 20%

WATER: ON LOT
SEWER: ON LOT

ZONING NOTE:
ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.

PROTECTIVE AND/OR RESTRICTIVE COVENANTS

1. WELL AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDED STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. INDIVIDUAL OWNERS OF LOTS MUST APPLY TO THE TOWNSHIP FOR, AND OBTAIN, A SEWAGE PERMIT PRIOR TO UNDERTAKING THE CONSTRUCTION OF AN ON-LOT SEWAGE DISPOSAL SYSTEM.
3. THE PLANNING COMMISSION AND THE COMMISSIONERS HAVE NOT PASSED UPON THE FEASIBILITY OF ANY INDIVIDUAL LOT OR LOCATION WITHIN A LOT BEING ABLE TO SUSTAIN ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM.
4. THE APPLICANT HEREBY CERTIFIES THAT EVERY CONTRACT FOR THE SALE OF A LOT SHOWN ON THIS PLAN, AND FOR WHICH THERE IS NO CURRENTLY EXISTING COMMUNITY SEWAGE SYSTEM AVAILABLE, WILL CONTAIN A STATEMENT IN THE CONTRACT OF SALE ADVISING THE PURCHASER OF HIS RIGHTS AND OBLIGATIONS UNDER ACT NUMBER 280 OF 1976, AMENDING THE PENNSYLVANIA SEWAGE FACILITIES ACT.
5. BY APPROVAL OF THIS PLAN THE TOWNSHIP HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE SUBDIVIDER AND/OR DEVELOPER, HIS HEIRS, SUCCESSORS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
6. THIS PLAN IS UNDER AND SUBJECT TO ALL OF THE RULES, REGULATIONS, REQUIREMENTS AND RESTRICTIONS AS SET FORTH IN THE POCONO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE POCONO TOWNSHIP ZONING ORDINANCE, AS BOTH ARE AMENDED.
7. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO THE POCONO TOWNSHIP ROAD ENCROACHMENT ORDINANCE BEFORE DRIVEWAY ACCESS TO A TOWNSHIP ROAD IS PERMITTED. ACCESS TO THE PUBLIC ROAD SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT.
8. THE APPLICANT, HIS HEIRS, SUCCESSORS OR ASSIGNS WILL IMPLEMENT ALL REQUIREMENTS AND OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY ANY AND ALL LOCAL, STATE OR FEDERAL AGENCIES AND AUTHORITIES, AND DOES HEREBY ACKNOWLEDGE AND AGREE THAT IF SAID PERMITS AND APPROVALS ARE NOT OBTAINED AS REQUIRED, THEN ANY AND ALL APPROVALS GIVEN BY POCONO TOWNSHIP WILL BECOME NULL AND VOID WITH NO FURTHER ACTION ON THE PART OF THE TOWNSHIP.

ROW DEDICATION DATA		
SEGMENT	LENGTH	DIRECTION
L1	8.74'	N85° 52' 32"E
L2	215.54'	S09° 20' 39"W
L3	38.57'	S04° 42' 55"W
L4	39.29'	S01° 25' 27"W
L5	29.45'	S03° 06' 02"E
L6	61.17'	S07° 05' 54"E
L7	44.54'	S14° 45' 09"E
L8	121.29'	S16° 50' 06"E
L9	8.50'	S72° 03' 48"W
L10	121.60'	N16° 50' 06"W
L11	45.26'	N14° 45' 09"W
L12	62.04'	N07° 05' 54"W
L13	30.08'	N03° 06' 02"W
L14	39.87'	N01° 25' 27"E
L15	39.16'	N04° 42' 55"E
L16	213.85'	N09° 20' 39"E

ROW DEDICATION DATA		
SEGMENT	LENGTH	DIRECTION
L17	5.24'	S09° 20' 39"W
L18	35.70'	S04° 42' 55"W
L19	36.46'	S01° 25' 27"W
L20	26.36'	S03° 06' 02"E
L21	56.95'	S07° 05' 54"E
L22	41.01'	S14° 45' 09"E
L23	5.02'	S16° 50' 06"E
L24	8.70'	S85° 30' 44"W
L25	3.31'	N16° 50' 06"W
L26	41.73'	N14° 45' 09"W
L27	57.81'	N07° 05' 54"W
L28	26.99'	N03° 06' 02"W
L29	37.04'	N01° 25' 27"E
L30	36.29'	N04° 42' 55"E
L31	3.46'	N09° 20' 39"E
L32	8.76'	N85° 17' 56"E

SOIL CLASSIFICATIONS

MgB	MORRIS CHANNERY SILT LOAM, 2-10% SLOPES	WmB	WELLSBORO CHANNERY LOAM, 3-8% SLOPES
MoB	MORRIS CHANNERY SILT LOAM, 0-8% SLOPES, EXTREMELY STONY	WpB	WELLSBORO CHANNERY LOAM, 0-8% SLOPES, EXTREMELY STONY
OkB	OQUAGA-LACKAWANNA CHANNERY LOAMS, 3-8% SLOPES	WpC	WELLSBORO CHANNERY LOAM, 8-25% SLOPES, EXTREMELY STONY
OxB	OQUAGA-LACKAWANNA COMPLEX, 0-8% SLOPES, EXTREMELY STONY		

POCONO TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE POCONO TOWNSHIP PLANNING COMMISSION

DATE: _____

POCONO TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY THE POCONO TOWNSHIP BOARD OF COMMISSIONERS

DATE: _____

POCONO TOWNSHIP ENGINEER

DATE: _____

MONROE COUNTY PLANNING COMMISSION

DATE: _____

CERTIFICATION OF OWNERSHIP& PLAN ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF MONROE

ON THIS THE _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DONALD SIMPSON WHO BEING DULY SWORN, ACCORDING TO LAW, DOTH DEPOSE AND SAY THAT HE IS THE OWNER OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, THAT THIS SUBDIVISION PLAN WAS MADE AT HIS DIRECTION, AND THAT HE ACKNOWLEDGES THE SAME AND DESIRES THE SAME TO BE RECORDED ACCORDING TO LAW.

DONALD SIMPSON - OWNER

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CERTIFICATE OF ACCURACY AND COMPLIANCE

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.

DECEMBER 5, 2024
DATE

DONALD J. BARA, P.L.S.
LICENSE NO. SU075630
BARRY ISETT & ASSOCIATES
525 MAIN STREET, 2ND FLOOR
STROUDSBURG, PA 18360

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
DONALD J. BARA
No. SU075630

REVISIONS	DATE	BY
1. PER COMMENT LETTER	7/15/2024	CAM
2. ADDED ZONING VARIANCE NOTE FOR LOT 1	12/4/2024	CAM
3. EDITS PER COMMENTS FROM PLAN REVIEW #2	1/6/2025	CAM

BARRY ISETT & associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS
272.200.2050
barryisett.com
525 Main Street, Suite 200
Stroudsburg, PA 18360

MINOR SUBDIVISION - PRELIMINARY/FINAL PLAN

SUBDIVISION LANDS OF DONALD SIMPSON
POCONO TOWNSHIP
MONROE COUNTY, PA

DATE: 05/21/2024	DSGN:
SCALE: 1" = 60'	CHK: DJB
DRAWN: CAM	APPRD:
JOB: 1030424.000	P MGR: JMZ

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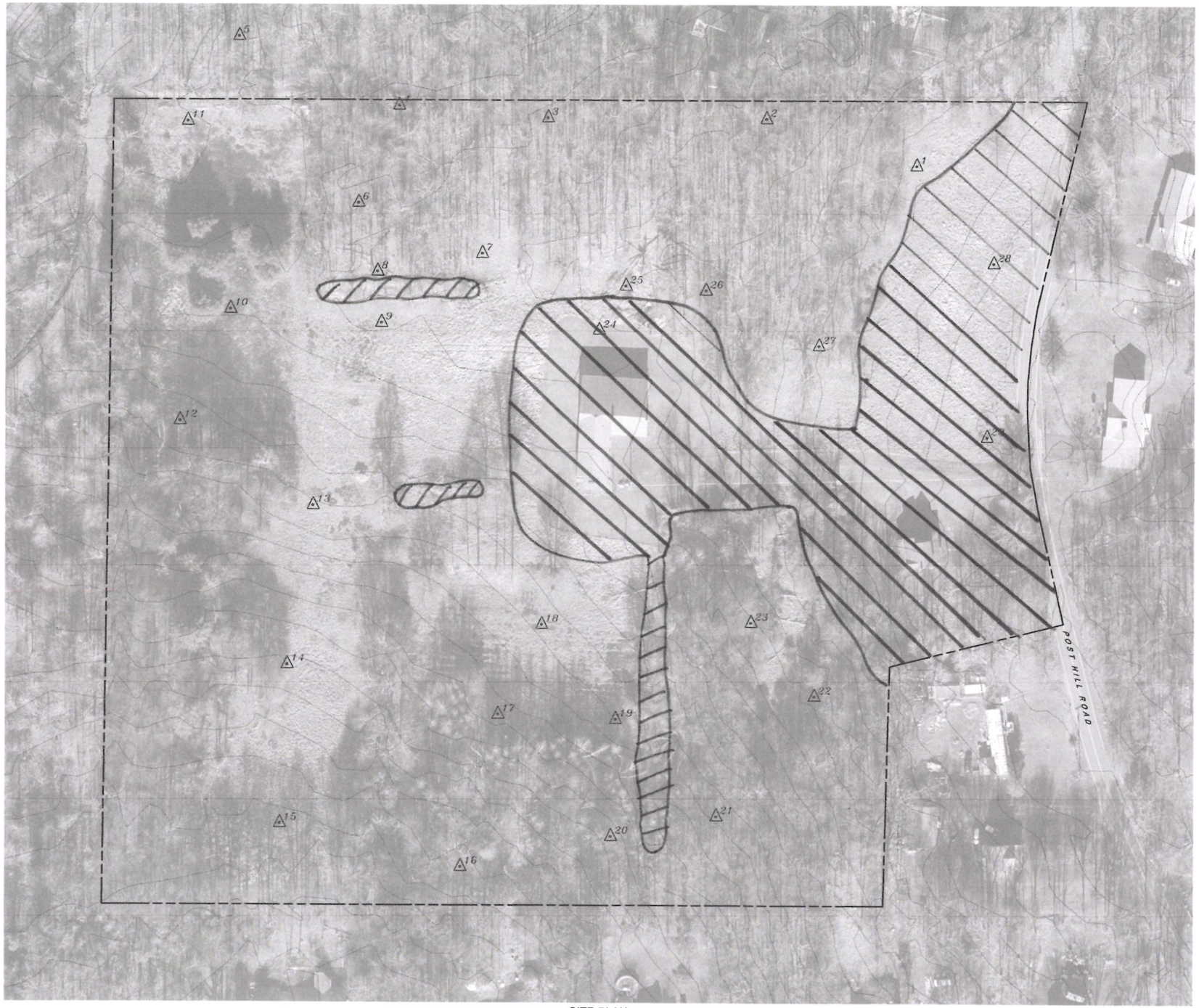
SHEET:
SU-1

POCONO TOWNSHIP LDP No. 1426



SITE PLAN

1" = 50'

NOTE:

- Boundary placement approximate based on tax mapping
- Preliminary test pits located using a hand-held gps, 30's accuracy

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 1 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO. NUMBER

Consultants LLC
1590 Canary Road
Quakertown, PA 18951
(215) 536-7006 Phone
(215) 538-6136 Fax

520 & 524 Post Hill Road
Pocono Township, Monroe County, Pennsylvania

Drawn By: EDW	Parcel Id: 12.6.1.7	Scale: As Noted Date: 5/26/26
Applicant:	MicroOrgin Ventures, Inc. 615 Sunderland Avenue Chester Springs, PA 19425	

On-Lot Sewage Feasibility Plan

SHEET 1 of 1