

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
AUGUST 13th, 2018 - 7:00 p.m.

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 07/23/2018

DISCUSSION:

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plan fees paid. Township Engineer's Completeness Review letter dated 08/08/2018 was received.

FINAL PLANS UNDER CONSIDERATION:

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson, Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 07/23/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/10/2018.**
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 07/23/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 10/08/2018.**
3. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 07/23/2018 P.C. Mtg. **Deadline for P.C. consideration is 09/24/2018.** Twp. Engineer's review letter #2 dated 08/08/2018 was received. Revised plans submitted 06/28/2018.

SKETCH PLANS:

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

ORDINANCES:

1. Petition for Zoning Map Change - Tax ID: 12/2/1/27 2806-2812 Bartonsville Ave.

UNFINISHED BUSINESS:

NEW BUSINESS: The Zoning Hearing for Wesley & Stacey Wojtanowicz and Pocono Logistics originally scheduled for 07/31/2018 has been rescheduled until 08/28/2018 at 5:00 p.m.

COMMENTS BY AUDIENCE:

ADJOURNMENT:

POCONO TOWNSHIP PLAN STATUS

Project Name (Acceptance Date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	12/31/2018	12/10/2018	12/17/2018	unknown date	7/23/2018		
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/20/2018	10/8/2018	10/15/2018	Planning Rev 9/9/16 Technical Rev 11/9/16	7/23/2018		
Running Lane LDP (8/14/17) *Submitted one application	Land Dev	Prelim	10/22/2018	10/8/2018	10/15/2018	7/5/2018		Recommended for approval at the 07/09/2018 PC Meeting	
Running Lane LDP (8/14/17)	Lot Combo	Prelim	10/22/2018	10/8/2018	10/15/2018	7/5/2018			
Ertle Enterprises Auto Sales (02/12/2018)	Land Dev	Prelim/Final	9/28/2018	9/10/2018	9/17/2018	3/8/2018	Withdrawn 07/23/2018		
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final	10/5/2018	9/24/2018	10/1/2018	8/8/2018	7/23/2018		
Spirit of Swiftwater Minor (For acceptance at the 06/25/2018)	Minor Sub	Final	9/23/2018	9/10/2018	9/17/2018	7/3/2018		Recommended for approval at the 07/23/2018 PC	
Turkey Hill Minit Market (08/13/2018)	Land Dev	Prelim/Final				8/8/2018			

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 23, 2018 - 7:00 p.m.**

pg. 1

The Pocono Township Planning Commission Regular Meeting was held on July 23, 2018 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Dennis Purcell, present; Bob DeYoung, present; Marie Guidry, present; Jeremy Sawicki, present; and Chad Kilby, absent.

Lisa Pereira, Twp. Solicitor; Jon Tresslar, Twp. Engineer; Donna Asure, Twp. Manager; and Christine Brodsky, acting Recording Secretary, were present.

PUBLIC COMMENT: None

CORRESPONDENCE:

1. A letter dated 07/16/2018 was received from Marc Wolfe of Newman, Williams, Mishkin, Coreleyn, Wolfe, & Fareri, Attorneys at Law, withdrawing the Ertle Enterprises Auto Sales, LDP.
2. Time extension request from Gilmore & Associates, Inc. for Pocono Logistics Land Development Plan until 10/05/2018.

MINUTES: Jeremy Sawicki made a motion, seconded by Scott Gilliland, to approve the minutes of 07/09/2018. All in favor. Motion Carried.

DISCUSSION: None

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: Lisa Pereira, Twp. Solicitor, indicated Turkey Hill Plans will be submitted for acceptance at the next P.C. Mtg.

FINAL PLANS UNDER CONSIDERATION:

1. Spirit of Swiftwater Minor Subdivision - Plan was accepted at the 06/25/2018 P.C. Mtg. Plan fees paid. Professional Services Agreement and escrow received. Tabled at the 07/09/2018 P.C. Mtg. **Deadline for P.C. consideration is 09/10/2018. The Board of Commissioners at the 07/16/2018 Mtg. granted the request of the Spirit of Swiftwater Minor approving the plan meets the definition of a Flag lot.**

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 23, 2018 - 7:00 p.m.

pg. 2

Gary Fitch and Rudolf Wolff represented the plan and reviewed Boucher & James' 07/10/2018 Review letter. R. Wolff indicated all flood hazard areas as shown on the most recent FEMA mapping was shown on the revised plans. Discussion followed.

Jeremy Sawicki made a motion, seconded by Marie Guidry, to recommend approval of the Spirit of Swiftwater Minor Subdivision Plan as Final under condition the Boucher & James, Inc. Review Letter dated July 3, 2018 and revised July 10, 2018 comments have been met. All in favor. Motion Carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson, Commercial Development (Lot 3) - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 07/09/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/10/2018.**

Dennis Purcell made a motion, seconded by Marie Guidry, to table Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion Carried.

2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 07/09/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 10/08/2018.**

Bob DeYoung made a motion, seconded by Dennis Purcell, to table Spa Castle Land Development. All in favor. Motion Carried.

3. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 07/09/2018 P.C. Mtg. Time extension requested until 10/05/2018. **Deadline for P.C. consideration is 09/24/2018.** Twp. Engineer letter dated 04/19/2018 was received. Revised plans submitted 06/28/2018.

Bob DeYoung made a motion, seconded by Scott Gilliland, to table Pocono Logistics Land Development Plan until 10/05/2018. All in favor. Motion Carried.

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 23, 2018 - 7:00 p.m.

pg. 3

SKETCH PLANS: None

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: None

UNFINISHED BUSINESS: Pocono Manor and Quaker Ridge plans were discussed. Quaker Ridge has this plan with the Twp. for seven years. Donna Asure and Lisa Pereira will pull old files and review the plans to see what approvals and extensions were granted, and what correspondence was sent. Discussion followed.

NEW BUSINESS: A Zoning Hearing will be held on July 31, 2018 at 5:00 p.m. to consider the appeal of Wesley & Stacey Wojtanowicz and Pocono Logistics.

COMMENTS BY AUDIENCE: None

ADJOURNMENT:

Bob DeYoung made a motion, seconded by Dennis Purcell, to adjourn the meeting at 7:25 p.m. until 08/13/2018 at 7:00 p.m. All in favor. Motion Carried.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

August 8, 2018

Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: TURKEY HILL MINIT MARKET, STORE #274
PRELIM/FINAL LAND DEVELOPMENT COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1830072R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed a completeness review of the Preliminary/Final Land Development Plan Application for Turkey Hill Minit Market Store #274. The submitted information consists of the following items.

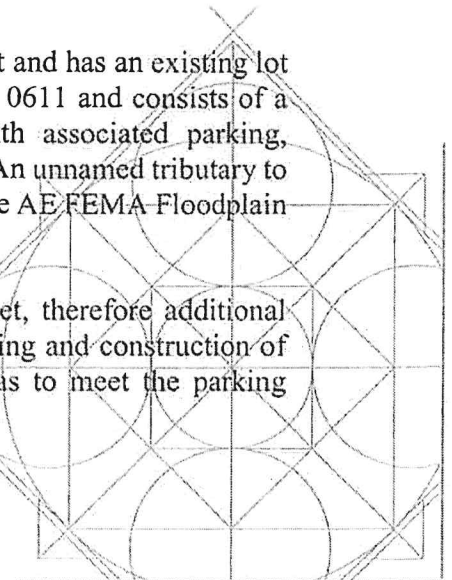
- Pocono Township Land Development Application.
- Drainage Plan Application.
- Turkey Hill Minit Market #274 Preliminary/Final Land Development Plan (8 sheets) prepared by Ludgate Engineering Corporation, dated April 28, 2017.

BACKGROUND INFORMATION

The Applicant, Turkey Hill Minit Market, is proposing a land development on its property located on the eastern side of State Route 0611, approximately 0.5 miles south of the intersection with State Route 0715.

The existing property is located within the C, Commercial Zoning District and has an existing lot area of 3.85 acres. The existing property takes access from State Route 0611 and consists of a Turkey Hill Minit Market with a fuel station, a hardware store with associated parking, underground stormwater detention, and public water and sewer services. An unnamed tributary to Pocono Creek traverses the eastern portion of the existing property. A Zone AE FEMA Floodplain is also identified on the site.

The Turkey Hill Minit Market desires to add 30 seats within the market, therefore additional parking spaces are required. The proposed development includes restriping and construction of thirty one (1) parking spaces within existing impervious and lawn areas to meet the parking



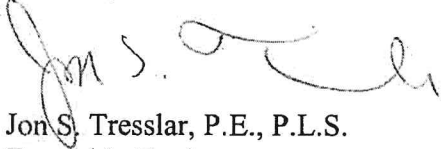
Pocono Township Planning Commission
August 8, 2018
Page 2 of 2

requirements of the Zoning Ordinance.

Based upon our review, we recommend the Planning Commission accept the Preliminary/Final Land Development Plan for review providing all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

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

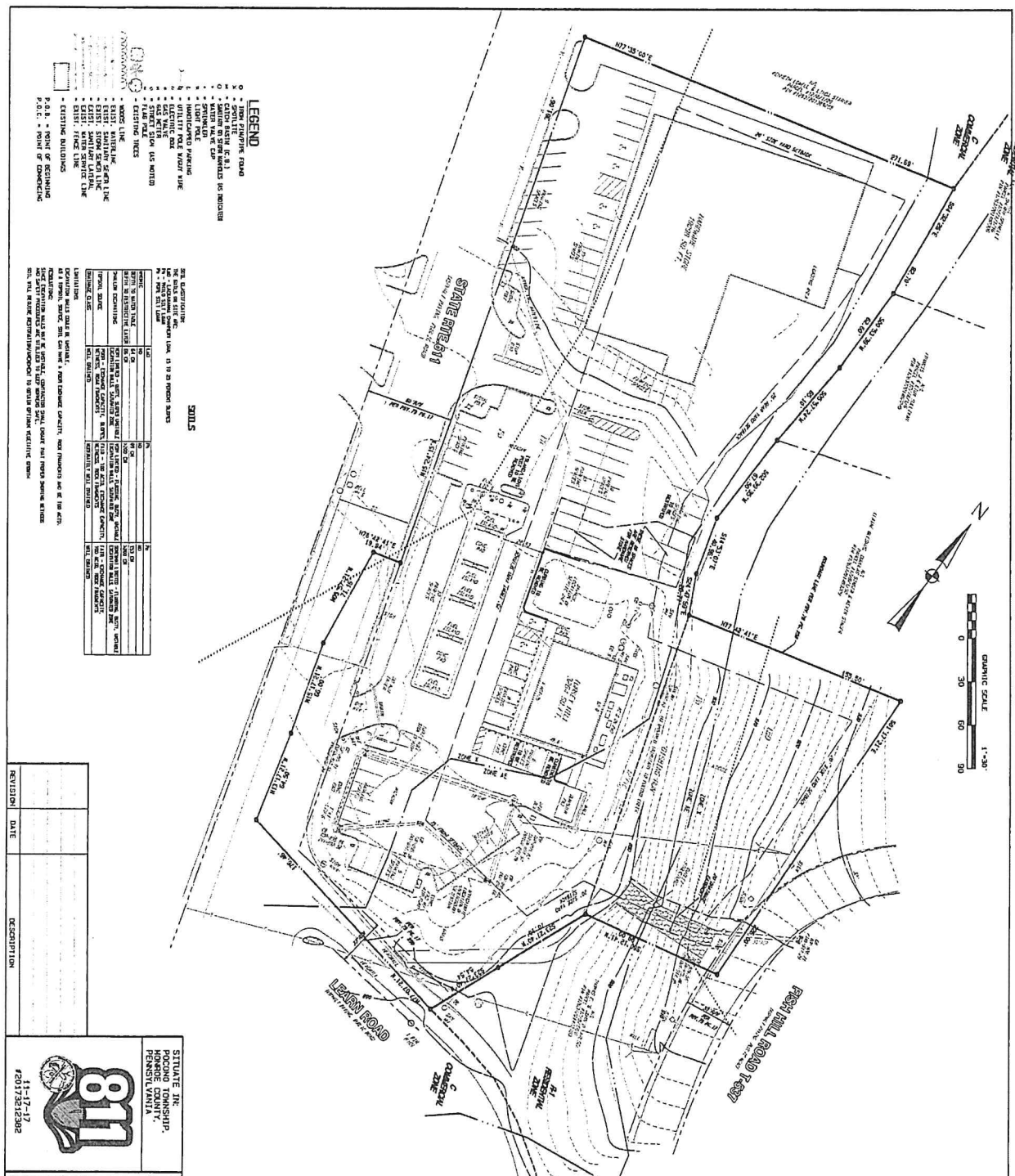
Sincerely,



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

JST/mep/cg

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Robert and Doris Kinsley – Property Owners
Turkey Hill Minit Market – Operator
Steele Hardware – Operator
Matthew Mack, P.E., Ludgate Engineering Corporation, Applicant's Engineer
Jackie Hollenbach, Ludgate Engineering Corporation
Melissa E. Prugar, P.E. – Boucher & James, Inc.



- LEGEND**
- 1 - IRON STRUCTURE FRAME
 - 2 - CONCRETE FOUNDATION
 - 3 - EXISTING CONCRETE FOUNDATION
 - 4 - EXISTING CONCRETE FOUNDATION
 - 5 - EXISTING CONCRETE FOUNDATION
 - 6 - EXISTING CONCRETE FOUNDATION
 - 7 - EXISTING CONCRETE FOUNDATION
 - 8 - EXISTING CONCRETE FOUNDATION
 - 9 - EXISTING CONCRETE FOUNDATION
 - 10 - EXISTING CONCRETE FOUNDATION
 - 11 - EXISTING CONCRETE FOUNDATION
 - 12 - EXISTING CONCRETE FOUNDATION
 - 13 - EXISTING CONCRETE FOUNDATION
 - 14 - EXISTING CONCRETE FOUNDATION
 - 15 - EXISTING CONCRETE FOUNDATION
 - 16 - EXISTING CONCRETE FOUNDATION
 - 17 - EXISTING CONCRETE FOUNDATION
 - 18 - EXISTING CONCRETE FOUNDATION
 - 19 - EXISTING CONCRETE FOUNDATION
 - 20 - EXISTING CONCRETE FOUNDATION
 - 21 - EXISTING CONCRETE FOUNDATION
 - 22 - EXISTING CONCRETE FOUNDATION
 - 23 - EXISTING CONCRETE FOUNDATION
 - 24 - EXISTING CONCRETE FOUNDATION
 - 25 - EXISTING CONCRETE FOUNDATION
 - 26 - EXISTING CONCRETE FOUNDATION
 - 27 - EXISTING CONCRETE FOUNDATION
 - 28 - EXISTING CONCRETE FOUNDATION
 - 29 - EXISTING CONCRETE FOUNDATION
 - 30 - EXISTING CONCRETE FOUNDATION
 - 31 - EXISTING CONCRETE FOUNDATION
 - 32 - EXISTING CONCRETE FOUNDATION
 - 33 - EXISTING CONCRETE FOUNDATION
 - 34 - EXISTING CONCRETE FOUNDATION
 - 35 - EXISTING CONCRETE FOUNDATION
 - 36 - EXISTING CONCRETE FOUNDATION
 - 37 - EXISTING CONCRETE FOUNDATION
 - 38 - EXISTING CONCRETE FOUNDATION
 - 39 - EXISTING CONCRETE FOUNDATION
 - 40 - EXISTING CONCRETE FOUNDATION
 - 41 - EXISTING CONCRETE FOUNDATION
 - 42 - EXISTING CONCRETE FOUNDATION
 - 43 - EXISTING CONCRETE FOUNDATION
 - 44 - EXISTING CONCRETE FOUNDATION
 - 45 - EXISTING CONCRETE FOUNDATION
 - 46 - EXISTING CONCRETE FOUNDATION
 - 47 - EXISTING CONCRETE FOUNDATION
 - 48 - EXISTING CONCRETE FOUNDATION
 - 49 - EXISTING CONCRETE FOUNDATION
 - 50 - EXISTING CONCRETE FOUNDATION
 - 51 - EXISTING CONCRETE FOUNDATION
 - 52 - EXISTING CONCRETE FOUNDATION
 - 53 - EXISTING CONCRETE FOUNDATION
 - 54 - EXISTING CONCRETE FOUNDATION
 - 55 - EXISTING CONCRETE FOUNDATION
 - 56 - EXISTING CONCRETE FOUNDATION
 - 57 - EXISTING CONCRETE FOUNDATION
 - 58 - EXISTING CONCRETE FOUNDATION
 - 59 - EXISTING CONCRETE FOUNDATION
 - 60 - EXISTING CONCRETE FOUNDATION
 - 61 - EXISTING CONCRETE FOUNDATION
 - 62 - EXISTING CONCRETE FOUNDATION
 - 63 - EXISTING CONCRETE FOUNDATION
 - 64 - EXISTING CONCRETE FOUNDATION
 - 65 - EXISTING CONCRETE FOUNDATION
 - 66 - EXISTING CONCRETE FOUNDATION
 - 67 - EXISTING CONCRETE FOUNDATION
 - 68 - EXISTING CONCRETE FOUNDATION
 - 69 - EXISTING CONCRETE FOUNDATION
 - 70 - EXISTING CONCRETE FOUNDATION
 - 71 - EXISTING CONCRETE FOUNDATION
 - 72 - EXISTING CONCRETE FOUNDATION
 - 73 - EXISTING CONCRETE FOUNDATION
 - 74 - EXISTING CONCRETE FOUNDATION
 - 75 - EXISTING CONCRETE FOUNDATION
 - 76 - EXISTING CONCRETE FOUNDATION
 - 77 - EXISTING CONCRETE FOUNDATION
 - 78 - EXISTING CONCRETE FOUNDATION
 - 79 - EXISTING CONCRETE FOUNDATION
 - 80 - EXISTING CONCRETE FOUNDATION
 - 81 - EXISTING CONCRETE FOUNDATION
 - 82 - EXISTING CONCRETE FOUNDATION
 - 83 - EXISTING CONCRETE FOUNDATION
 - 84 - EXISTING CONCRETE FOUNDATION
 - 85 - EXISTING CONCRETE FOUNDATION
 - 86 - EXISTING CONCRETE FOUNDATION
 - 87 - EXISTING CONCRETE FOUNDATION
 - 88 - EXISTING CONCRETE FOUNDATION
 - 89 - EXISTING CONCRETE FOUNDATION
 - 90 - EXISTING CONCRETE FOUNDATION
 - 91 - EXISTING CONCRETE FOUNDATION
 - 92 - EXISTING CONCRETE FOUNDATION
 - 93 - EXISTING CONCRETE FOUNDATION
 - 94 - EXISTING CONCRETE FOUNDATION
 - 95 - EXISTING CONCRETE FOUNDATION
 - 96 - EXISTING CONCRETE FOUNDATION
 - 97 - EXISTING CONCRETE FOUNDATION
 - 98 - EXISTING CONCRETE FOUNDATION
 - 99 - EXISTING CONCRETE FOUNDATION
 - 100 - EXISTING CONCRETE FOUNDATION

SOILS

SOIL TYPE	AREA (SQ. FT.)	PERCENT
CLAY	100,000	10%
SAND	900,000	90%

REVISION	DATE	DESCRIPTION

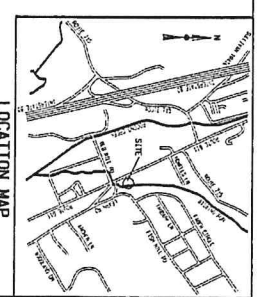
811
 1-17-17
 420172812302

TURKEY HILL MINIT MARKET
STORE #274
EXISTING CONDITIONS/DEMO PLAN

TH: 2837 ROUTE 611

Ludgate Engineering Corporation
 10 WOODLAND DRIVE, SUITE 200
 WOODLAND, VA 22193
 PHONE: 800.424.2133

SITELINE, INC.
 10000 COMMONWEALTH AVENUE
 FRENCH CREEK, VA 22031



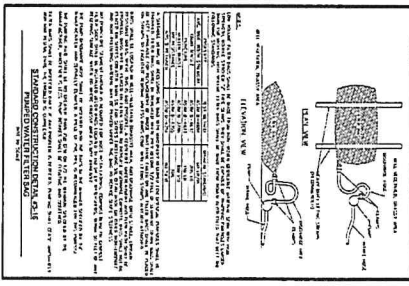
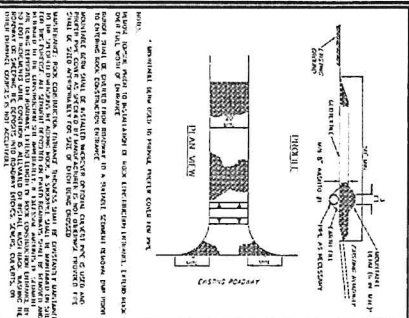


FIGURE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3' and 4' WIDE		5' and 6' WIDE		7' and 8' WIDE	
	MINIMUM TENSILE STRENGTH (LBS)	MINIMUM ELONGATION (%)	MINIMUM TENSILE STRENGTH (LBS)	MINIMUM ELONGATION (%)	MINIMUM TENSILE STRENGTH (LBS)	MINIMUM ELONGATION (%)
NONWOVEN POLYPROPYLENE	100	10	100	10	100	10
NONWOVEN POLYESTER	100	10	100	10	100	10
NONWOVEN POLYNYLON	100	10	100	10	100	10
NONWOVEN POLYPROPYLENE	100	10	100	10	100	10
NONWOVEN POLYESTER	100	10	100	10	100	10
NONWOVEN POLYNYLON	100	10	100	10	100	10

TABLE 4.2
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3' and 4' WIDE		5' and 6' WIDE		7' and 8' WIDE	
	MINIMUM TENSILE STRENGTH (LBS)	MINIMUM ELONGATION (%)	MINIMUM TENSILE STRENGTH (LBS)	MINIMUM ELONGATION (%)	MINIMUM TENSILE STRENGTH (LBS)	MINIMUM ELONGATION (%)
NONWOVEN POLYPROPYLENE	100	10	100	10	100	10
NONWOVEN POLYESTER	100	10	100	10	100	10
NONWOVEN POLYNYLON	100	10	100	10	100	10

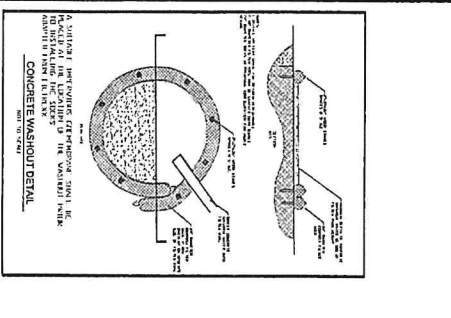
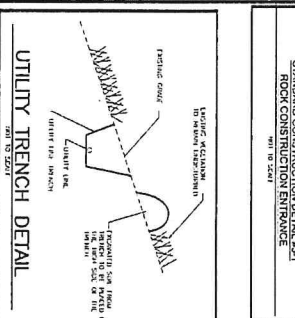
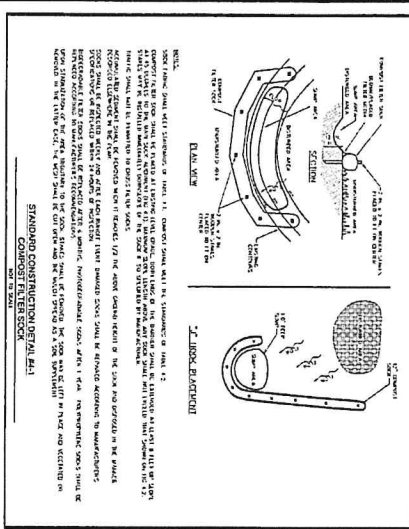


FIGURE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

TABLE 4.2
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

TABLE 4.3
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

TABLE 4.4
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

FIGURE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

TABLE 4.2
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

TABLE 4.3
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

TABLE 4.4
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

E&S ASSOCIATES

1. DESIGN AND CONSTRUCTION OF COMPOST SOCKS
 2. DESIGN AND CONSTRUCTION OF COMPOST SOCKS
 3. DESIGN AND CONSTRUCTION OF COMPOST SOCKS
 4. DESIGN AND CONSTRUCTION OF COMPOST SOCKS
 5. DESIGN AND CONSTRUCTION OF COMPOST SOCKS

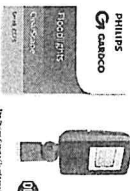
TH: 2837 ROUTE 611

Ludgate Engineering Corporation

11-17-17
 170172172002

PHILIPS Colorado

LED



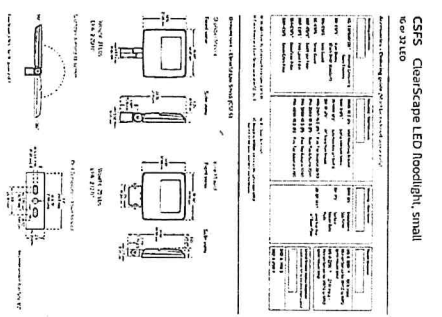
PHILIPS COLORADO is a high performance LED lighting fixture with a 100,000 hour life span. It is designed for use in outdoor applications and is available in a variety of colors and finishes.

PHILIPS COLORADO SPECIFICATIONS

Model	Color	Finish	Power (W)	Voltage (V)	Current (A)	Length (in)	Width (in)	Height (in)	Weight (lb)
PHL001	White	Black	10	120	0.1	10	2.5	1.5	0.2
PHL002	White	Black	20	120	0.2	10	2.5	1.5	0.4
PHL003	White	Black	30	120	0.3	10	2.5	1.5	0.6
PHL004	White	Black	40	120	0.4	10	2.5	1.5	0.8
PHL005	White	Black	50	120	0.5	10	2.5	1.5	1.0
PHL006	White	Black	60	120	0.6	10	2.5	1.5	1.2
PHL007	White	Black	70	120	0.7	10	2.5	1.5	1.4
PHL008	White	Black	80	120	0.8	10	2.5	1.5	1.6
PHL009	White	Black	90	120	0.9	10	2.5	1.5	1.8
PHL010	White	Black	100	120	1.0	10	2.5	1.5	2.0

CSFS ClearScape LED floodlight, small

NO SCALE



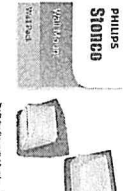
CSFS ClearScape LED floodlight is a high performance outdoor lighting fixture. It is designed for use in a variety of outdoor applications and is available in a variety of colors and finishes.

CSFS ClearScape LED SPECIFICATIONS

Model	Color	Finish	Power (W)	Voltage (V)	Current (A)	Length (in)	Width (in)	Height (in)	Weight (lb)
CSFS001	White	Black	10	120	0.1	10	2.5	1.5	0.2
CSFS002	White	Black	20	120	0.2	10	2.5	1.5	0.4
CSFS003	White	Black	30	120	0.3	10	2.5	1.5	0.6
CSFS004	White	Black	40	120	0.4	10	2.5	1.5	0.8
CSFS005	White	Black	50	120	0.5	10	2.5	1.5	1.0
CSFS006	White	Black	60	120	0.6	10	2.5	1.5	1.2
CSFS007	White	Black	70	120	0.7	10	2.5	1.5	1.4
CSFS008	White	Black	80	120	0.8	10	2.5	1.5	1.6
CSFS009	White	Black	90	120	0.9	10	2.5	1.5	1.8
CSFS010	White	Black	100	120	1.0	10	2.5	1.5	2.0

PHILIPS SINOBA

LED



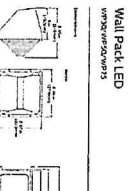
PHILIPS SINOBA is a high performance LED lighting fixture with a 100,000 hour life span. It is designed for use in outdoor applications and is available in a variety of colors and finishes.

PHILIPS SINOBA SPECIFICATIONS

Model	Color	Finish	Power (W)	Voltage (V)	Current (A)	Length (in)	Width (in)	Height (in)	Weight (lb)
PHL011	White	Black	10	120	0.1	10	2.5	1.5	0.2
PHL012	White	Black	20	120	0.2	10	2.5	1.5	0.4
PHL013	White	Black	30	120	0.3	10	2.5	1.5	0.6
PHL014	White	Black	40	120	0.4	10	2.5	1.5	0.8
PHL015	White	Black	50	120	0.5	10	2.5	1.5	1.0
PHL016	White	Black	60	120	0.6	10	2.5	1.5	1.2
PHL017	White	Black	70	120	0.7	10	2.5	1.5	1.4
PHL018	White	Black	80	120	0.8	10	2.5	1.5	1.6
PHL019	White	Black	90	120	0.9	10	2.5	1.5	1.8
PHL020	White	Black	100	120	1.0	10	2.5	1.5	2.0

Wall Pack LED

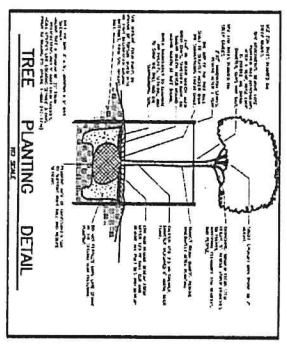
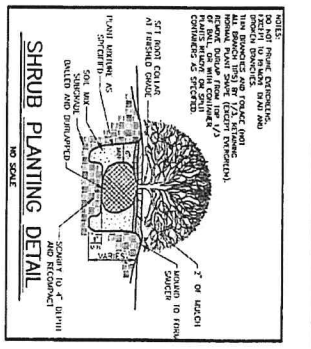
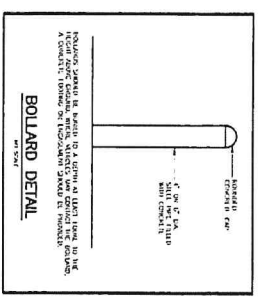
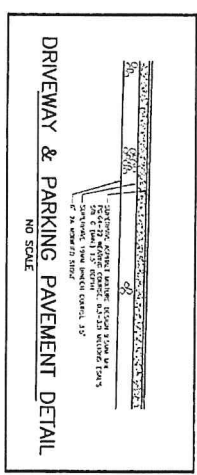
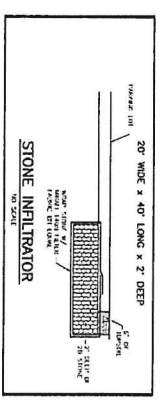
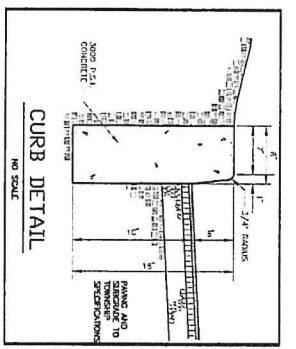
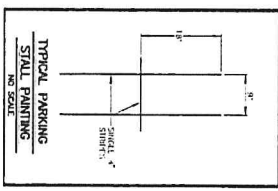
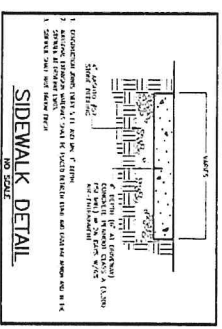
PHILIPS



PHILIPS WALL PACK LED is a high performance outdoor lighting fixture. It is designed for use in a variety of outdoor applications and is available in a variety of colors and finishes.

PHILIPS WALL PACK LED SPECIFICATIONS

Model	Color	Finish	Power (W)	Voltage (V)	Current (A)	Length (in)	Width (in)	Height (in)	Weight (lb)
PHL021	White	Black	10	120	0.1	10	2.5	1.5	0.2
PHL022	White	Black	20	120	0.2	10	2.5	1.5	0.4
PHL023	White	Black	30	120	0.3	10	2.5	1.5	0.6
PHL024	White	Black	40	120	0.4	10	2.5	1.5	0.8
PHL025	White	Black	50	120	0.5	10	2.5	1.5	1.0
PHL026	White	Black	60	120	0.6	10	2.5	1.5	1.2
PHL027	White	Black	70	120	0.7	10	2.5	1.5	1.4
PHL028	White	Black	80	120	0.8	10	2.5	1.5	1.6
PHL029	White	Black	90	120	0.9	10	2.5	1.5	1.8
PHL030	White	Black	100	120	1.0	10	2.5	1.5	2.0



811

11-17-17
18013273382

ROUTE NO.
PENNSYLVANIA

TH: 2837 ROUTE 611

Ludgate Engineering Corporation

18 SOUTH GREENWICH AVENUE
LUDGATE, PA 18042
TEL: 610/291-2771 FAX: 610/291-2771

DATE	DESCRIPTION	BY	APP'D
1-13-17	CONTRACT	RICHARD O'LAHAR	RICHARD O'LAHAR
1-13-17	CONTRACT	RICHARD O'LAHAR	RICHARD O'LAHAR
1-13-17	CONTRACT	RICHARD O'LAHAR	RICHARD O'LAHAR



SITE CONTENT MAP

TH: 2837 ROUTE 611
Ludgate Engineering Corporation
 PROFESSIONAL ENGINEERS
 10 WILSONS DRIVE, SUITE 70
 PARK RIDGE, NJ 07656-2137
 PHONE: 201/732-1392

COUNTY: MONROE
 CONVEYOR: J.E.C.
 PROJECT: 11-17-17
 SHEET: 1 OF 8

STATE OF PENNSYLVANIA
 MONROE COUNTY
 PENNSYLVANIA
811
 11-17-17
 #20173212392



DATE	11-17-17
BY	J.E.C.
CHECKED	
SCALE	AS SHOWN
PROJECT NUMBER	11-17-17
SHEET NUMBER	1 OF 8



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

August 8, 2018

Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: POCONO LOGISTICS
PRELIM/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1830066R**

Dear Planning Commission Members:

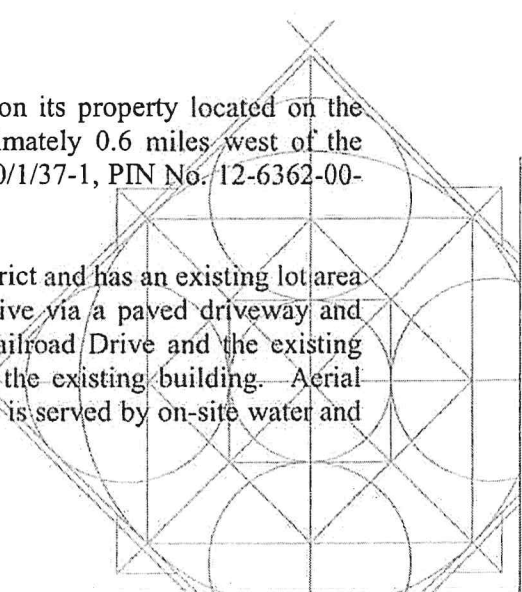
Pursuant to the Township's request, we have completed our second review of the Preliminary/Final Land Development Plan Application for Pocono Logistics. The submitted information was prepared by Gilmore & Associates, Inc. and consists of the following items.

- Response letter dated June 26, 2018.
- Appendix G, Request for Modification, SALDO Section 406.2.
- Appendix G, Request for Modification, SALDO Section 406.3.B.
- Appendix G, Request for Modification, SALDO Section 406.3.G.
- Appendix G, Request for Modification, SALDO Section 615.4.C.4.
- Appendix G, Request for Modification, SALDO Section 620.D.
- Appendix G, Request for Modification, SWMO Section 301.G.
- Site Photographs.
- Post Construction Stormwater Management Plan dated June 2018.
- Land Development Plan (8 sheets) dated February 2, 2018, revised June 26, 2018.

BACKGROUND INFORMATION

The Applicant, Pocono Logistics, is proposing a land development on its property located on the northern side of Railroad Drive across from Toccoa Road, approximately 0.6 miles west of the intersection of Railroad Drive and State Route 0715 (Parcel No. 12/10/1/37-1, PIN No. 12-6362-00-76-189).

The existing property is located within the C, Commercial Zoning District and has an existing lot area of 4.96 acres. The existing property takes access from Railroad Drive via a paved driveway and consists of an existing building, stone parking areas between the Railroad Drive and the existing building, and a large stone and asphalt parking area to the rear of the existing building. Aerial photography show tractor trailer parking exists. The existing property is served by on-site water and sewer.



The proposed development includes the designation of tractor trailer, tractor, trailer, and passenger vehicle parking spaces. **Note and Covenant 6 on Sheet 1 indicates this submission is provided to document previously constructed features, as well as proposed stormwater management and connection for public water service.** Twenty-five (25) tractor trailer parking spaces, one (1) tractor parking space, and seventeen (17) trailer parking spaces are proposed in gravel and asphalt areas. Nine (9) gravel passenger vehicle parking spaces, and twelve (12) paved passenger vehicle parking spaces are proposed. Underground stormwater management and a detention basin are also proposed. Public water service is proposed, and the on-site sewer service will remain.

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

ZONING ORDINANCE COMMENTS

1. The Applicant has identified the use as a delivery and distribution center. The Zoning Ordinance does not contain this specific use; however, we believe it is interchangeable with and can be better identified as a truck and motor freight terminal. In accordance with Section 405.B.3, these uses are not permitted except by Conditional Use.

In addition, and in accordance with Section 510.C.1, “any non-conforming use may be continued indefinitely, provided that such use: shall not be enlarged, altered, extended, reestablished, restored, or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this Ordinance, without a Special Exception from the Zoning Hearing Board.” *Historical aerial photography shows improvements to the property, including a building addition and parking areas and driveway, beginning in 2008 and after. The improvements occurred after the 2003 adoption of the current Zoning Ordinance. A Special Exception is required for the previous and current expansions of the existing use.*

We recommend the Zoning Officer, with the assistance of the Township Engineer, make a final determination whether a Conditional Use or Special Exception, or both, are required by this project. (Previous Comment) The response indicates a Zoning Hearing Board Decision dated April 28, 2016 determined the use to be truck storage and garage by definition and that no conditional use was required. Therefore, the use is a conforming use and no zoning relief related to a non-conforming use is required for the previous or current site improvements.

2. Comment satisfied.
3. In accordance with Section 512.A, “any building or other structure erected, enlarged, altered or used and any lot used or occupied for any of the following purposes shall be provided with the minimum off-street parking spaces as set forth herewith.” *No parking requirements are listed for a truck and motor freight terminal, or similar use. The plan indicates one (1) parking space is required for each of the 10 employees, and that 12 parking spaces are proposed. The plan view shows 12 paved and 9 gravel passenger vehicle parking spaces creating a total of 21 spaces. In addition, it must be clarified whether an office, or other use, exists within the existing building which will also require parking. An office requires one (1) parking space for each 200 square feet of total floor area, plus one (1) parking space for each employee on the peak shift. Note and Covenant 10 on Sheet 1 must be revised accordingly. (Previous Comment) A total of 21 parking spaces are provided for 16 employees during the maximum shift. The Township shall determine if the current number of parking spaces is adequate*

for the use.

In addition, the response indicates the existing parking spaces will be striped. Nine (9) parking spaces exist in a gravel area and no pavement is proposed. The nine (9) spaces must be paved and striped.

4. Comment satisfied.
5. In accordance with Section 512.C.1, “all parking areas and all access drives for commercial or industrial uses shall have an all-weather surface constructed as specified in the Pocono Township Subdivision and Land Development Ordinance.” ***All parking areas must be paved per Section 620 of the Subdivision and Land Development Ordinance. (Previous Comment) All parking areas and access drives must be paved, or a variance obtained.***
6. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

7. Comment satisfied.
8. In accordance with Section 306.2.6.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.” ***The proposed Land Development requires the following agency approvals.***
 - a. *Pocono Township –Land Development Plan approval*
 - b. *Pocono Township – Fire Company*
 - c. *Monroe County Planning Commission – Planning review*
 - d. ***Monroe County Conservation District/Pennsylvania Department of Environmental Protection – General Permit 5 for Waterline Stream Crossing A letter dated April 3, 2018 from the Monroe County Conservation District regarding erosion and sedimentation control adequacy has been received. The GP-5 must still be provided to the Township.***
 - e. *Monroe County Conservation District (if disturbance exceeds 1 acre)*
 - f. *Brodhead Creek Regional Authority – Will Serve and Water Service Connection*

All submissions, and reviews and approvals must be provided to the Township. A list of the required approvals must be provided on the plan in accordance with Section 406.6.I. (Previous Comment) This comment has been acknowledged.

9. In accordance with Section 406.2, Site Context Map, “a map compiled from existing information showing the location of the proposed land development within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more the map shall show the above relationships within 2,000 feet of the site. The features that shall be shown on Site Context Maps include

topography (from U.S.G.S.) maps, stream valleys, wetland complexes (from maps published by the U.S. Fish & Wildlife Service or the U.S.D.A. Natural Resources Conservation Service), woodlands over one-half acre in area (from aerial photographs), ridge lines, public roads, trails, utility easements and rights of way, public land, and land protected under conservation easements.” *A Site Context Map must be provided, or a waiver requested. Should a waiver be requested, an aerial photograph showing existing land uses within 1,000 feet of the site will still be required. (Previous Comment) A waiver from Section 406.2 is requested. An aerial photograph has been provided on Sheet 1, however the scale limits its readability. A larger scale aerial photograph shall be provided to clearly show the existing features within 1,000 feet of the project site. We have no objection to this request provided the aerial photograph is revised accordingly.*

10. In accordance with Section 406.3.B, the Existing Conditions Plan must include “topography, the contour lines of which shall generally be at two-foot intervals although 10-foot intervals are permissible beyond the parcel boundaries, interpolated from U.S.G.S. 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 percent and exceeding 25 percent 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 U.S.G.S. benchmarks the location and datum of which shall be shown on the plan.” *A waiver is requested from Section 406.2.B and must be revised to correctly reference Section 406.3.B. The request is seeking relief from showing topography at the rear of the site which is covered by existing woodlands. The existing topography and areas of existing steep slopes over the entire property must be shown on the plan. (Previous Comment) A waiver is requested from Section 406.3.B in order to not show contours at the rear of the site where steep slopes exist. The existing steep slopes located within existing woodlands are now shown on the plan and a steep slope easement is proposed. We have no objection to this request.*
11. In accordance with Section 406.3.C, the Existing Conditions Plan must include “the location and delineation of ponds, vernal pools, streams, ditches, drains, and natural drainage swales, as well as the 100-year floodplains and wetlands. Additional areas of wetlands on the proposed development parcel shall also be indicated, as evident from testing, visual inspection, or from the presence of wetland vegetation.” *The Wetland Presence/Absence Survey prepared by Liberty Environmental, Inc. has identified the existing manmade pond as a wetland, therefore the existing wetland must be delineated on the plan. In addition, a Waterline Stream Crossing is shown in cross section on Sheet 6, and it is indicated a General Permit 5 is required. The referenced stream must be shown in plan view. (Previous Comment) The response indicates Liberty Environmental, Inc. has now stated that the man-made pond is not a wetland which is contradictory to their Wetland Presence/Absence Survey dated January 24, 2018. A written confirmation from Liberty Environmental, Inc. must be submitted for record.*
12. In accordance with Section 406.3.G, the Existing Resources and Site Analysis must include “a viewshed analysis using GIS or other suitable methodology showing the location and extent of views into the property and along ridge lines from critical points along adjoining public roads and how the views will be affected by the proposed development and what design elements will be used to minimize the visual effects.” *A viewshed analysis must be provided, or a waiver requested. (Previous Comment) A waiver is requested from Section 406.3.G as no new buildings or building improvements are proposed, and the site improvements are at or below*

grade. Given the existing site conditions and the nature of the proposed improvements we have no objection to the request.

13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.
17. In accordance with Section 406.5.P, the Improvements Plan must include “signature blocks for the Township Engineer and Monroe County Planning Commission.” *The following signature block for the Township Engineer must be provided on the plan.*

TOWNSHIP ENGINEER

(signature)_____

(date)_____

(Previous Comment) The added signature block must be revised to remove the words “Recommended By”.

18. Comment satisfied.
19. Comment satisfied.
20. Comment satisfied.
21. In accordance with Section 406.6.D, “all proposed offers of dedication and/or reservation of rights-of-way and land areas with conditions attached” must be submitted with the Land Development Plan. In addition, and in accordance with Section 607.4.A, “wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this Ordinance based on the classification of the road within the proposed development.” *The existing and proposed right-of-way, and existing cartway widths must be dimensioned on the plan. Per Table VI-1, Local Roads are required to have a 50-foot wide (25-foot half width) right-of-way, and 26-foot wide cartway including two (2), 4-foot wide shoulders.*

Approximately 8-feet of additional right-of-way to create a half width of 25-feet along Railroad Drive is proposed and offered to Pocono Township. The Township shall determine if they will accept this offer of dedication. In addition, the existing cartway width is approximately 22-feet. The Township shall also determine if they will require roadway widening and striping to delineate shoulders in order to meet the requirements of a Local Road. (Previous Comment) The Township shall make a determination regarding the offer of dedication and roadway widening.
22. In accordance with Section 406.6.F, “proof of legal interest in the property, a copy of the latest deed of record and a current title search report” must be provided. *The property deed and a title search must be submitted. (Previous Comment) This comment has been acknowledged.*

23. In accordance with Section 406.6.G.3, “a letter from the water company or authority stating that the said company or authority will supply the development including a verification of the adequacy of service” must be provided. *A will serve letter from the Brodhead Creek Regional Authority shall be provided. (Previous Comment) This comment has been acknowledged.*
24. Comment satisfied.
25. In accordance with Section 500, “No final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
 - A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant’s Engineer; or,
 - B. Proposed developer’s agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.”

A performance guarantee, per Section 503, must be provided prior to plan recordation. A construction cost estimate shall also be submitted for review. (Previous Comment) This comment has been acknowledged.
26. Comment satisfied.
27. In accordance with Section 506.2.1, land development provisions for the private operation and maintenance of all development improvements “shall be in the form of deed covenants and restrictions clearly placing the responsibility of maintenance of all development improvements with the owner of the land development.” *Ownership and maintenance of the proposed improvements must be in the form of deed covenants and restrictions. (Previous Comment) This comment has been acknowledged.*
28. In accordance with Section 509, “all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements.” *A development agreement must be executed prior to plan recordation. (Previous Comment) This comment has been acknowledged.*
29. Comment satisfied.
30. Comment satisfied.
31. Comment satisfied.
32. Comment satisfied.
33. Comment satisfied.
34. Comment satisfied.

35. Comment satisfied.
36. In accordance with Sections 609.4.H and 615.5.C, “in order to ensure proper drainage on the basin bottom, a minimum grade of two (2) percent shall be maintained for areas of sheet flow. For channel flow, a minimum grade of one (1) percent shall be maintained.” “Minimum grades inside storm water basins shall be one (1) percent unless infiltration is an integral part of the design; and, maximum side slopes of the basin shall be thirty-three (33) percent (3:1) slope”. *The bottom of the proposed basin and 4-inch orifice are proposed at elevation 995 creating a flat bottom basin. The proposed basin must be revised to provide positive drainage toward the proposed outlet structure to avoid ponding stormwater. In addition, proposed Swale 1 has a slope of 0.5% ± and must be revised. (Previous Comment) The basin bottom has been revised to provide a slope of 1% which is less than the required 2% slope, and Swale #1 has been revised to provide a slope of 0.7% which is less than the required 1% slope. The basin and swale must be further revised.*
37. Comment satisfied.
38. Comment satisfied.
39. Comment satisfied.
40. In accordance with Section 609.4.M.1, “all outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints”. *The proposed discharge pipe is HDPE pipe and must be revised. (Previous Comment) The response indicates the pipe material was revised, however the plan view on Sheet 3 and the Construction Sequence on Sheet 6 still specify a HDPE pipe. The plan must be revised accordingly.*
41. In accordance with Section 610.A, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control.” *The proposed disturbance is under 1 acre, therefore a submission to the Monroe County Conservation District is not required. The following comments are based upon our review of the Erosion and Sedimentation Control Plan, and associated report, notes, and details (Sheets 6 and 7). (Previous Comment)*
- a. *Comment satisfied.*
 - b. *Comment satisfied.*
 - c. *Comment satisfied.*
 - d. *Comment satisfied.*
 - e. *Comment satisfied.*
 - f. *The revised Erosion and Sedimentation Pollution Control Plan narrative must be submitted. (New Comment)*
 - g. *The size of the proposed compost filter socks must be specified on the plan. (New Comment)*

42. In accordance with Section 615.2, “unless other provisions of this Ordinance require more trees or vegetation, each development site shall include a minimum of twelve (12) deciduous or evergreen trees for each one (1) acre. Each tree shall be two and one-half (2.5) inch caliper or greater and each evergreen tree shall be six to seven (6 to 7) feet in height or greater. As an alternate, ten (10) trees for each one (1) acre shall be required if deciduous trees are four (4) inches in caliper or greater and evergreen trees are eight to ten (8 to 10) feet in height or greater. Five (5) shrubs, two and one-half (2.5) feet in height, or greater, may be substituted for one tree of two and one-half (2.5) inch caliper for a maximum of twenty (20) percent of the tree requirement.” *Sixty (60) deciduous or evergreen trees are required for the existing 4.96 acre site. Seven (7) deciduous trees are proposed, therefore 53 trees are still required. (Previous Comment) The Applicant is proposing ten (10) new deciduous trees and indicates 50 to 75 evergreen trees were previously planted for screening. Therefore, 60 to 85 trees are proposed and/or existing which meets the Ordinance requirement.*

The Township shall determine if the existing evergreen trees can be counted toward the required sixty (60) trees. Should they determine the existing trees can count, then no further action is required. Otherwise, additional trees must be provided, or a waiver requested.

43. In accordance with Sections 615.3.B.2 and 615.3.B.5, the ends of all parking rows shall be divided from drives by 9-foot wide by 18-foot long planting islands consisting of a minimum of one (1) shade tree plus shrubs and/or ground cover sufficient to cover the area. *A planting island is required on the eastern end of the 4 space parking row behind the existing building. In addition, the plan shall be revised to clearly depict the land use between the 8 space parking row and the eastern addition of the existing building. (Previous Comment) The planting island and land use must still be provided on the plan.*
44. In accordance with Section 615.4.C.4, “trees shall be planted at a ratio of at least one (1) tree per fifty (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.” *Six (6) street trees are required and none are proposed. The required street trees must be provided. (Previous Comment) A waiver is requested from Section 615.4.C.4 to permit the use of the existing evergreen tree row along Railroad Avenue as street trees. The request indicates the evergreen tree row exists along Railroad Avenue and there is insufficient room to plant street trees. We believe the existing evergreen tree row is acceptable and no additional street trees should be required.*
45. In accordance with Section 615.6.C and Table 615-1, Property Line Buffers, property line buffers shall be required for all nonresidential land developments.
- a. Residential dwellings in the R-1, Residential Zoning District exist to the west of the property, therefore a 20-foot wide, high intensity buffer consisting of 47 evergreen trees, 19 ornamental trees, and 19 canopy trees is required along the western property line. *No buffer plantings are proposed. A 30-foot high pine tree row exists between the property and southernmost dwelling. Woodlands exist between the property and northernmost dwelling, and along the remainder of the western property line.*
 - b. A residential dwelling in the C, Commercial Zoning District exists to the east of the property, therefore a 20-foot wide, high intensity buffer consisting of 23 evergreen trees, 9 ornamental trees, and 9 canopy trees is required along the eastern property line (450-feet). In addition, commercially zoned land also exists to the east of the property,

therefore a 10-foot wide, low intensity buffer consisting of 26 evergreen trees, 11 ornamental trees, and 11 canopy trees is required along this portion of the property line (509.61 feet). *No buffer plantings are proposed. Woodlands exist between the proposed detention basin and existing dwelling, and along the northerly most 300-feet of the eastern property line. A tree row also exists between the proposed parking and existing dwelling.*

- c. Commercially zoned land exists to the north of the property, therefore a 10-foot wide, low intensity buffer consisting of 4 evergreen trees, and 2 ornamental trees must be provided along the northern property line. *No buffer plantings are proposed. Woodlands exist along the northern property line.*

Per Section 615.6.C.7, "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 Applicant should demonstrate if the existing vegetation meets or exceeds Ordinance requirements to aid the Township in determining if buffers are required. (Previous Comment) Photographs have been provided demonstrating screening and woodlands exist throughout the site. The evergreen screen and woodlands appear to be dense per the photographs. The Township shall determine if the existing evergreen trees and woodlands meet the Ordinance requirements, or if additional buffers are required.

46. In accordance with Section 615.6.C and Table 615-1, Parking Lot Buffers Along Road Rights-of-Way, parking lot buffers shall be required for all nonresidential land development. A 20-foot wide, medium intensity buffer consisting of 5 canopy trees, 5 ornamental trees, and 5 evergreen trees is required along Railroad Drive. *No buffer plantings are proposed. A 30-foot high pine tree row exists along Railroad Drive.*

Per Section 615.6.C.7, "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 Applicant should demonstrate if the existing vegetation meets or exceeds Ordinance requirements to aid the Township in determining if buffers are required. (Previous Comment) Photographs have been provided demonstrating screening and woodlands exist throughout the site. The evergreen screen and woodlands appear to be dense per the photographs. The Township shall determine if the existing evergreen trees and woodlands meet the Ordinance requirements, or if additional buffers are required.

47. Comment satisfied.

48. Comment satisfied.

49. Comment satisfied.

50. In accordance with Section 615.9.B.11, "a detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials." *A cost estimate must be provided. (Previous Comment) This comment has been acknowledged.*

51. Comment satisfied.
52. In accordance with Section 615.7.D.2, “landscaping shall be considered an improvement for the purposes of installation and provision of a performance guarantee in accord with this Ordinance. In addition, the Developer or landowner shall provide to the Township a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of eighteen (18) months following the installation and approval of the landscaping.” *The required performance guarantee must be provided. (Previous Comment) This comment has been acknowledged.*
53. In accordance with Section 618.5, “where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of twenty (20) feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.” *The Wetland Presence/Absence Survey prepared by Liberty Environmental, Inc. has identified the existing manmade pond as a wetland. Therefore, the required fence must be shown on the plan. (Previous Comment) The response indicates Liberty Environmental, Inc. has now stated that the man-made pond is not a wetland which is contradictory to their Wetland Presence/Absence Survey dated January 24, 2018. A written confirmation from Liberty Environmental, Inc. must be submitted for record.*
54. In accordance with Section 619.B, common open spaces, recreation areas, and/or in-lieu-of fees “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 Section 619”. In addition, and in accordance with Section 619.E.5, “if a non-residential subdivision or land development is required to dedicate common open space, the following amounts of common open space shall be required, unless revised by resolution of the Board of Commissioners”. *Note and Covenant 19 on Sheet 1 proposes a fee in-lieu-of open space. In accordance with Section 619.F, and if agreed upon by the Board of Commissioners and Applicant, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided. The calculated fee in-lieu-of for 0.79 acres of disturbance is \$1,106.00. (Previous Comment) The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-off will be accepted.*
55. In accordance with Section 620.D, off-street parking areas and perimeter travel lanes shall be designed with pavement sections as specified in this Section. *All parking areas must be paved, and associated pavement and striping details must be provided on the plan. (Previous Comment) A waiver from Section 620.D is requested to permit the existing gravel areas to remain as gravel. As discussed in Comment 5, all parking areas and access drives must be paved per Section 512.C.1 of the Zoning Ordinance.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the McMichaels Creek Watershed and the B-2 Management District. The project site discharges to an unnamed tributary of the Pocono Creek which has a Chapter 93 Classification of High Quality Cold Water Fishery (HQ-CWF).

The Post Construction Stormwater Management Plan (report) considers the existing use as a fleet storage area which is identified as a Stormwater Hotspot in Table 304.1. We believe the truck and motor freight terminal use also includes fleet storage areas. Therefore, the groundwater recharge requirement is not applied, and the entire water quality volume must be treated.

56. Comment satisfied.

57. Comment satisfied.

58. In accordance with Section 303.I.6.b, “a 50-foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75-feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet.” *The required wetland buffer must be placed along the existing wetlands identified in the Wetland Presence/Absence Study prepared by Liberty Environmental, Inc. (Previous Comment) The response indicates Liberty Environmental, Inc. has now stated that the man-made pond is not a wetland which is contradictory to their Wetland Presence/Absence Survey dated January 24, 2018. A written confirmation from Liberty Environmental, Inc. must be submitted for record.*

59. In accordance with Section 303.I.6.b.i, “Permitted Activities/Development. Stormwater conveyance required by the Municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.” *The proposed Detention Basin is immediately adjacent to the existing wetlands and will be constructed within the required wetland buffer. The plan must be revised accordingly. (Previous Comment) The response indicates Liberty Environmental, Inc. has now stated that the man-made pond is not a wetland which is contradictory to their Wetland Presence/Absence Survey dated January 24, 2018. A written confirmation from Liberty Environmental, Inc. must be submitted for record.*

60. In accordance with Section 303.I.6.b.ii, “the area of the wetland buffer altered by activities permitted in accordance with Section 303.I.6.b.i shall be minimized to the greatest extent practicable, as determined by the Municipality. In no case shall more than twenty (20) percent of the cumulative wetland buffer on the subject parcel be altered by the activities permitted in accordance with Section 303.I.6.b.i. This twenty (20) percent disturbance shall include both the disturbance created by the Applicant and any subsequent owner of the parcel or a portion of the parcel developed by the Applicant (i.e., lot owner).” *The required wetland buffer area (in square feet) and the proposed disturbance of the buffer (in square feet) must be listed on the plan. (Previous Comment) The response indicates Liberty Environmental, Inc. has now stated that the man-made pond is not a wetland which is contradictory to their Wetland Presence/Absence Survey dated January 24, 2018. A written confirmation from Liberty Environmental, Inc. must be submitted for record.*

61. In accordance with Section 303.I.8.a, “a 50-foot buffer, measured perpendicular to and horizontally from the top-of-bank on all sides of any stream, shall be maintained on all sides

of any stream, with the exception of the Pocono Creek, where the buffer shall be 75 feet, measured perpendicular to and horizontally from the top-of-bank on all sides of the Pocono Creek. In addition, where the 100 feet of land adjacent to the edge of a stream has an average upland slope greater than 5%, the minimum buffer width shall be increase by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet. See Figure 303.1.” *The existing stream and required stream buffer must be provided on the plan. Permitted activities and disturbance within the stream buffer must be in accordance with Sections 303.I.8.b and 303.I.8.c. The proposed disturbed area of the stream buffer must be indicated on the plan. (Previous Comment) A waiver is requested from Section 301.G which states “where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements contained in Section 303.I.7 of this Ordinance.” The request states that a drainage easement conforming to the top of banks of the existing stream channel will be provided and that land on both sides of the channel are improved with asphalt and gravel driveways and parking areas and other structures. The proposed easement must be shown on the plan.*

The sections listed under the Modifications on Sheet 1 are 303.I.8.a, 303.I.8.b, and 303.I.8.c. The request shall be updated to reflect these sections.

62. In accordance with Section 306.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). Times of concentration for channel and pipe flow shall be computed using Manning’s equation. *The time of concentration paths in support of the time of concentration calculations for “Rd Culvert”, “Dep 1 DA”, “Below Dep 1 to 18 CMP Pre”, and Below Dep 1 to 18 CMP Post” must be provided. (Previous Comment) It appears the time of concentration paths are provided on the Pre- and Post-Drainage Area Plans; however they are difficult to read at the current scale. Further review will be completed upon receipt of 24-inch by 36-inch plans as required in Section 403.B. Refer to Comment 73.*
63. In accordance with Section 306.E, “runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex method shall be obtained from Table B-2 in Appendix B of this Ordinance”.
 - a. *Comment satisfied.*
 - b. *A CN value of 80 (D soils) shall be utilized for lawn areas in the post development peak flow calculations. (Previous Comment) Proposed lawn area must still be utilized in the post development peak flow calculations.*
 - c. *The CN value for woodlands in C soils must be revised in all peak flow calculations and shall be 73 as presented in Table B-2. (New Comment)*
64. *Comment satisfied.*
65. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, “Erosion and Sediment Control”, and all reviews and letters of adequacy from the County Conservation District must be submitted. *The proposed disturbance is under 1 acre, therefore a submission to the Monroe County*

Conservation District is not required. Refer to Comment 41 for our review of the Erosion and Sedimentation Control Plan, and associated report, notes, and details (Sheets 6 and 7). (Previous Comment) Refer to Comment 41.

66. In accordance with Section 403, “a note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date.” *Notes shall be placed on the plans and reports referencing the other documents with title and date, and any subsequent revision dates. (Previous Comment) References must be placed on the cover of the Post Construction Stormwater Management Plan report and the Erosion and Sedimentation Pollution Control Plan narrative.*
67. Comment satisfied.
68. Comment satisfied.
69. Comment satisfied.
70. In accordance with Section 701.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 the Subdivision and Land Development Ordinance.” *The required performance guarantee must be provided prior to plan recording. (Previous Comment) This comment has been acknowledged.*
71. Comment satisfied.
72. In accordance with Section 703.A, “prior to approval of the site’s Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *The required maintenance agreement must be provided prior to plan recording. (Previous Comment) This comment has been acknowledged.*

STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS

73. A predevelopment drainage area plan for the project site must be provided. *(Previous Comment) Overall Pre- and Post-Development Drainage Area Plans are now provided in the Post Construction Stormwater Management Plan report. The plans are at a 1” = 200’ scale which is difficult to confirm drainage areas and land uses. Section 403.B states, in part, that “map(s) of the project area shall be submitted on 24-inch by 36-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County.” Further review of the drainage areas and land uses will be completed upon receipt of the 24-inch by 36-inch drainage area plans.*
74. Comment satisfied.
75. The location of “Dep 1” must be shown on the plan to confirm the contour areas utilized in the Dep 1 Pond Report. *(Previous Comment) The response indicates “Dep 1” is shown on the Pre- and Post-Development Drainage Area Plans, however it does not appear to have been shown or labeled. “Dep 1” must be shown and labeled on the required 24-inch by 36-inch*

plans. Refer to Comment 73.

76. The Proposed Stormwater BMPs narrative in the Post Construction Stormwater Management Plan (report) indicates the design of the proposed Detention Basin accounts for the expanded gravel area behind the existing building, however the Post-Development Basin Drainage Area Plan does not include this area. The plan and calculations must be revised. ***(Previous Comment) A larger scaled 24-inch by 36-inch Post-Development Drainage Area Plan must be provided, as discussed in Comment 73.***
77. The “Above & Below Ground Basin Combined” Pond Report suggests the total storage includes both the Subsurface Detention Area and Detention Basin. Calculations in support of both storage areas must be provided. ***(Previous Comment) Calculations in support of the storage volume utilized in the “Above & Below Ground Basin Combined” Pond Report must still be submitted for review.***
78. Comment satisfied.
79. Comment satisfied.
80. Comment satisfied.
81. The diameter of the 4-inch orifice specified in the Detention Basin Outlet Structure detail on Sheet 7 is inconsistent with that used in the Pond Report. The detail or Pond Report must be revised. ***(Previous Comment) The diameter specified in the detail must still be revised.***
82. The invert and height of the rectangular weir shown in the Detention Basin Outlet Structure detail on Sheet 7 provides less than 12-inches of separation from the proposed top of grate elevation and must be revised based upon the Pennsylvania Department of Transportation’s RC-45M. ***(Previous Comment) The invert and height have been revised to provide the 12-inch separation. The width depicted in the detail is inconsistent with the label which is also shown in the detail and with the width utilized in the “Above & Below Ground Basin Combined” Pond Report. Sheet 7 and the pond report must be revised accordingly.***
83. Details of the proposed Subsurface Detention Area must be provided on the plan. The detail must show how the three (3) 36-inch HDPE pipes in the Subsurface Detention Area discharge stormwater to the proposed Detention Basin. ***(Previous Comment) Details are now provided on Sheet 8. Dimensions detailing the length, width, and depth of the proposed Subsurface Detention Area must be provided. In addition, Step 6 of the Construction Sequence on Sheet 6 references a 36-inch pipe while the basin detail on Sheet 8 and the Detention Basin Detail on Sheet 3 specify a 24-inch pipe. The plans must be revised accordingly.***

84. Comment satisfied.

MISCELLANEOUS COMMENTS

85. Comment satisfied.

86. Comment satisfied.

PLAN REVISION COMMENTS

87. The emergency spillway elevation listed in the Emergency Spillway Detail and Detention Basin Detail on Sheet 8 and utilized in the Emergency Spillway Calculations is inconsistent with that provided on Sheet 3 and utilized in the "Above & Below Ground Basin Combined" Pond Report. The plans must be revised accordingly. *(New Comment)*
88. The pipe connection of the inlet in Swale #2 to the Subsurface Detention Area must be shown in plan view. *(New Comment)*
89. On Sheet 4, Note 1 in the Tree Planting Detail must be revised to specify ten (10) red maples. *(New Comment)*
90. On Sheet 7, the title of what appears to be the boulder wall detail must be provided. *(New Comment)*

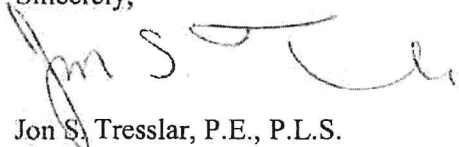
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

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

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

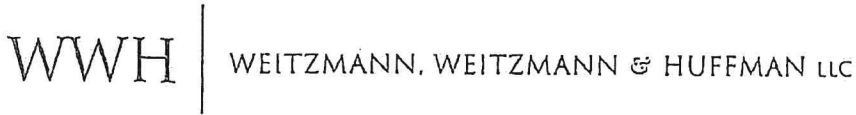
Sincerely,



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

JST/mep/cg

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Wesley Wojtanowicz, Pocono Logistics – Property Owner/Applicant
Sean F. Policelli, P.E., Gilmore & Associates, Inc. – Applicant's Engineer
Melissa E. Prugar, P.E. – Boucher & James, Inc.



TODD W. WEITZMANN
GRETCHEN MARSH WEITZMANN
DEBORAH L. HUFFMAN

July 20, 2018

BY HAND DELIVERY

Pocono Township Board of Commissioners
Pocono Township Municipal Building
112 Township Drive
Tannersville, PA 18372

Re: **Petition for Zoning Map Change**
Property Tax ID #: 12/2/1/27
PIN: 12-6381-00-15-7256

Dear Members of the Board:

I represent Marion M. Alleger, who owns the above referenced property in Pocono Township. Ms. Alleger's property is classified as a Medium Density Residential (R-2) zoning district, but it is wholly surrounded by the Commercial (C) zoning district. Ms. Alleger desires for her property to be rezoned to the Commercial (C) zoning classification.

On behalf of Ms. Alleger, we ask that you accept the enclosed Petition for Zoning Map Change and, in accordance with Section 906 of the Pocono Township Zoning Ordinance, refer the Petition and accompanying draft ordinance to the Pocono Township and Monroe County Planning Commissions for their recommendations. I understand that your next meeting is on Monday, August 6, 2018 at 7:00 p.m. Please let me know if you require our attendance at that meeting.

Thank you for your consideration of this request.

Sincerely,

WEITZMANN, WEITZMANN & HUFFMAN, LLC

By: 
Todd W. Weitzmann

Encls.

cc: Marion M. Alleger (w/encs.)

1:\To\A\Client\Alleger, Marion\Pocono Twp Comm\180711 11 Enc Petition To Rezone - 7.20.2018.Docx

2. Petitioner is the fee simple owner of certain property located at the northeast corner of the intersection of PA Route 611 (S.R. 0611) and Bartonsville Avenue, with an address of 2806 - 2812 Bartonsville Avenue, which bears Monroe County Tax ID No. 12/2/1/27 and Property Identification Number 12-6381-00-15-7256 (the "Subject Property").

3. The Subject Property is improved with two structures and is currently used as a residence.

4. The Subject Property is classified as a Medium Density Residential (R-2) zoning district pursuant to Pocono Township's Official Zoning Map.

5. Despite its residential zoning classification, the Subject Property is entirely surrounded by properties zoned for commercial uses and structures as permitted in the Commercial (C) zoning district under the Pocono Township Zoning Ordinance. A true and correct copy of the relevant portion of the Official Zoning Map, including the Subject Property, is attached hereto as Exhibit A and incorporated by reference.

6. In fact, the Subject Property is effectively an island of residential property located within a corridor of properties zoned for commercial uses and structures along PA Route 611 according to Pocono Township's Official Zoning Map.

7. This corridor of commercially zoned properties continues beyond the Pocono Township boundary into Hamilton Township, where the adjacent properties are also zoned for commercial uses.

8. Petitioner believes and therefore avers that the highest and best use of the Subject Property is for commercial uses and structures.

9. Petitioner believes and therefore avers that the needs of Pocono Township, as reflected by its official Zoning Map, are best met by an amendment of the Official Zoning Map to include the Subject Property in the Commercial (C) zoning district.

10. Petitioner requests that the Board of Commissioners adopt an Ordinance to rezone the Subject Property from the Medium Density Residential (R-2) to Commercial (C) and amend the Official Zoning Map of Pocono Township to reflect this rezoning. Petitioner respectfully submits the proposed ordinance attached hereto as Exhibit B for consideration by the Board.

11. Petitioner requests that this Petition be referred to the Pocono Township and Monroe County Planning Commissions for recommendations, and that a hearing be scheduled before the Board of Commissioners in accordance with the Section 906 and other provisions of the Pocono Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

WHEREFORE, Petitioner requests that the Pocono Township Board of Commissioners amend its Official Zoning Map to change the zoning classification of the Subject Property from Medium Density Residential (R-2) to Commercial (C).

Respectfully submitted,

WEITZMANN, WEITZMANN & HUFFMAN, LLC

Dated: July 20, 2018

By: Todd Weitzmann

Todd W. Weitzmann, Esquire

Attorney ID No. 80312

700 Monroe Street

Stroudsburg, PA 18360

(570) 421-8550

Attorney for Petitioner

VERIFICATION

I, Marion M. Alleger, Petitioner herein, verify that the facts set forth in the foregoing Petition are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Dated: 7-19-18

Marion M. Alleger
MARION M. ALLEGER

EXHIBIT A

PORTION OF THE OFFICIAL ZONING MAP OF POCONO TOWNSHIP

MARION M. ALLEGER PROPERTY

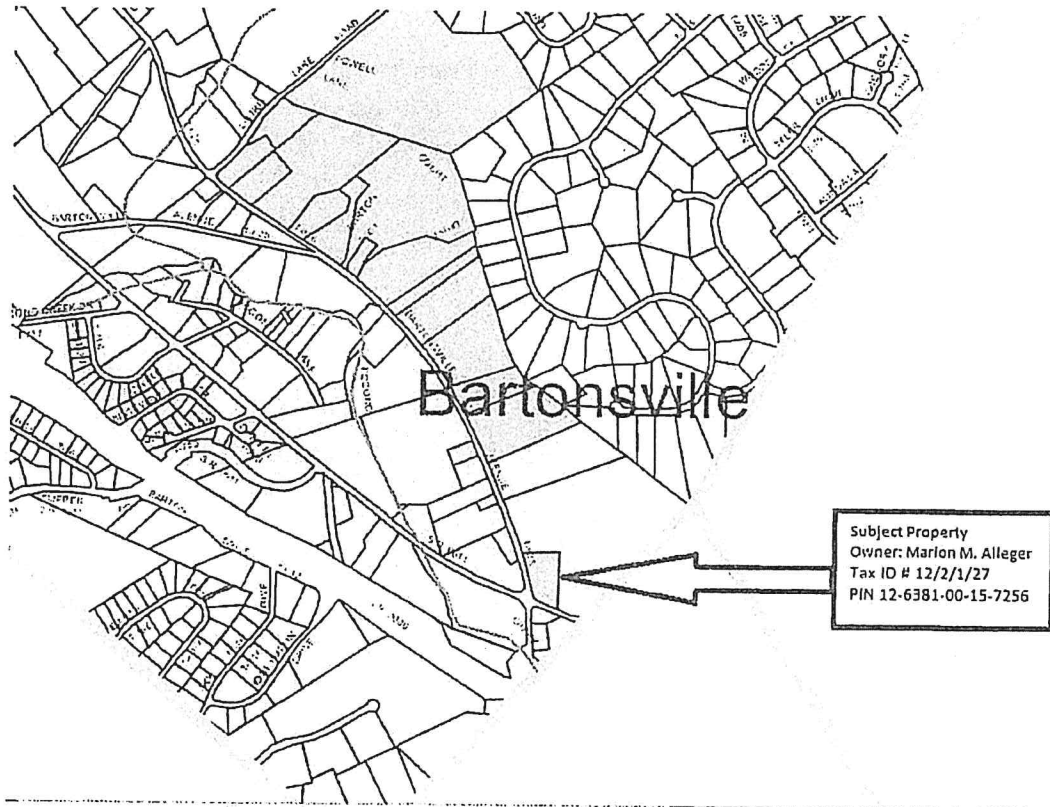


EXHIBIT B

POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF POCONO TOWNSHIP TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM MEDIUM DENSITY RESIDENTIAL (R-2) TO COMMERCIAL (C) ON THAT CERTAIN PARCEL LOCATED AT 2806 - 2812 BARTONSVILLE AVENUE AND IDENTIFIED AS TAX ID NO. 12/2/1/27 AND PIN 12-6381-00-15-7256.

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, codified at 53 P.S. § 10609, and Article IX (Administration), Section 906 of the Pocono Township Zoning Ordinance, authorize the Board of Commissioners to enact zoning ordinance amendments, including changes to the Official Zoning Map; and

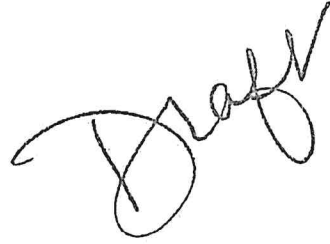
WHEREAS, pursuant to the authority of the Municipalities Planning Code and the Zoning Ordinance, the Board desires to change the zoning classification of a certain parcel of land in Pocono Township bearing Tax ID number 12/2/1/27 and PIN 12-6381-00-15-7256 from Medium Density Residential (R-2) to Commercial (C); and

WHEREAS, the Board finds that it is in the best interests of the health, safety and welfare of Pocono Township residents to change the zoning district classification on the said property and to amend the Official Zoning Map as set forth in this Ordinance.

NOW, THEREFORE, the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, does hereby *ENACT* and *ORDAIN*:

SECTION 1. AMENDMENT OF ZONING CLASSIFICATION AND OFFICIAL ZONING MAP OF POCONO TOWNSHIP.

The zoning district classification of the parcel of land identified as Tax ID No. 12/2/1/27 and PIN 12-6381-00-15-7256, which is located at 2806 - 2812 Bartonsville Avenue, in Pocono Township, Monroe County, Pennsylvania, shall be and hereby is changed from Medium Density Residential (R-2) to Commercial (C). In addition, this change in the zoning district classification

A handwritten signature in black ink, appearing to read "D. [unclear]", is located in the upper right corner of the page.

of the said property shall be entered on the Official Zoning Map of Pocono Township promptly after this ordinance is adopted by the Board of Commissioners.

SECTION 2. SEVERABILITY.

The provisions of this ordinance are severable and in the event that any provision is held invalid, void, illegal, or unconstitutional by any court, it is the intent of the Board of Commissioners that such determination by the Court shall not affect or render void the remaining provisions of this ordinance. It is the declared intent of the Board of Commissioners that this ordinance would have been enacted if any provision subsequently declared to be void, invalid, illegal or unconstitutional had not been included at the time of enactment.

SECTION 3. REPEALER.

Any specific provisions of the Pocono Township Zoning Ordinance and Official Zoning Map that are in direct conflict with this ordinance are hereby repealed.

SECTION 4. AUTHORITY.

This ordinance is enacted under the authority conferred by the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as reenacted and amended.

SECTION 5 - EFFECTIVE DATE.

This ordinance shall take effect five (5) days after the date of its enactment.

[signatures follow on the next page]

Draft

ENACTED and ORDAINED this _____ day of _____, 2018.

BOARD OF COMMISSIONERS OF
POCONO TOWNSHIP

Gerald Lastowski, President

Robert DeYoung, Vice President

Jerrod Belvin, Commissioner

Harold Werkheiser, Commissioner

Richard Wielebinski, Commissioner

ATTEST:

Secretary

(TOWNSHIP SEAL)