

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 14, 2017 – 7:00 p.m.

- A. CALL TO ORDER** (followed by the Pledge of Allegiance)
- B. ROLL CALL**
- C. NOTIFICATIONS OF COMMENTS**
- D. CORRESPONDENCE**
- E. MANAGER'S REPORT – TBD**
- F. MINUTES:** Minutes of the Pocono Township Planning Commission Meeting-7/31/2017.
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW**
 - 1. Running Lane Land Development
 - 2. Desaki Hotel Revised Final Plan
- H. FINAL PLANS UNDER CONSIDERATION:**
- I. PRELIMINARY PLANS UNDER CONSIDERATION:**
 - 1. Sheldon Kopelson, Commercial Development (Lot 3)- Plan was accepted at the 08/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 7/31/17 mtg. A resubmission has not occurred. Deadline for consideration extended to 06/30/18.
 - 2. Spa Castle Land Development – Plan was accepted at the 12/14/2015 Meeting. The Planning Module for this project was rejected by the Commissioners. Planning Review distributed 9/9/16. Technical Review distributed 11/9/16. Tabled at the 7/31/17 mtg. Deadline for consideration is 10/17/17.
 - 3. Day Star Holiness Bible Church – Land Development on Learn Road. The plans were administratively accepted at the February 13, 2017 P.C. Meeting. Review No. 1 distributed 3/10/17. Tabled at the 7/31/17 meeting. Deadline for consideration extended to 9/12/17.
 - 4. Poconos Hospitality- Land Development. The plans were administratively accepted at the May 8, 2017 P.C. Meeting. Review No. 1 was distributed 6/7/17. Tabled at the 7/31/17 meeting. Deadline for consideration extended to 10/9/17.
 - 5. Belanger Minor Subdivision – The plans were administratively accepted at the June 12, 2017 P.C. Meeting. Review No. 1 was distributed 6/23/17. Tabled at the 7/31/17 meeting. Deadline for consideration is 9/10/17.

J. SKETCH PLANS

K. PERMITS

L. PLANNING MODULE

**M. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL
USE, ET AL, APPLICATIONS**

N. UNFINISHED BUSINESS

O. NEW BUSINESS:

P. COMMENTS BY AUDIENCE

Q. 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
Belanger Minor Subdivision (06/12/17)	Minor Sub	Final	9/10/2017	8/28/2017	9/4/2017	6/23/2017	7/10/2017		
Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date	7/10/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Devt	Prelim	10/17/2017	10/9/2017	10/16/2017	Planning Rev 9/9/16 Technical Rev 11/9/16	7/10/2017		
Day Star Holiness Bible Church (2/13/17)	Land Devt	Prelim	9/12/2017	8/28/2017	9/4/2017	3/10/2017	7/10/2017		
Pocoros Hospitality (5/8/17)	Land Devt	Prelim	10/9/2017	9/25/2017	10/2/2017	6/7/2017	7/10/2017		

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 31, 2017
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on July 31, 2017, 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; Jeremy Sawicki, present; Robert Demarest, present; Marie Guidry, present; Dennis Purcell, present; Scott Gilliland, present; and Robert DeYoung, present.

Lisa Pereira, Solicitor, Melissa Prugar, Engineer, and Michael Tripus, Zoning Officer were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address five (5) comments per plan and noted each visitor has the right to comment at this time or before any action is taken on a matter.

CORRESPONDENCE: None

RATIFICATION OF ACTIONS:

R. DeYoung made a motion, seconded by J. Sawicki, to ratify all actions taken by the Planning Commission at the February 13, 2017 regular meeting held at 7:00 pm. All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to ratify all actions taken by the Planning Commission at the March 13, 2017 regular meeting held at 7:00 pm. All in favor. Motion carried.

R. DeYoung made a motion, seconded by D. Purcell, to ratify all actions taken by the Planning Commission at the March 27, 2017 regular meeting held at 7:00 pm. All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Guidry, to ratify all actions taken by the Planning Commission at the April 24, 2017 regular meeting held at 7:00 pm. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Sawicki, to ratify all actions taken by the Planning Commission at the May 8, 2017 regular meeting held at 7:00 pm. All in favor. Motion carried.

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 07/31/2017
PG. 2

D. Purcell made a motion, seconded by R. DeYoung, to ratify all actions taken by the Planning Commission at the June 12, 2017 regular meeting held at 7:00 pm. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Sawicki, to ratify all actions taken by the Planning Commission at the July 10, 2017 regular meeting held at 7:00 pm. All in favor. Motion carried.

MINUTES: J. Sawicki made a motion, seconded by D. Purcell, to approve the minutes of 07/10/2017 as amended. All in favor. Motion carried. M. Guidry abstained.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. Meeting. **Last P.C. meeting is 06/11/2018.** R. Demarest made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Module was rejected by the Commissioners. **Last P.C. meeting is 10/09/2017.** D. Purcell made a motion, seconded by R. Demarest, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Day Star Holiness Bible Church Land Development Plan - Plan was accepted at the 02/13/2017 mtg. **Last P.C. meeting is 08/28/2017.** Boucher & James review letter of 03/10/2017 received. J. Sawicki made a motion, seconded by D. Gilliland, to table the Day Star Holiness Bible Church Land Development Plan. All in favor. Motion carried.

Poconos Hospitality Land Development Plan - Plan was accepted at the 05/08/2017 mtg. **Last P.C. meeting is 09/25/2017.** Boucher & James review letter of 06/07/2017 received. Alex Kinzey from R.J. Fisher presented the plan. He submitted various RFM and would like to discuss them with the Planning Commission.

SALDO Section 609.4.K.5 - Spillway Freeboard. Mr. Kinzey indicated that he is mimicking existing conditions since there is not enough room to modify the facilities. The system shown on the plans places less pressure on detention basin. M. Prugar mentioned that they are providing additional facilities. R. Swink questioned whether this would be adequate or could it fail (What would happen in the event of a 24-hour rain). Mr. Kinzey mentioned that it would handle the stormwater. M. Prugar is satisfied with the design.

SALDO Section 601.1.F.5.a.1 - Steep Slope Area. Mr. Kinzey indicated that the only areas that have steep slopes are easement area. He will place a note on plan that steep slopes are manmade.

SALDO Section 609.4.G - Minimum Top Berm Width. Mr. Kinzey indicated that he is also mimicking current conditions as they relate to the berm.

SALDO Section 615.6 - Landscaping Buffers and Screenings. Mr. Kinzey discussed an existing PPL easement. The developer is seeking a waiver from the planting of the required trees and shrubs. Mr. Kinzey indicated that landscape architect has put plantings everywhere that they can.

SALDO Section 620.B - Parking Stall Width. Mr. Kinzey is requesting a reduction of 1 foot - "compact car parking" located behind the building.

R. Swink questioned when the developer plans on commencing construction. Mr. Kinzey intends on presenting revised plans to the Planning Commission in the next several weeks.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of the request for modification of SALDO Section 609.4.K.5 - Spillway Freeboard. All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to recommend approval of the request for modification of SALDO Section 601.1.F.5.a.1 - Steep Slope Area. All in favor. Motion carried.

R. DeYoung made a motion, seconded by D. Purcell, to recommend approval of the request for modification of SALDO Section

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 07/31/2017
PG. 4

609.4.G - Minimum Top of Berm Width. All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Guidry, to recommend approval of the request for modification of SALDO Section 615.6 - Landscaping Buffers and Screenings. All in favor. Motion carried.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of the request for modification of SALDO Section 620.B - Parking Stall Width. All in favor. Motion carried.

J. Sawicki made a motion, seconded by R. DeYoung, to table the Poconos Hospitality Land Development Plan. All in favor. Motion carried.

Belanger Minor Subdivision Plan - Plan was accepted at the 06/12/17 mtg. **Last P.C. Meeting is 08/28/17.** Boucher & James review letter of 06/23/2017 received. Sarah Bue-Morris and Deanna Schmoyer both represented the plan. Ms. Bue-Morris provided an overview of the proposed plan. The developer is proposing three single family residential lots. She discussed several issues with the property including wetlands and steep slopes. In October of 2014, the Township approved a 5-lot subdivision on this site. The current developer is proposing a 3-lot subdivision. R. Demarest indicated that, as part of the prior approval, the Planning Commission had requested the developer be responsible for posting Cherry Lane Church Road for no greater than 35 m.p.h. Ms. Bue-Morris indicated that she did not include the speed limit signs because they are expensive, and, since only one lot will front on Cherry Lane Church Road, she does not believe it is necessary for this subdivision plan. M. Schmoyer discussed various requests for modification.

SALDO Section 607.16.L.5 - Driveways. Ms. Schmoyer explained that the proposed houses are further back and the driveways are longer than the prior subdivision. A 10 foot driveway width is proposed on Lot #2.

SALDO Section 607.4.A - Existing ROW and Road Improvements for Roads Abutting Subdivision. Ms. Schmoyer indicated that only 1 lot abuts Cherry Lane Church Road. The developer is seeking a waiver not to improve Cherry Lane Church Road (20 ft. travel way

vs. 22 ft. travel way. M. Prugar does not object to the request. R. Swink questioned the location of the driveway on Cherry Lane Church Road. D. Purcell asked if this was a township road. R. DeYoung mentioned that you would not have to do anything if this property would be developed as 1 single family home.

SALDO Sections 406.2 and 406.4 - Site Content Map - Conservation Analysis. Ms. Schmoyer indicated that they are designating the same area as prior approved plan. The plans show natural features. M. Prugar is satisfied with an aerial photo provided by the developer.

SALDO Sections 601.1.F.5.b.1 and 601.1.F.5.b.5 - Steep Slopes. Ms. Schmoyer indicated that the site has variable slope areas and they are shown the same way as the prior approved plan. The ordinance requires that the developer preserve 65% of steep slopes (amount of steep slopes being preserved are less than 65%). The site conditions of varying slopes do not make it possible to only include slopes over 20% within a regularly shaped easement which can easily be surveyed and staked.

SALDO Sections 606.3.A and 607.16.L.3 - Residential Driveway Maximum Slope of 12%. Ms. Schmoyer indicated that the developer is requesting a maximum slope of 14% rather than 12%. The prior approved subdivision had driveways at 14% slope on several of the lots. The maximum slope on all three proposed lots has been reduced.

SMO Section 303.I.6.b. - Wetland Buffers. Ms. Schmoyer indicated that a 50 ft. wetland buffer is required per the Township's stormwater management ordinance. Ms. Bue-Morris had previously met with the Monroe County Conservation District to discuss the averaging of buffers. The wetlands are not delineated as straight lines and the existing slopes vary which results in calculations producing distances where the buffer is not 50 ft.

D. Purcell made a motion, seconded by M. Guidry, to recommend approval of the request for modification of SALDO Section 607.16.L.5 - Driveways. All in favor. Motion carried.

R. DeYoung made a motion, seconded by D. Purcell, to recommend approval of the request for modification of SALDO Section

607.4.A - Existing ROW and Road Improvements for Roads Abutting Subdivision. All in favor. Motion carried.

M. Guidry made a motion, seconded by S. Gilliland, to recommend approval of the request for modification of SALDO Sections 406.2 and 406.4 - Site Content Map - Conservation Analysis. All in favor. Motion carried.

D. Purcell made a motion, seconded by S. Gilliland, to recommend approval of the request for modification of SALDO Sections 601.1.F.5.b.1 and 601.1.F.5.b.5 - Steep Slopes. All in favor. Motion carried.

R. Demarest made a motion, seconded by D. Purcell, to recommend approval of the request for modification of SALDO Sections 606.3.A and 607.16.L.3. All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to recommend approval of the request for modification of SMO Section 303.I.6.b. All in favor. Motion carried.

R. Demarest made a motion, seconded by M. Guidry, to table the Belanger Minor Subdivision Plan. All in favor. Motion carried.

SKETCH PLANS - Camelback Tornado Ride Sketch Plan - Nate Oiler presented the sketch plan. The developer is required to prepare a stormwater management plan for the Township's review. Mr. Oiler has met with the conservation district to discuss the proposal. They will need to obtain an NPDES permit. No formal action from the Planning Commission is required.

PERMITS - None

PLANNING MODULE - None

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

BROOKDALE TREATMENT CENTER CONDITIONAL USE APPLICATION - Nate Oiler and Jeff Durney, Esq. appeared on behalf of applicant to give an overview of the application. Mr. Durney discussed the MCPC's review of the application, as well as Atty. Goldfieri's comments. Mr. Oiler proceeded to address several comments the Township Engineer's review letter:

Comment #8 - Mr. Oiler explained that the applicant is proposing more open space than is necessary per the ordinance. The open space includes the lake.

Comment #10 - Mr. Oiler indicated that the cottages are the closest buildings to any residences. He provided photos depicting areas where cottages are located in relation to the neighboring residences. They are proposing a privacy fence between the cottages. There are existing trees and vegetation which provide a buffer. In addition there is steep grade difference between the subject properties and the residences. R. DeYoung questioned what would happen in the winter when the leaves are down. N. Oiler indicated that the residents will see what they see right now. D. Purcell indicated that there is no need to change it if this is what existed with Brookdale Resort. R. Swink asked if developer has spoken with neighbors about what they would like. N. Oiler said he did not.

Comment #13 - Mr. Oiler explained that patients would not have cars. Only staff and visitors would be able to park cars at the facility. They have 188 spaces and only 166 are required based on their calculations.

Comment #17 - Mr. Oiler discussed that the staffing. Over a 24 hour period there will be one-to-one staffing.

Comment #21 - Mr. Oiler will send copy of plan to fire company if the Planning Commission would like. S. Gilliland suggested placing a Knox Box at the gate of the secondary entrance.

Comment #22 - Mr. Oiler explained that the developer is seeking to leave the wooded areas wooded. They plan on cleaning up the existing landscaping.

Comment #28 - Mr. Oiler indicated that a traffic study over a 2 mile radius had been performed related to the Rt. 611 improvements area. Mr. Oiler has spoken with Peter Terry, the traffic engineer, about traffic and he is confident that there would not be any negative impact and therefore no new traffic study would be necessary. R. DeYoung questioned what roads the treatment center would be using for access to the property. Mr. Oiler explained the proposed access to and from the facility.

**POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 07/31/2017
PG. 8**

Comment #45 - Mr. Oiler explained that there will be 2 driveways, an emergency drive and a main drive.

Comment #46 - Mr. Oiler indicated that the driveway entrance crosses the stream that flows into the lake. R. DeYoung indicated the MCPC commented that the Township should confirm the adequacy of the existing water supply and sewage disposal systems. Mr. Oiler explained that one homeowner is tied into the existing sewage disposal system, and 3 wells serve the property. These wells will be brought up to DEP standards. R. Swink questioned if adjoining property addresses will be added to the plan. N. Oiler indicated that they would.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of the Brookdale Treatment Center Conditional Use Application, subject to the applicant satisfactorily addressing all of the comments contained in the Township Engineer's review letter dated July 24, 2017. All in favor. Motion carried.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

ADJOURNMENT:

R. Demarest made a motion, seconded by J. Sawicki, to adjourn the meeting until 08/14/2017 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

Pocono Township
P.O. Box 197
Tannersville, PA 18372

RECEIVED
JUL 20 2017
POCONO TOWNSHIP

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 _____ Sketch Plan

2. Name of Land Development: Running Lane, LLC Preliminary Land Development Plan

Plan Dated: _____ County Deed Book No.: 2444

Volume No.: _____ Page No. : 1751

Property located in the Township's Designated Commercial Zone.

3. Name of Property Owner(s): Running Lane, LLC (Silvio Vitiello)
(If corporation, provide corporations' name and address and two officers of corporation)

Address: 1034 Interchange Road
Gilbert, PA 18331 Phone No.: 570

4. Name of Applicant: _____
(If other than owner)

Address: _____
_____ Phone No.: _____

5. Applicant's interest if other than owner: _____

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

Niclaus Engineering Corporation
Address: 804 Sarah Street
Stroudsburg, PA 18360 Phone No.: 570-422-1240

7. Total Acreage: 5.02 net Total Number of Lots: _____

8. Acreage of adjoining land in same ownership (if any): _____

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

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

10. Will construction of building be undertaken immediately X Yes ___ No

By Whom: X Person Subdividing
_____ Other Developer
_____ Purchasers of individual lots

11. Type of water supply proposed: X Public (Municipal) system
_____ Private (Centralized)
_____ Individual (On Site)

12. Type of sanitary sewage Disposal proposed: X Public (Municipal) system
_____ Private (Centralized)
_____ Individual (On Site)

13. Are all streets proposed for dedication: ___ Yes N/A No

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

0

15. Present zoning classification and zoning changes, if any, to be requested:

No changes

16. Have appropriate public utilities been consulted: X Yes ___ No

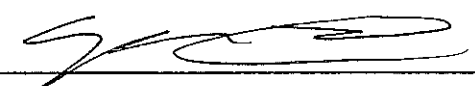
17. Material accompanying this Land Development Application:

Number	Item
a) _____	Preliminary Plan
b) _____	Final Plan
c) _____	Final Plan-Minor Subdivision
d) _____	Development Agreement
e) _____	Street Profiles and Cross-sections
f) _____	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required: 2.302 D. 15 C – Phase I Report

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

Date: 7/14/17

Signature of Owner or Applicant: 

(By) Silvio Vitello

DRAINAGE PLAN APPLICATION

Application is hereby made for review of the Stormwater Management and Erosion and Sedimentation Control Plan and related data as submitted herewith in accordance with the Pocono Township Stormwater Management and Earth Disturbance Ordinance.



Final Plan X Preliminary Plan

Date of Submission 5/19/17 Submission No. 1 POCONO TOWNSHIP
Name of Subdivision or Development Running Lane, LLC Preliminary Land Development Plan

1. Name of Applicant Running Lane, LLC (Silvia Vitiello) Telephone No. 570-350-6700

(If corporation, list the corporation's name and the names of two officers of the corporation)

Officer 1
Officer 2

Address: 1034 Interchange Road Gilbert, PA
Zip: 18331

Applicants interest in Subdivision or development (if other than property owner give owners name an address)

2. Name of property owner: Same Telephone No.
Address:
Zip:

3. Name of Engineer or Surveyor: Niclaus Engineering Telephone No. 570-422-1240
Address: 804 Sarah Street, Stroudsburg, PA
Zip: 18360

4. Type of Subdivision or Development proposed:
Single-Family Lots Townhouses Commercial (Multi-lot)
Two Family Lots Garden Apartments X Commercial (One-lot)
Multi-Family Lots Mobile-Home Parks Industrial (Multi-lot)
Cluster Type Lots Campground Industrial (One-Lot)
Planned Residential Development Other (Hotel)

5. Lineal feet of new road proposed 0 L.F.
6. Area of proposed and existing conditions impervious area on entire tract.
a. Existing (to remain) 43,702 S.F.
b. Proposed 126,861 S.F.
*Project area is used, not entire tract area

7. Stormwater
a. Does the peak rate of runoff from proposed conditions exceed that flow which occurred for existing conditions for the designated design storm? No
b. Design storm utilized (on-site conveyance systems) (24 hr.) 100 year
No. of Subarea 32
Watershed Name Pocono Creek

Explain:

- c. Does the submission and/or district meet the release rate criteria for the applicable subarea? Yes
- d. Number of subarea(s) from Ordinance Appendix D of the Brodhead and McMichaels Creek Watershed Stormwater Management Plan. 32
- e. Type of proposed runoff control Underground Infiltration Basins & Rain Gardens
- f. Does the proposed stormwater control criteria meet the requirement/guidelines of the Stormwater Ordinances? Yes
- g. Does the plan meet the requirements of Article iii of the Stormwater Ordinances? Yes
If not, what variances/waivers are requested? _____
Reasons Why: _____
(May attached additional information if needed)

- h. Was TR-55, June 1986 utilized in determining the time of concentration? Yes
- i. Is a hydraulic routing through the stormwater control structure submitted? Yes
- j. Is a construction schedule or staging attached? Yes
- k. Is a recommended maintenance program attached? Yes

8. Erosion and Sediment Pollution Control (E&S):

- a. Has the stormwater management and E&S plan, supporting documentation and narrative been submitted to the Monroe County Conservation District? Yes
- b. Total area of earth disturbance 166,293 SF

9. Wetlands

- a. Have the wetlands been delineated by someone trained in wetland delineation? Yes
- b. Have the wetland lines been verified by a state or federal permitting authority? N/A
- c. Have the wetland lines been surveyed? N/A
- d. Total acreage of wetland within the property 0
- e. Total acreage of wetland disturbed 0
- f. Supporting documentation See letter from Hanover Engineering

10. Filing

- a. Has the required fee been submitted? Yes Fee: \$300
- b. Has the proposed schedule of construction inspection to be performed by the Applicant's engineer been submitted? Yes
- c. Name of individual who will be making the inspection Charles Niclaus
- d. General comments about stormwater management at the development _____

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Running Lane, LLC

Name of Subdivision or Land Development: Running Lane, LLC Preliminary Land Development Plan

Section of Subdivision and Land Development Ordinance: 620.H.1 – Loading Size

Justification for Relief: For the hotel, 6 loading areas are required and provided and 1 meets the required 14' by 40', but since hotel loadings consist mainly of automobiles the other 5 areas are 12' by 30' to allow adequate space to unload luggage.

Is the hardship self-imposed? ___ Yes ___ X No

Is the hardship related to financial issues? ___ Yes ___ X No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ___ No ___ X **Explain:** We are providing the 6 required loading areas and larger loading areas are not required for the use.

R E C E I V E D
JUL 20 2017
POCONO TOWNSHIP

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Running Lane, LLC

Name of Subdivision or Land Development: Running Lane, LLC Preliminary Land Development Plan

Section of Subdivision and Land Development Ordinance: 2.302.D.15C

Justification for Relief: As this is a previously developed site previously reviewed by the Township, we request that a Phase I report be not necessary.

Is the hardship self-imposed? ___ Yes ___ X No

Is the hardship related to financial issues? ___ Yes ___ X No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ___ No X **Explain:** Existing conditions proposed to remain and hotel plan previously submitted/reviewed.

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POCONO TOWNSHIP

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Running Lane, LLC

Name of Subdivision or Land Development: Running Lane, LLC Preliminary Land Development Plan

Section of Subdivision and Land Development Ordinance: 406.D.4 & 406.4 for creation of a Resource Impact and Conservation Analysis Plan and 408.4 for 4-Step Design Process

Justification for Relief: There are no resources of interest on the proposed Hotel site. This site was previously developed as a restaurant and adding the hotel will require the entire site to be disturbed and developed, where the old sand mounds used to be.

Is the hardship self-imposed? ___ Yes ___ X No

Is the hardship related to financial issues? ___ Yes ___ X No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ___ No ___ X **Explain:** The Zoning Ordinance allows for commercial property to be developed with 80 percent impervious coverage and the plan shows only 60.5% coverage. However, in order to accomplish this coverage, the entire developed portion of the site requires grading. There are no disturbances proposed on the isolated portion of the property across the street.

R E C E I V E D
JUL 20 2017
POCONO TOWNSHIP

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Running Lane, LLC

Name of Subdivision or Land Development: Running Lane, LLC Preliminary Land Development Plan

Section of Subdivision and Land Development Ordinance: 615.6 – Buffers and Screens

Justification for Relief: Buffers are being provided, but none of them have the required number of trees. However, the entire site will be landscaped and provide more than adequate plantings. The location of the storm sewers limit the location of trees.

Is the hardship self-imposed? ___ Yes ___ X No

Is the hardship related to financial issues? ___ Yes ___ X No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ___ No X **Explain:** We are providing a total of 82 trees while only 81 are required plus 220 shrubs just not in the areas that SALDO requires. Note that we consider the parking lot for the existing restaurant as existing but are still adding plantings throughout the area.

RECEIVED
JUL 20 2017
POCONO TOWNSHIP

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Running Lane, LLC

Name of Subdivision or Land Development: Running Lane, LLC Preliminary Land Development Plan

Section of Subdivision and Land Development Ordinance: 615.4 – Street Trees

Justification for Relief: Presently there are no trees along SR 611 between the restaurant parking lot and the street. This area is existing but we are proposing 7 trees and 3 shrubs along SR 611 plus 2 along Wiscasset Avenue. The location of trees along SR 611 is limited because of the location of underground infiltration basin B.

Is the hardship self-imposed? ___ Yes X No

Is the hardship related to financial issues? ___ Yes X No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ___ No X **Explain:** The we are providing a total of 82 trees while only 81 are required plus 220 shrubs just not in the areas that SALDO requires. Note that we consider the parking lot for the existing restaurant as existing but are still adding plantings throughout the area.

R E C E I V E D
JUL 20 2017

POCONO TOWNSHIP

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Running Lane, LLC

Name of Subdivision or Land Development: Running Lane, LLC Preliminary Land Development Plan

Section of Subdivision and Land Development Ordinance: 615.3.B.1 – Planting Islands

Justification for Relief: 21 planting islands are required and 18 are provided not including the planting strips between rows of parking. We are limited in planting trees in a number of the islands because of the locations of the 2 underground infiltration basins and the stormwater piping. The number of islands is acceptable as 30 are provided, just not the trees within the islands.

Is the hardship self-imposed? ___ Yes ___ **X** No

Is the hardship related to financial issues? ___ Yes ___ **X** No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ___ No ___ **X** **Explain:** The we are providing a total of 82 trees while only 81 are required plus 220 shrubs just not in the areas that SALDO requires. Note that we consider the parking lot for the existing restaurant as existing but are still adding plantings throughout the area.

R E C E I V E
JUL 20 2017
POCONO TOWNSHIP

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

Pocono Township
 P.O. Box 197
 Tannersville, PA 18372

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
 _____ X Final Plan Submission _____ Lot Combination
 _____ Final Plan-Minor Subdivision _____ Sketch Plan

2. Name of Land Development: Trap Enterprises Desaki Hotel Project

Plan Dated: 11/25/13 County Deed Book No.: 2344

Volume No.: _____ Page No. : 5551

Property located in the Township's Designated C Zone.

3. Name of Property Owner(s): Trap Enterprises, LLC
 (If corporation, provide corporations' name and address and two officers of corporation)

Address: 41 Mountain View Drive

Tannersville, PA 18372 Phone No.: (570) 839-2500

4. Name of Applicant: Same as owner
 (If other than owner)

Address: _____

_____ Phone No.: _____

5. Applicant's interest if other than owner: _____

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

Pennoni Associates Inc.

Address: 2041 Avenue C, Suite 100

Bethlehem, PA 18017 Phone No.: (610) 231-0600

7. Total Acreage: 5.44 Total Number of Lots: 1

8. Acreage of adjoining land in same ownership (if any): _____

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

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

10. Will construction of building be undertaken immediately Yes No
By Whom: Person Subdividing
 Other Developer
 Purchasers of individual lots

11. Type of water supply proposed: Public (Municipal) system
 Private (Centralized)
 Individual (On Site)

12. Type of sanitary sewage Disposal proposed: Public (Municipal) system
 Private (Centralized)
 Individual (On Site)

13. Are all streets proposed for dedication: Yes No

14. Acreage proposed for park or other public or semi-public use as per Ordinance 121, Article IX, Section 3.212:
0

15. Present zoning classification and zoning changes, if any, to be requested:
C-Commercial

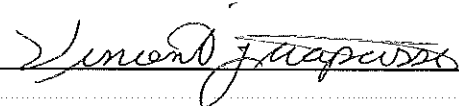
16. Have appropriate public utilities been consulted: Yes No

17. Material accompanying this Land Development Application:

Number	Item
a) _____	Preliminary Plan
b) <u>19</u>	Final Plan
c) _____	Final Plan-Minor Subdivision
d) _____	Development Agreement
e) _____	Street Profiles and Cross-sections
f) _____	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:
See Note Sheet CS0002

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

Date: 7/21/2017
Signature of Owner or Applicant: 
(By) Vincent Trapasso



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

2738 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

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

www.bjengineers.com

August 9, 2017

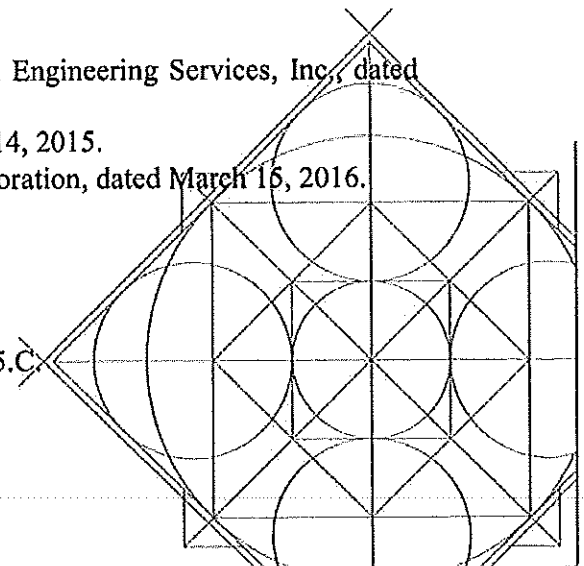
Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: RUNNING LANE, LLC PRELIMINARY LAND DEVELOPMENT PLAN &
MINOR SUBDIVISION/LOT COMBINATION PLAN
ACCEPTANCE REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730051R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed an acceptance review of the Land Development Plan and Minor Subdivision/Lot Combination Plan Application for Running Lane, LLC. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Drainage Plan Application.
- Running Lane, LLC Minor Subdivision/Lot Combination Plan prepared by Niclaus Engineering Corporation, dated May 2015.
- Capacity letter from Brodhead Creek Regional Authority, dated October 2, 2006.
- Highway Occupancy Permit No. 05049834 for The Spirit of Swiftwater, Inc., Issued April 20, 2015.
- Wetland Assessment/Delineation prepared by Hanover Engineering Associates, Inc., dated August 8, 2006.
- Property Deed, Deed Book 2444, Page 1751.
- Traffic Impact Assessment prepared by Benchmark Civil Engineering Services, Inc., dated March 27, 2015, last revised May 22, 2015.
- PNDI Project Environmental Review Receipt dated April 14, 2015.
- Lot Closure Report prepared by Niclaus Engineering Corporation, dated March 15, 2016.
- Appendix G, Request for Modification, Section 615.3.B.1.
- Appendix G, Request for Modification, Section 615.4.
- Appendix G, Request for Modification, Section 615.6.
- Appendix G, Request for Modification, Section 620.H.1.
- Appendix G, Request for Modification, Section 2.302.D.15.C.



- Appendix G, Request for Modification, Sections 406.D.4 and 406.4.
- Erosion and Sediment Pollution Control Report prepared by Niclaus Engineering Corporation, dated July 10, 2017.
- Post Construction Stormwater Management Report prepared by Niclaus Engineering Corporation, dated July 10, 2017.
- Preliminary Land Development Plan (23 Sheets) prepared by Niclaus Engineering Corporation, dated July 14, 2017.

BACKGROUND INFORMATION

The Applicant, Running Lane, LLC, is proposing a land development and minor subdivision/lot combination on an existing property located along State Route (S.R). 0611, approximately 0.7 miles south of the intersection with Lower Swiftwater Road (S.R. 0314) (PIN No. 12-6364-04-74-4153). The existing property (Tract 1) is located within the C, Commercial Zoning District and consists of the Pocono Brewing Company with associated parking, stormwater management and on-lot water and sewer services. The existing property is split by S.R. 0611, and has a total gross area of 5.47 acres, with 0.507 acres located on the eastern side of S.R. 0611. The Pocono Brewing Company is located on the remaining western portion of the property.

The proposed Minor Subdivision/Lot Combination includes the subdivision of two (2) tracts from the existing 21.9 acre property split by S.R. 0611 and owned in half interest by Lorri Zimmerman and Jeffrey T. Butz, Executors of Butz Estate, and Robert Miller and Marilyn Butz. Tract 2 is located on the western side of S.R. 0611 and is proposed to have a gross area of 0.366 acres, including 0.199 acres of the S.R. 0611 Right-of-Way, creating a net area of 0.167 acres. Tract 3 is located on the western side of S.R. 0611 and is proposed to have a gross area of 0.877 acres, including 0.496 acres of the S.R. 0611 Right-of-Way and 0.175 acres of the Wiscasset Road Right-of-Way, creating a net area of 0.206 acres. Tracts 2 and 3 will be conveyed to and combined with Tract 1 to create a 6.713 acre property (5.023 acres net). The remaining Butz/Miller property will have a proposed area of 19.30 acres and will be entirely located on the eastern side of S.R. 0611.

The proposed land development will occur on proposed Tract 1 and will be located on the western side of S.R. 0611. The development will consist of a 4-story, 90 room hotel. The Pocono Brewing Company will remain, and the existing parking area is proposed to be expanded. An underground stormwater management system is also proposed and the site will be serviced by public water and sewer.

In accordance with Section 405.B.1.j, the proposed hotel is a permitted use within the C, Commercial Zoning District.

As discussed above, the submission represents two (2) applications and each will be reviewed separately.

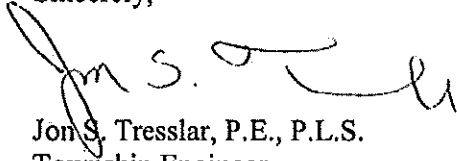
1. Minor subdivision and lot combination.
2. Land development.

Pocono Township Planning Commission
August 9, 2017
Page 3 of 3

Based upon our review, we recommend the Planning Commission accept the Land Development Plan and Minor Subdivision/Lot Combination 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 comments, please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Tresslar". The signature is fluid and cursive, with a large initial "J" and "S".

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

JST/mep/cg

cc: DonnaASURE – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Silvio Vitiello, Running Lane, LLC – Property Owner/Applicant
Lorri Zimmerman & Jeffrey T. Butz, Executors of Butz Estate – Property Owners
Robert Miller & Marilyn Butz – Property Owners
Charles H. Niclaus, P.E., Niclaus Engineering Corporation – Applicant's Engineer
Melissa E. Prugar, P.E. – Boucher & James, Inc.



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August 10, 2017

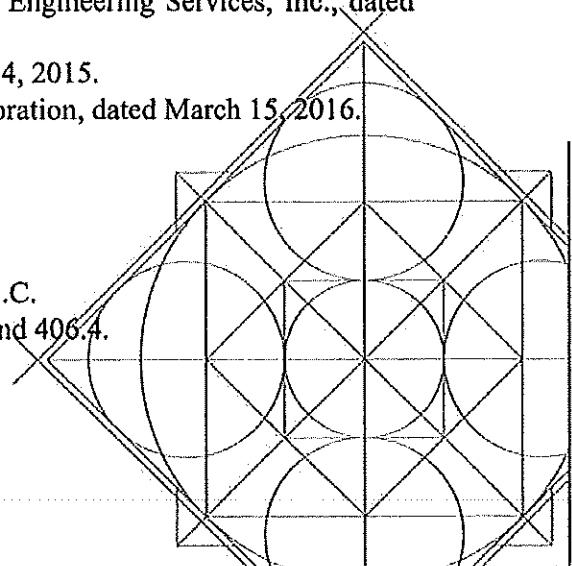
Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: RUNNING LANE, LLC MINOR SUBDIVISION/LOT COMBINATION PLAN
REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730051R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Minor Subdivision/Lot Combination Plan Application for Running Lane, LLC. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Drainage Plan Application.
- Running Lane, LLC Minor Subdivision/Lot Combination Plan prepared by Niclaus Engineering Corporation, dated May 2015.
- Capacity letter from Brodhead Creek Regional Authority, dated October 2, 2006.
- Highway Occupancy Permit No. 05049834 for The Spirit of Swiftwater, Inc., Issued April 20, 2015.
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- Appendix G, Request for Modification, Sections 406.D.4 and 406.4.



- Erosion and Sediment Pollution Control Report prepared by Niclaus Engineering Corporation, dated July 10, 2017.
- Post Construction Stormwater Management Report prepared by Niclaus Engineering Corporation, dated July 10, 2017.
- Preliminary Land Development Plan (23 Sheets) prepared by Niclaus Engineering Corporation, dated July 14, 2017.

BACKGROUND INFORMATION

The Applicant, Running Lane, LLC, is proposing a land development and minor subdivision/lot combination on an existing property located along State Route (S.R.) 0611, approximately 0.7 miles south of the intersection with Lower Swiftwater Road (S.R. 0314) (PIN No. 12-6364-04-74-4153). The existing property (Tract 1) is located within the C, Commercial Zoning District and consists of the Pocono Brewing Company with associated parking, stormwater management and on-lot water and sewer services. The existing property is split by S.R. 0611, and has a total gross area of 5.47 acres, with 0.507 acres located on the eastern side of S.R. 0611. The Pocono Brewing Company is located on the remaining western portion of the property.

The proposed Minor Subdivision/Lot Combination includes the subdivision of two (2) tracts from the existing 21.9 acre property split by S.R. 0611 and owned in half interest by Lorri Zimmerman and Jeffrey T. Butz, Executors of Butz Estate, and Robert Miller and Marilyn Butz. Tract 2 is located on the western side of S.R. 0611 and is proposed to have a gross area of 0.366 acres, including 0.199 acres of the S.R. 0611 Right-of-Way, creating a net area of 0.167 acres. Tract 3 is located on the western side of S.R. 0611 and is proposed to have a gross area of 0.877 acres, including 0.496 acres of the S.R. 0611 Right-of-Way and 0.175 acres of the Wiscasset Road Right-of-Way, creating a net area of 0.206 acres. Tracts 2 and 3 will be conveyed to and combined with Tract 1 to create a 6.713 acre property (5.023 acres net). The remaining Butz/Miller property will have a proposed area of 19.30 acres and will be entirely located on the eastern side of S.R. 0611.

If this Minor Subdivision/Lot Combination Plan is approved, it will require the vacation of Wiscasset Avenue, a Township road. Wiscasset Avenue currently accesses S.R. 0611 from two (2) points. Vacation of Wiscasset Avenue will eliminate one (1) access to S.R. 0611, resulting in a dead-end street.

The proposed land development will occur on proposed Tract 1 and will be located on the western side of S.R. 0611. The development will consist of a 4-story, 90 room hotel. The Pocono Brewing Company will remain, and the existing parking area is proposed to be expanded. An underground stormwater management system is also proposed and the site will be serviced by public water and sewer.

A Land Development Plan has been submitted concurrently. A separate Land Development Plan review will be provided.

As discussed above, the proposed Minor Subdivision and Lot Combination proposes to subdivide two (2) tracts from an existing property and combine them with a second existing property. Our review includes both Minor Subdivision Plan and Lot Line Adjustment Plan requirements in

accordance with Article II, and Sections 404 and 405 of the Subdivision and Land Development Ordinance.

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

ZONING ORDINANCE COMMENTS

1. In accordance with Section 405.C.1.a, the minimum required lot area is 1 acre. Article II defines Lot Area as “the computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage easements, but including the areas of all other easements, as required by the Pocono Township Subdivision and Land Development Ordinance.” *Site Data Note 3 lists the existing and proposed lot areas for Tract 1. The existing and proposed lot areas of the Butz/Miller property must also be listed.*

The permitted and proposed lot areas are listed in square feet, and the existing lot area is listed in acres. Site Data Note 3 shall be revised for consistency, i.e. all lot areas shall be listed in acres. In addition, the existing and proposed lot areas listed in Site Data Note 3 are inconsistent with those listed in Site Data Note 2 and those shown in plan view, and must be revised. The minimum lot area listed in Site Data Note 3 must be the net lot areas as described in Article II.

2. In accordance with Section 405.C.1.c, the maximum permitted impervious coverage is 35% for residential uses, and 80% for other uses. *This requirement must be listed for all existing and proposed lots.*
3. In accordance with Section 405.C.2.a, the minimum required front yard depth is 75 feet. *Site Data Note 3 lists the existing front yard depth as 45-feet, however it appears the existing front yard is less than 45-feet. The plan must provide a dimension in support of the existing front yard depth and Site Data Note 3 should be revised accordingly. The front yard depth is an existing non-conformity which will not be affected by the proposed minor subdivision and lot combination.*
4. In accordance with Sections 405.C.2.b and 405.C.2.c, the minimum required side yard width is 20 feet, and the minimum required rear yard depth is 25-feet. *No development is proposed with this minor subdivision and lot combination, and no existing lot lines are changed that would affect the side yard width or rear yard depth. Therefore, Site Data Note 3 must be revised to indicate the proposed side and rear yards are equal to the existing.*
5. In accordance with Section 405.C.3.a, the maximum permitted principal building height is 50 feet. *A proposed building height is listed in Site Data Note 3; however, no building is proposed with this minor subdivision and lot combination. Site Data Note 3 must be revised.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS.

6. In accordance with Section 305.1.6.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 plan indicates submission was made to the Monroe County Planning Commission on August 10, 2015. Evidence of this submission and/or future submissions to the Monroe County Planning Commission must be provided.*
7. In accordance with Sections 404.1.D and 405.1.C, “the survey shall not have an error of closure greater than one (1) in ten thousand (10,000) feet and shall include a boundary closure report”. *A boundary closure report has been provided for Tract 1 and indicates the proposed consolidated property closes as required. However, the property lines running east and west measure shorter than what is dimensioned on the plan, and shall be addressed. A boundary closure report shall also be provided for the remaining Butz/Miller property. In addition, there are slight discrepancies between the boundary closure report for Tract 1 and the plan. The following property lines as shown on the plan must be revised.*
 - a. *Bearing S50°41'37"E, Length 470.54-feet.*
 - b. *Bearing S40°14'41"W, Length 112.81-feet.*
8. In accordance with Sections 404.2.L and 405.2.P, “the area of each lot or parcel shall be shown within each lot or parcel, the area of each shown in the nearest 1/100th of an acre or square feet” must be provided on the plan. *The areas of right-of-way in the Tract 2 and Tract 3 notes in plan view are inconsistent with those listed in Site Data Note 2. In addition, it appears the right-of-way was removed from the proposed area shown in plan view for the remaining Butz/Miller property. This area is inconsistent with that listed in Site Data Note 2. The plan must be revised accordingly.*
9. In accordance with Sections 404.2.N and 405.2.J, “any existing buildings located on the tract being subdivided shall be platted to demonstrate compliance with setback requirements”. *The existing structures and other site features must be labeled on the plan.*
10. In accordance with Sections 404.2.P and 405.2.N, “the name and number and pavement width and right-of-way lines of all existing public roads and the name, location and pavement width and right-of-way lines of all other roads within or abutting the property” must be provided on the plan. *The pavement width for Wiscasset Avenue must be dimensioned on the plan. In addition, the source of the “previous” and “new” S.R. 0611 Rights-of-Way must be identified on the plan.*
11. In accordance with Section 404.2.V, the plan must include “existing or proposed contour lines at an interval of not greater than twenty (20) feet as superimposed from the latest U.S.G.S. quadrangle or from a field survey. A minimum of two contour lines are required to show direction and amount of slope.” *Existing contours must be provided on the plan.*

12. In accordance with Section 404.2.X, the plan must include “the location and extent of various soil types by NRCS classification for each type”. *The existing soils must be shown on the plan.*
13. In accordance with Sections 404.2.AA and 405.2.R “a location map at a scale of 1”=800’ for the purpose of locating the property being subdivided” must be provided on the plan. *Two (2) intersecting streets shall be provided on the Location Map to better locate the site.*
14. In accordance with Section 404.2.BB, the plan must include “a signature block in the lower right hand eighth of the Plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval”. *A signature block for the Township Planning Commission must be provided on the plan.*
15. In accordance with Section 404.2.CC, the plan must include “signature blocks for the Township Engineer and Monroe County Planning Commission”. *A signature block for the Township Engineer must be provided on the plan.*
16. In accordance with Sections 404.2.EE and 405.2.V, the plan must include a “Certificate of Ownership and Acknowledgement of the Plan, in the form provided by the Township, which shall be accurately completed, signed by the Owner of the property, dated and notarized”. *A Certificate of Ownership and Acknowledgement of the Plan for each property owner involved in this minor subdivision and lot combination must be provided on the plan.*
17. In accordance with Section 404.2.GG.3, “utility, drainage and slope easements” must be provided on the Final Plan. *Restrictive Covenants 1 and 2 require drainage and utility easements along property lines and street rights-of-way. Utility easements are required per Section 607.11; however, drainage easements are no longer required along the property lines and street rights-of-way and may be removed from the plan.*
18. In accordance with Section 607.B, “in general, all roads shall be continuous and in alignment with existing roads and shall compose a convenient system to ensure circulation of vehicular and pedestrian traffic, with the exception that local roads shall be laid out, including the use of loops roads and cul-de-sacs, so that their use by through traffic will be discouraged”. *Note 2 indicates the plan approval is contingent upon Wiscasset Avenue being vacated. Wiscasset Avenue is a Township road and provides access to several existing properties from two (2) points along S.R. 0611, one (1) being across the Pocono Brewing Company property (Tract 1). The Pocono Brewing Company currently utilizes the Right-of-Way for access to its property and for parking.*

The plan proposes to vacate the Wiscasset Avenue Right-of-Way located for 436-feet ±, along the front of the Pocono Brewing Company property (Tract 1).

Vacating this portion of the Right-of-Way will eliminate access across the Pocono Brewing Company property and to S.R. 0611. Therefore, one (1) access to and from S.R. 0611 will

remain and will create a dead-end street. Circulation of passenger and emergency vehicles travelling along proposed Wiscasset Avenue is a concern and must be addressed.

MISCELLANEOUS COMMENTS

19. It appears the Tract 2 Detail should be re-labeled to reference Tract 6.
20. The applicable zoning data for the existing and remaining Butz/Miller property shall also be listed in Site Data Note 3.
21. The property deed(s) for the Butz/Miller property shall also be submitted.

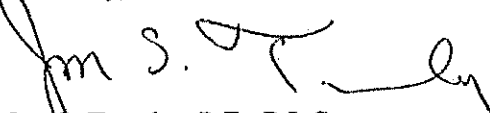
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer should 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 minor subdivision and lot combination.

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: DonnaASURE – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Silvio Vitiello, Running Lane, LLC – Property Owner/Applicant
Lorri Zimmerman & Jeffrey T. Butz, Executors of Butz Estate – Property Owners
Robert Miller & Marilyn Butz – Property Owners
Charles H. Niclaus, P.E., Niclaus Engineering Corporation – Applicant's Engineer
George Fetch, Jr., P.L.S. – Applicant's Surveyor
Melissa E. Prugar, P.E. – Boucher & James, Inc.

AUG 11 '17 AM 8:53



Bue-Morris Associates, Inc.
CIVIL ENGINEERS AND PLANNERS

275 South Sterling Road • P.O. Box 201 • Newfoundland, PA 18445-0201 • T: (570) 676-5473 • F: (570) 676-5473 •
www.buemorris.com

August 10, 2017
Project No. MO-DE-1619

Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372-0197

RECEIVED
AUG 11 2017
POCONO TOWNSHIP

SUBJECT: Douglas & Colette Belanger Final Minor Subdivision Review #1

Dear Planning Commission Members:

This letter is in response to the review letter addressed to Pocono Township Planning Commission for a Minor Subdivision Plan for Douglas & Colette Belanger from Jon Tresslar, Township Engineer, dated June 23, 2017. Please note that this minor subdivision was previously approved as a major subdivision entitled "Tanalo Estates Major Subdivision" but was not signed by Township officials due to monies owed. The previous plan contained a 5-lot subdivision for JA Snyder Enterprises dated October 31, 2014 for Revision A. We have revised the subdivision of the 31.83 acre property to contain only 3 lots, which will house the Belanger family.

Note that for clarity, we have not always repeated the entire comment, but only the portion in italics. We have revised the plans and the submittal documents in the following manner:

ZONING ORDINANCE COMMENTS

1. In accordance with Section 402.B.1.a, the proposed single family dwellings are permitted uses within the R-1, Low Density Residential Zoning District. *No action is required.*
2. In accordance with Section 402.C.1.a, the maximum impervious coverage is 20%. *The proposed impervious coverages for each proposed lot must be listed on the plan. Response: This information has been added in the Table on Sheet C-6.*
3. In accordance with Section 402.C.2, the maximum principal building height is 35 feet. *The maximum and proposed building heights must be listed on the plan. Response: The information that the residential building heights will be less than 35 feet is in General Note #5 on Sheet C-2 and applies to all 3 of the lots. The actual building height is presently not know for all 3 houses as they are not yet designed but will be approved by the Township building department.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. *Sewage Facilities Planning Modules must be submitted, and approvals provided upon receipt. Response: The Planning Modules will be submitted soon.*
5. *Highway Occupancy Permits issued for the proposed driveways have been submitted, however these permits expired in 2014. Extension of the existing permits, or new permits for Lots #1 and #2 must be provided to the Township upon receipt. In addition, the proposed driveway pipe on Lot #2 discharges into an existing pipe crossing Cherry Lane Road (SR 1001). Approval of this discharge from PennDOT will be required. Response: The revised HOP permits will be provided upon receipt.*

))))



Bue-Morris Associates, Inc.
CIVIL ENGINEERS AND PLANNERS

Project Name: Belanger Minor Subdivision
Project No: MO-DE-1619

August 10, 2017
Page 2 of 11

6. In accordance with Section 307.2, "Minor Residential Land Development Plans shall be processed in accord with the requirements for minor subdivisions in Section 305 of this Ordinance..." *This plan has been reviewed per Section 307.2.* No response required.
7. *The scales provided on the plan sheets do not appear correct and should be revised.* Response: The plans are to scale; there was a print error which has been corrected.
8. *The data for Line 2h is missing from the chart provided on Sheet 6, and the lengths of Line 2hp are inconsistent between the chart and lot closure report, and must be revised. The length of the eastern property line between the title line and right-of-way line (16.89 feet) on Lot #3 must be labeled on the plan. In addition, Lot #3 does not close within 1 in 10,000 when utilizing the right-of-way data and must also be revised.* Response: These items have been corrected and our closure calculations for Lot #3 using the ROW are enclosed and show closure to be 1 to 633,914.55.
9. *A property deed has been provided. The page number listed in General Note 2 on Sheet 2 is incorrect and must be revised. A current title search report shall also be submitted.* Response: The page number has been revised and a copy of the title search is enclosed.
10. *A north arrow must be provided for the Location Map on Sheet 1.* Response: The location map is based on USGS maps where north is always straight up. However, we have added a north arrow to comply with your request. Note that this north arrow also serves the Aerial Map on C-1.
11. *Pins/caps are shown to be set. Monuments must be placed at all locations where the lot lines intersect with the required right-of-way, at all exterior boundary corners, and at the intersections of the proposed lot lines and the exterior boundary.* Response: Concrete monuments have been shown where the property lines intersect the ROW as requested. Iron pins are to be set at the other locations as noted.
12. *General Note 18 on Sheet 2, and Step 3 of the Typical Sequence of Construction for Each Individual Lot on Sheet 14 must be revised to include the minimum distance from the delineated wetlands the required fence must be placed.* Response: The notes have been revised to include the minimum distance of 20 feet outside the delineated boundary.
13. *The required clear sight triangles must be provided for each proposed driveway.* Response: Based on our discussions, the existing sight triangles required by PennDOT are acceptable.
14. *It appears that "Zone C" referenced in General Note 11 on Sheet 2 should be revised to "Zone X."* Response: The typo has been corrected.
15. *The Location Map provided on Sheet 1 is at a scale of 1" = 2,000' and must be revised. In addition, two (2) intersecting streets should be identified on the Location Map to better locate the site.* Response: The Location Map has been modified to meet Section 404.2.AA.
16. *An Existing Resource and Site Analysis Map has been submitted showing existing features within 200 feet of the existing property. The Site Context Map, Resource Impact and Conservation Analysis shall also be submitted.* Response: The Planning Commission recommended a waiver during their meeting on July 31 with the requirement that an aerial map be provided for the site. The aerial map is on Sheet C-1.



Bue-Morris Associates, Inc.
CIVIL ENGINEERS AND PLANNERS

Project Name: Belanger Minor Subdivision
Project No: MO-DE-1619

August 10, 2017
Page 3 of 11

- 17. *An aerial photograph showing areas within 500 feet of the site must be submitted.*
Response: An aerial photograph has been added to Sheet C-1.
- 18. *The available sight distances are provided on the plan and the required sight distances must also be provided.* Response: There is a table on Sheet 8 with this information.
- 19. *The Zoning District Boundary lines must be shown on the Location Map provided on Sheet 1.*
Response: This has been done.
- 20. *In accordance with Section 406.6.G, "in the case of individual on-lot wells, information documenting water table depth and potential for affecting ground water supply" must be submitted. This documentation shall be submitted prior to obtaining a building permit.*
Response: This documentation will be provided prior to obtaining a building permit.
- 21. *In accordance with Section 406.6.I, the plan shall include "a list of any public utility, environmental or other permits required and if none are required a statement to that effect. The Township may require a Professional Engineer's certification of such list." The required list must be provided on the plan.* Response: The list has been added to Sheet 2.
- 22. *Submissions to and approvals from the Monroe County Conservation District must be provided.* Response: A copy of the transmittal letter to the Conservation District is enclosed along with the response letter to their incompleteness review letter. MCCD's approval letter will be provided upon receipt.
- 23. *In accordance with Section 406.10, "... a Land Development Engineering Certification stating..." A note to this effect must be placed on a plan to be recorded.* Response: A certification note has been added to Sheet 1.
- 24. *A performance guarantee, per Section 503, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review.* Response: A cost estimate for the swale, culverts, and headwall along Cherry Lane Road will be supplied when required.
- 25. *A maintenance fund shall be established for the continued maintenance of the proposed stormwater management facilities.* Response: In order to establish a maintenance fund, BMA will provide information regarding the maintenance costs for the berms on each lot, if that is acceptable to your engineer.
- 26. *A development agreement must be executed prior to plan recordation.* Response: We concur.
- 27. *The areas of the steep slope easements are 65% of the existing steep slope areas, however the easements do not include 65% of the steep slope areas (i.e., easement qrst on Lot #1 has an area of 4,451 square feet, and only 1,550 square feet of steep slopes are located within the easement). The previously approved Tanalo Estates provided steep slope easements in the same manner. The Township shall determine if they will accept a waiver of the proposed easements which protect less than the required 65% of the existing steep slopes. In addition, the metes and bounds list on Sheet 3 for easement abcd on Lot #1 does not appear correct, and should be revised. The steep slope easements shall be shown on a plan to be recorded.*
Response: The Planning Commission recommended a waiver during their meeting on July 31 for the calculations method used and results. The typo for easement abcd has been corrected. Further, Sheet 3 is noted to be recorded by an asterisk on the Title Sheet so that the steep slope easements will be recorded.



28. *The required PNDI must be completed and all measures taken for any listed endangered plants and animals.* Response: The Belangers hired an environmental consulting firm, DuBois Environmental Consultants, LLC, who conducted a Bog Turtle Habitat Suitability Assessment and determined that the site is not suitable for Bog Turtles. This study has been sent to the US Fish and Wildlife Service as required and when a response is received it will be forwarded to the Township. Note that a copy of the report was also supplied to the Township and MCCD.
29. *The existing contours will direct stormwater toward each proposed dwelling. Proposed grading shall be provided to direct stormwater around each dwelling. It is noted that the first floor elevation on Lot #1 is 7-feet above the proposed finished grade on the dwelling's northern side, and that the first floor elevation on Lot #3 is 3-feet below the proposed finished grade along the dwelling's western side.* Response: The grading has been modified to better direct the stormwater away from the houses. The proposed dwelling and garage elevations are only recommended based on the contours. The types of houses to be constructed have not been determined.
30. *The proposed driveway on Lot #2 has a slope of 14%. It appears the proposed driveway on Lot #1 also has a slope exceeding 12%. A waiver is requested to permit a 14% driveway slope on Lot 2. A waiver may also be required for the driveway on Lot #1. The request indicates the previously approved Tanalo Estates proposed driveway at 14%.* Response: The Planning Commission recommended a waiver during their meeting on July 31.
31. *Cherry Lane Church Road has a travelway width of 20-feet with no shoulders. Table VI-1 requires a 26 foot wide travelway including 4-foot wide shoulders along Local Roads. Cherry Lane Church Road shall be widened to 22 feet to provide the required 4-foot wide shoulder along the proposed subdivision.* Response: The Planning Commission recommended a waiver during their meeting on July 31.
- On Sheet 17, the Lot #1 Driveway Paving Diagram depicts both paved and gravel shoulders. The existing 4-foot wide paved shoulder shall be noted as such in the detail. It appears the gravel shoulder is proposed. The gravel shoulder shall be indicated as being existing or proposed with a width. The gravel shoulder shall also be noted as paved.* Response: The diagram has been modified to show only an existing paved shoulder. Note that the HOP permits for this driveway was previously approved and the location of the driveway has not been changed.
32. *The proposed driveway on Lot #2 has a slope of 14%. It appears the proposed driveway on Lot #1 also has a slope exceeding 12%. A waiver has been requested from Section 606.3.A. Refer to Comment 29. If the requested waiver is recommended for approval, a partial waiver from 607.16.L.3 will also be required for the maximum grade of 12%.* Response: The Planning Commission recommended a waiver during their meeting on July 31.
33. *The off-road parking space provided on Lot #1 is placed along a slope exceeding 8% and must be relocated. In addition, the widths of the proposed off-road parking spaces are less than 9-feet wide and must be revised.* Response: The noted space is not provided for an off-road parking space but as a pull-off space in case a vehicle is coming the other way. It is not meant for any vehicle to park in. Therefore, the slope is not a concern. The off-road parking spaces have been modified to be 9-feet wide. Please see Sheet C-16.



34. *The width of the proposed driveway on Lot #2 is only 10-feet and must be revised.*
Response: The Planning Commission recommended a waiver during their meeting on July 31.
35. *An NPDES Permit from the Pennsylvania Department of Environmental Protection and a permit from the Pennsylvania Department of Transportation for the driveway pipe connection on Lot #2 are required, and must be provided upon receipt.* Response: We concur.
36. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt.* The following comments are based upon our review of submitted items.
- a. *Per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50 feet. The length of the construction entrance located on Lot #3 must be revised.*
Response: This has been corrected.
 - b. *Note 2 on Sheet 12 references Sheet C-10. It appears Sheet C-11 should also be referenced in this note.* Response: This has been corrected on Sheets C-12 and 13.
 - c. *Silt socks shall also be placed below Berms 1b, 2b, 2c, 2d, 3a, 3b, 3c, 3d, and 3e.*
Response: Because the berms are only 12" to 18" high, we would like to discuss this jointly with the Conservation District (after their technical review) and Township Engineer.
37. *On-lot water and sewer are proposed for each lot. Approvals from the PADEP shall be provided upon receipt. Refer to Comments 4 and 20.* Response: We concur.
38. *The amount of Prime Open Space shall be determined and indicated on the plan, and the required amount of Common Open Space shall be dedicated to the Township. Alternatively, and 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.*

General Note 19 of Sheet 2 indicates the Applicant is proposing to provide to the Township a fee in-lieu-of open space or recreational facilities. The Open Space Fee per the Township Fee Schedule is \$1,400.00 per dwelling unit. Therefore, the calculated fee in-lieu-of for the three (3) proposed residential dwelling units is \$4,200. The Township shall determine if open space and/or recreational facilities shall be provided, or the offer of the fee in-lieu-of will be accepted. Response: We concur.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

39. *A wetland buffer has been provided, however some areas appear to be delineated only 40-feet from the existing wetlands and should be revised.* Response: The Planning Commission recommended a waiver during their meeting on July 31.
40. *The construction of Berm 2d encroaches into the wetland buffer on Sheet 12. Berm 2d shall be relocated.* Response: In BMA experience since the berm is only 18 inches high, it can be constructed using a bobcat, long reach loader, or by hand using a wheel barrow without any encroachment into the wetlands buffer. Therefore, we have not relocated the berm.



Bue-Morris Associates, Inc.
CIVIL ENGINEERS AND PLANNERS

Project Name: Belanger Minor Subdivision
Project No: MO-DE-1619

August 10, 2017
Page 6 of 11

41. *Section 303.I.a, requires a 100 foot maximum stream buffer while a 150 foot stream buffer is shown on the plan. It is noted the construction of the proposed berms on Lot #2 disturbs the 150-foot stream buffer. We do not believe that construction of these berms can occur within the 150 foot buffer. The required stream buffer per Section 303.I.a shall also be provided on the plan to determine if the proposed construction is also within the Township's required buffer. Response: We concluded that the 12 to 18 inch high berms can be constructed without entering the buffer using either a backhoe or bobcat or even a wheel barrel. This may require further discussion. We have added the 100 foot buffer required by the Township to the plans.*

42. *Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume. Response: These calculations are included in the NPDES worksheets, which are being provided to the Township.*

43. *The depths to the limiting zones at Berms 1c, 2a, 2c, and 3d are between 20 inches and 22 inches. The bottoms of the berms are proposed at the existing ground elevation. A waiver is required as proposed. Response: A note has been added to Sheet C-11 requiring the addition of 4" of a mix of topsoil and compost for the entire length of these specific berms.*

In addition, the Test Pit ID for Berm 1a is 1 which is located at Berm 2a. A test pit for Berm 1a must be provided. The Test Pit ID for Berm 3d is 9-c. The test pit data must be provided. Response: For clarification, the Test Pit ID for Berm 1a is #1 while the Test Pit ID for Berm 2a is FA. The Test Pit ID for Berm 3d is 9b. Test pit 9c was not used. All test pit information has been provided for the test pits being used.

44. *Calculations must be provided showing any stormwater stored behind the proposed berms can be infiltrated within 4 days. Response: The calculations and particularly the hydrographs provided show that the infiltration has occurred in less than 4 days and we believe that no additional calculations are required. Note that for the berms in Area A-1 (lot 1), the infiltration occurs in less than 30 hours; in Area A-2 (lot 2), the infiltration occurs in less than 26 hours; and in Area B, the infiltration occurs in 16 to 26 hours:*

45. *The infiltration test at Berm 1a was completed at elevation 980.1 and the bottom elevation of the berm is 982. Additional testing must be performed. In addition, the testing results in support of Berm 1c and the test elevations for Berms 1b, 2a, 2b, and 2c must be provided. Response: The top of Berm 1a has been lowered 1-foot to 982.5 so that the bottom of the berm is at 981. However, the volume of the berm nor the drainage area have been modified. The missing test elevations for berms 1a, 1b, 2a, 2b and 2c have been added to the test reports.*

46. *In accordance with Section 305.B, "proposed condition rates of runoff from any Regulated Activity shall not exceed the peak release rates of runoff prior to development for the design storms specified on the Stormwater Management District Watershed Map (Ordinance Appendix B) and Section 305, of this Ordinance." The proposed development is located within District B-1, therefore the proposed 2, 5, 10, 25, 50, and 100 year storm events must be reduced to the predevelopment 1, 2, 5, 10, 25, and 100 year storm events.*

a. *The Summary of Runoff Rates for Entire Drainage Areas is not consistent with the hydrographs and must be revised. Response: The corrections have been made to*



- the tables in the report and the tables have been reorganized for ease of understanding.
- b. *The Post Construction Stormwater Management Report identifies 3 points of analysis; Pipe A-1 for Lot #1, Pipe A-2 for Lot #2, and Swale B for Lot #3. The 100 year post development peak flow on Lot #1 exceeds the 100 year predevelopment peak flow. The 25, 50 and 100 year post development peak flows on Lot #2 exceed the 10, 25, and 100 year predevelopment peak flows, respectively. The 5, 10, 25, 50, and 100 year post development peak flows on Lot #3 exceed the 2, 5, 10, 25, and 100 year predevelopment peak flows, respectively. The peak flow calculations must be revised for each lot. Response: These tables have been revised. The original table did not show the reduction in flow due to the proposed berms. The revised tables now show these reductions and the pre to post-development conditions for the entire property are shown to not increase the flow rates.*
- c. *The Post Construction Stormwater Management Report states that no bypass flows will occur due to locations of high points and old stone berms. Sheet D-3 shows the post development drainage areas to each berm. Areas bypassing the proposed berms are shown and must be incorporated into the peak flow calculations. Response: Sheet D-3 was created to establish the loading ratios required for the berm design and this sheet was not used for the peak flow calculations. Only Sheets 1 and 2 were used in for these calculations. However, Sheet D-3 was used for the Rational calculations to show that the existing and proposed pipes and swales have sufficient capacity in the post developed conditions.*
- d. *The roof runoff is not included in the peak flow calculations. Rain barrels are proposed for the roof runoff. The size of the rain barrels must be provided on the plan, and calculations showing the rain barrels have the capacity for the 2 through 100 year storm events must be submitted. Response: The calculations have been included in the stormwater report.*
47. *Curve number calculations have been provided and indicate all soils are in Hydrologic Soil Group 'C'. The MoB and WmC soils are classified as 'D' soils on the USDA NRCS Websoil Survey. Table 1: Soil Information in the PCSM Report, and the CN calculations must be revised. Response: The calculation methodology has not been modified since the approval of the NPDES Permit for the previously approved Major Subdivision for this property. These calculations are based on 1) the infiltration test results that are consistent with C type soils; 2) the complexity of the calculations as they are already prepared; and 3) the very limited area of MoB or WmC soils.*
48. *No inflows are indicated in the 25 year hydrographs for Swales #1 and B. No discharge occurs from the proposed berms within the Swale #1 drainage area during the 25 year storm. However, discharge does occur during the 25 year storm within the Swale B drainage area. There is also overland flow that contributes to both Swales #1 and B during the 25 and 100 year events. The swale calculations shall be revised. Response: The calculations have been revised to include the entire drainage area to show that all the swales and pipes have adequate capacity.*
49. *Discharge from the proposed berms upslope of the storm sewer pipes does occur during the 100 year storm event and must be included in the pipe calculations. The inverts in and out at Pipe #1 are inconsistent between the pipe calculation and the Lot #2 Driveway Profile on*



Sheet 18, and must be revised. In addition, pipe calculations for the existing pipes A-1 and A-2 shall also be provided. Response: This has all been addressed.

50. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of submitted items.*
- a. *Per the PaDEP Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50 feet. The length of the construction entrance located on Lot #3 must be revised. Response: This has been modified.*
 - b. *Note 2 on Sheet 12 references Sheet C-10. It appears Sheet C-11 should also be referenced in this note. This has been modified.*
 - c. *Silt socks shall also be placed below Berms 1b, 2b, 2c, 2d, 3a, 3b, 3c, 3d, and 3e. Response: Because the berms are only 12" to 18" high, we would like to discuss this jointly with the Conservation District (after their technical review) and Township Engineer.*
51. *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. Response: This has been added to the plan and reports.*
52. *The Grading, PCSM & Utility Plans (Sheets 9 and 10) must include the name and address of the Applicant. Response: This information has been added to Sheets 9 and 10 although it seems redundant since the entire set of plans is required and contains this information.*
53. *The scales provided on the plan sheets do not appear correct and should be revised. Response: The project was previously printed incorrectly.*
54. *The Grading, PCSM & Utility Plans (Sheets 9 and 10) shall include dimensions along the property boundaries. Response: The metes and bounds that are on the subdivision plans have been turned on for these plans including a note to refer to the metes and bounds table on Sheet C-6.*
55. *In accordance with Section 403.B.22, the map shall include "a statement, signed by the Applicant, acknowledging that any revision to the approved Stormwater Management Site Plan must be approved by the Municipality and that a revised E&S Plan must be submitted to the Conservation District for a determination of adequacy." The required statement must be provided on the Grading, PCSM & Utility plans (Sheets 9 and 10). Response: The statement has been added.*
56. *In accordance with Section 403.B.23, the plan shall include "the following signature block for the Design Engineer (PA licensed professional engineer):*

I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets the design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word "certify" is an expression of professional opinion by the undersigned and does not constitute a guarantee or warranty."



The required signature block is provided on the Title Sheet (Sheet 1) and must also be provided on the Grading, PCSM & Utility Plans (Sheets 9 and 10). Response: This note has been added to Sheets 9 and 10.

57. *The required performance guarantee must be provided prior to plan recording. Response: We concur.*
58. *The required maintenance agreement must be provided prior to plan recording. Response: We concur.*

STORMWATER MANAGEMENT DESIGN COMMENTS

59. *The proposed berms shall be constructed in such a manner where they extend upslope on the two (2) ends in order to capture and retain stormwater as designed. Response: This was discussed during the previous submittal and the berms were accepted as they are designed. Please refer to the requirements of the State BMP Manual for berms.*
60. *The Top of Berm Elev. of 981.50 for Berm 1a listed in the Infiltration Berm Schedule on Sheet 11 is not correct and must be revised. The existing elevations along Berms 1a, 2a, and 2d listed in the Infiltration Berm Schedule on Sheet 11 do not appear correct when compared to the plan view and should be revised. Response: The elevation have been corrected.*
61. *Berm Construction Note 1 and the Infiltration Berm Detail on Sheet 11 indicate the berms are to be constructed of fill, and no excavation shall occur. Excavation will be required to construct Berm 1c. The top of berm elevation of 1033.5 at Berm 1c is lower than the existing contour of 1034.00. The berm must be revised. Response: The top of berm should have been 1035.5 so that no excavation is required.*
62. *The proposed infiltration berms on Lots #2 and #3 are located within the designated utility easements along Cherry Lane Church Road and Cherry Lane Road (SR 1001). The berms shall be relocated outside of these easements. Response: These berms were previously approved by the Township with General Note 21 on Sheet C-2 (which is to be recorded) that states "Any Infiltration Berms which may be disturbed within the utility easements shall be restored immediately."*

MISCELLANEOUS COMMENTS

63. *The certifications, signature blocks, and required notes shall be placed on a plan showing the proposed Minor Subdivision, which is to be recorded (i.e., Sheet 6). Response: We have added the subdivision certifications and signature blocks to Sheet C-6, the Overall Subdivision Plan. However, we have not added the required notes due to the lack of space and the fact that all are included on either Sheet C-1 or C-2, both of which are to be recorded as part of the entire SET of the Minor Subdivision Plan. We can add these additional notes, if required, by reducing the scale of the subdivision, but it will no longer be legible.*
64. *The Existing Resource and Site Analysis Maps show proposed lot lines and building setback lines. These features shall be removed from this plan. In addition, the existing metes and bounds shall be shown on the Existing Resource and Site Analysis Maps. Response: The proposed lot lines and building setback lines have been turned off on the Existing Resource & Site Analysis Maps while the metes and bounds establishing the location of*



the steep slope easements (defined on the Maps) are now shown on the Subdivision Plans, Sheets C-7 and C-8.

65. On Sheet 2, Restrictive Covenant 14 must be revised to reference only 3 lots. Response: This has been corrected.
66. Note 1 on Sheet 3 must be placed on a plan to be recorded. Response: Sheet 3 is to be recorded as it contains all the easement bearings and distances. The sheets to be recorded are noted in the Index of Drawings on Sheet 1 with an asterisk.
67. On Sheet 3, there are references to Figure B, Sheet B-1, and Appendix I of the Stormwater Management Report. These items have not been submitted. The references shall be revised on the plan or these items shall be provided. Response: The reference has been correct to be Figure 1 (Fig-1) in Appendix B.
68. The front lot line for proposed Lot #3 is shown along Cherry Lane Church Road. Similar to a corner lot, the lot line along Cherry Lane Road (SR 1001) shall be designated as a side lot line with a side yard equal to the required front yard depth. The "68.5' FY" labeled on Sheet 6 shall be revised to reference a "SY", and the Setback Requirements chart on Sheet 6 shall be revised accordingly. Response: These corrections have been made, but the distance is 63.5' not 68.5'.
69. On Sheet 6, the Setback Requirements chart lists the front yard setback on Lots #1, #2, and #3 as 63.5 feet. The chart shall be revised to be consistent with the plan and list the front yards at 68.5 feet. Response: The chart has been corrected. The front yard for Lots #1 and 2 is 63.5' (50' plus 13.5' reserve) while the front yard for Lot #3 is 58.5' (50' plus 8.5' reserve).
70. On Sheet 10, the Driveway Construction Note incorrectly references Sheet C-16 and must be revised. Response: The note has been corrected to Sheet C-18.
71. On Sheet 16, the proposed grading along the proposed driveway on Lot #2 does not allow for the low point at elevation 1010.27. In addition, the Lot #2 Driveway Profile on Sheet 18 does not provide 1010 contours at this location. The plan and/or profile must be revised. Response: The 1010 contour has been corrected on the plan; the profile is correct.
72. On Sheet 17, the Lot #1 Driveway Paving Diagram depicts a gravel shoulder. A paved shoulder exists along Cherry Lane Road (SR 1001), therefore we believe this is existing, and must be identified as such. A width of the gravel shoulder must also be provided on the plan. Response: The word existing has been added along with the dimensions of the gravel and pavement.
73. On Sheet 17, the PT @ Sta. 7+77.28 in the Lot #1 Driveway Profile is not consistent with that provided in plan view on Sheet 16 and must be revised. Response: This has been corrected.
74. On Sheet 18, the elevations listed at HPV @ Sta. 4+55.66 in the Lot #2 Driveway Profile is not consistent with that provided in the plan view on Sheet 16 and must be revised. Response: This has been corrected.
75. On Sheet 18, the Typical Driveway Diagram with Headwall Detail indicates a minimum depth of 12 inches to the top of the driveway pipe. It does not appear 12 inches is provided for the pipe at the Lot #3 driveway and the plan should be revised. Response: On the plan



Bue-Morris Associates, Inc.
CIVIL ENGINEERS AND PLANNERS

Project Name: Belanger Minor Subdivision
Project No: MO-DE-1619

August 10, 2017
Page 11 of 11

only 2 foot contours are shown so that the plan is correct and 12 inches of cover is provided.

76. Profiles for all proposed driveway pipes must be provided on the plan. Response: The profiles have been added to Sheet C-18.
77. An Anchor Block Retaining Wall Detail is provided on Sheet 18, however no retaining walls are shown as proposed on the plan. Any proposed retaining walls shall be shown and labeled on the plan, or the detail removed. Response: The detail has been removed.
78. The proposed Minor Subdivision requires the following agency approvals. Response: We concur; the approvals will be supplied to the Township upon receipt.
- a. Pocono Township – Subdivision and Land Development Plan approvals
 - b. PaDEP & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities.
 - c. PaDEP – Sewage Facilities Planning Module

Included herewith are two (2) copies of the revised plans and report for review and approval. We hope that the above adequately addresses your comments. Please contact me if you have questions or need additional information.

Sincerely,

BUE-MORRIS ASSOCIATES INC.

Sarah J. Bue-Morris, P.E.
President

SBM/klk

Enclosures:

Lot Closure Calculations, Lot 3 – ROW
Title Search
Transmittal Letter to MCCD
Response Letter to MCCD Incompleteness Review
Rainfall Collection Calculator for Rainbarrels

cc: Donna Asure, Township Manager
Pam Tripus, Township Secretary
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire, Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Douglas & Colette Belanger, Applicants
Melissa E. Prugar, P.E., Boucher & James, Inc.