

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**AUGUST 27<sup>th</sup>, 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 - 08/13/2018

**DISCUSSION:**

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

**FINAL PLANS UNDER CONSIDERATION:**

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's Completeness Review letter dated 08/08/2018 was received.

**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 08/13/2018 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 08/13/2018 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 08/13/2018 was received. Revised plans submitted 06/28/2018.

**SKETCH PLANS:**

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

**ORDINANCES:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

The Zoning Hearing for Wesley & Stacey Wojtanowicz and Pocono Logistics is continued until 08/28/2018 at 5:00 p.m.

A Zoning Hearing will be held on 08/28/2018 at 5:00 p.m. for Camelback Four Seasons, Lots 630-633 Hunter Circle.

**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	8/13/2018		
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	8/13/2018		
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final	10/5/2018	9/24/2018	10/1/2018	8/8/2018	8/13/2018		
Turkey Hill Mini Mart (08/13/2018)	Land Dev	Prelim/Final	11/11/2018	10/22/2018	11/5/2018	8/23/2018			

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

AUGUST 13<sup>th</sup>, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on August 13<sup>th</sup>, 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, absent; Marie Guidry, present; Jeremy Sawicki, present; and Chad Kilby, present.

**IN ATTENDANCE:**

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Jon Tresslar, Twp. Engineer, Boucher & James, Inc.; Donna Asure, Township Manager; and Pamela Tripus, Township Secretary, were present.

**PUBLIC COMMENT:** None

**CORRESPONDENCE:**

**MINUTES:** J. Sawicki made a motion, seconded by S. Gilliland, to approve the 07/23/2018 minutes of the Pocono Township Planning Commission Meeting. All in favor. Motion carried.

**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. J. Sawicki made a motion, seconded by D. Purcell, to accept the Turkey Hill Minit Market, Store #274 Prelim/Final LDP for review. All in favor. Motion carried.

**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.** D. Purcell made a motion, seconded by C. Kilby, to table the 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 07/23/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 10/08/2018.** M. Guidry made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

**PRELIMINARY CONT.**

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. Representatives of the plan were not present.

M. Guidry questioned the status of water connection to PJJWA. Discussion followed on the mandatory connection area, soil testing, and BCRA's proposed purchase of PJJWA. L. Pereira, Twp. Solicitor, will reach out to Chris McDermott, BCRA and clarify the status of the PJJWA purchase.

J. Sawicki made a motion, seconded by M. Guidry, to table the Pocono Logistics LDP. All in favor. Motion carried.

**SKETCH PLANS:** None

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

None

**ORDINANCES:**

Petition for Zoning Map Change - Tax ID: 12/2/1/27 2806-2812 Bartonsville Ave. Debra Huffman, Weitzmann, Weitzmann, & Huffman LLC, represented the applicant. The property is located on the corner of Rt. 611 and Bartonsville Ave. The surrounding properties are zoned Commercial. M. Guidry made a motion, seconded by J. Sawicki, to recommend to the Board of Commissioners look favorably on the Petition for Zoning Map Change for TAX ID: 12/2/1/27 2806-2812 Bartonsville Ave. All in favor. Motion carried.

**UNFINISHED BUSINESS:**

L. Pereira, Twp. Solicitor, reported on the status of the Quaker Ridge Preliminary Plan. She explained the preliminary plan received a one-year extension in 2016 and the applicants did not pursue the plan. She noted should the applicant resubmit, it would be required to be submitted under the current zoning and SALDO ordinance.

L. Pereira explained the Pocono Manor PRD and Pocono Manor Casino plans were previously withdrawn.

C. Kilby questioned the status of the Regional Comprehensive Plan update.

D. Asure, Twp. Manager explained she has met with other Townships and Currently the County is investigating funding for the update.

**NEW BUSINESS:****COMMENTS BY AUDIENCE:**

ADJOURNMENT: J. Sawicki made a motion, seconded by C. Kilby, to adjourn the meeting at 7:30 p.m., until 08/27/2018. 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  
Barlonsville, PA 18321

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

[www.bjengineers.com](http://www.bjengineers.com)

August 23, 2018

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: TURKEY HILL MINIT MARKET, STORE #274  
PRELIM/FINAL LAND DEVELOPMENT REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1830072R**

Dear Planning Commission Members:

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

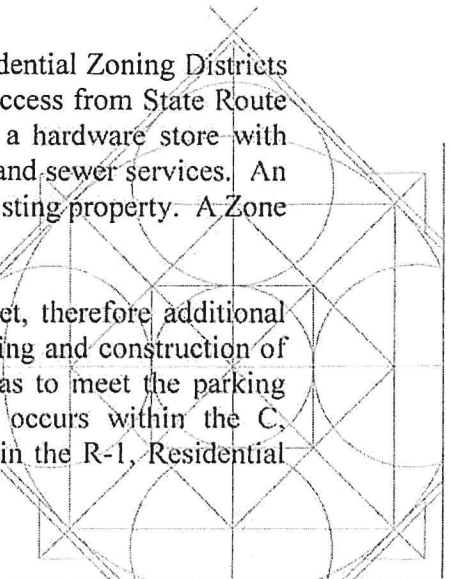
- Pocono Township Land Development Application.
- Drainage Plan Application.
- Turkey Hill Minit Market #274 Preliminary/Final Land Development Plan (8 sheets) prepared by Ludgate Engineering Corporation, dated April 28, 2017.

**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 and R-1, Residential Zoning Districts 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 (31) parking spaces within existing impervious and lawn areas to meet the parking requirements of the Zoning Ordinance. The proposed development occurs within the C, Commercial Zoning District only. That portion of the site located within the R-1, Residential



Zoning District is wooded and no construction is proposed.

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

### **ZONING ORDINANCE COMMENTS**

1. All signs shall be in accordance with Article VII. *Any new sign or changes to the existing sign shall follow the regulations set forth in Article VII.*

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

2. In accordance with Sections 390-19.F.(6)(c), the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, 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 – Change in sewage facilities usage*
  - c. *Pocono Township – Fire Department*
  - d. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption (change in facilities usage)*
  - e. *Pennsylvania Department of Transportation – Highway Occupancy Permit*
  - f. *Brodhead Creek Regional Authority – Change in water service usage*

*All submissions, and reviews and approvals must be provided to the Township.*

3. In accordance with Sections 390-19.J, 390-29.J.(8)(a), and 390-52.A.(1), the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditioned upon Department of Environmental Protection sewage planning approval. *The Applicant shall clarify whether the additional seats will serve an existing restaurant, or if a restaurant will be added to the existing Minit Market. The Applicant shall submit supporting proposed sewage flows. The proposed change in use may require additional sewer planning.*

*If additional flows result from the proposed use the Applicant will be required to purchase additional capacity through tapping fees. In addition, a grease trap is required for the restaurant use.*

4. In accordance with Section 390-19.K, Highway Occupancy Permit, “if a highway occupancy permit shall be required for access to a Township or state road, approval of the land development shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be.” *Note 7 on Sheet 2 indicates the existing driveways have PennDOT approval. The existing Highway Occupancy Permit must be*

*provided. In addition, PennDOT shall be contacted to determine if additional permitting is required for the addition of the proposed restaurant.*

5. In accordance with Section 390-19.Q, As-Built Plan, “upon completion of all improvements, the Applicant shall provide to the Township two paper sets of plans and one compact disk with the plans in PDF format certified by the applicant’s engineer showing all such improvements installed to document conformance with the record plan. Failure of the applicant to provide as-built plans shall constitute a violation of this chapter, and shall be subject to all the enforcement proceedings contained in this chapter and may result in rescission of approval. (See §390-30 for as-built requirements.)” If the as-built plan deviates in any material respect from the record plan, a revised land development plan must be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review.*
6. In accordance with Sections 390-29.D.(1) and 390-29.F, 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. The features that shall be shown on site context maps include topography (from USGS maps), stream valleys, wetland complexes (from maps published by the U.S. Fish & Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over ½ acre in area (from aerial photographs), ridge lines, public roads and trails, utility easements and rights of way, public land, and land protected under conservation easements. *Partial waivers from Sections 406.D.1 and 406.2 are requested. These requests must be revised to reflect Sections 390-29.D.(1) and 390-29.F. In addition, Section 390-78.B states in part that, “all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant.” Separate written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 states that no wetlands, woodlands, or floodplain are affected by the proposed construction. An aerial photograph labeled “Site Content Map” has been provided on Sheet 7. We find the aerial photography acceptable to partially satisfy the Site Context Map requirement and have no objection to these partial requests.*

7. In accordance with Sections 390-29.D.(2) and 390-29.G, Existing Resources and Site Analysis, for all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources of the property. *Waivers from Sections 406.D.2 and 406.3 are requested. These requests must be revised to reflect Sections 390-29.D.(2) and 390-29.G. In addition, Section 390-78.B states in part that, “all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant”. Separate written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 states that the existing site is developed and that under 5,000 square feet of impervious area is proposed. An Existing Conditions/Demo Plan and aerial photograph are provided. We find the plan and photograph along with the following*



*comments will be adequate to satisfy the Existing Resources and Site Analysis requirement. We have no objection to these requests provided the following comments are also satisfied.*

- a. In accordance with Section 390-29.G.(2), “topography, the contour lines of which shall generally be at two-foot intervals although ten foot intervals are permissible beyond the parcel boundaries, interpolated from USGS published maps. The determination of appropriate contour intervals shall be made by the Planning Commission, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15% and 25% and exceeding 25% shall be clearly indicated. Topography for land developments shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS benchmarks the location and datum of which shall be shown on the plan.” *The existing steep slopes must be delineated on the plan.*
  - b. In accordance with Section 390-29.G.(4), “vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, old field, hedgerow, woodland and wetland, the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, relative age and condition.” *The existing woodlands and individual trees must be shown on the plan.*
  - c. In accordance with Section 390-29.G.(12), “all easements and other encumbrances of property which are or have been filed of record with the Recorder of Deeds of Monroe County shall be shown on the plan.”. *All existing and proposed easements must be shown on the plan.*
8. In accordance with Sections 390-29-D.(3) and 390-29.H.(1), a resource impact and conservation analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis (as required under §390-29.G). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention facilities, as proposed in the other proposed land development plan documents, shall be taken into account in preparing the preliminary resource impact and conservation analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable. *Waivers from Sections 406.D.3 and 406.4 are requested. These requests must be revised to reflect Sections 390-29.D.(3) and 390-29.H. In addition, Section 390-78.B states in part that, “all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant.” Separate written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 states that the proposed development would cause an insignificant impact to existing resources. The proposed improvements are located within existing paved and lawn areas, and only a 0.02% increase in impervious area is proposed. Therefore, we have no objection to these requests.*

9. In accordance with Section 390-29.I.(13)(a), the Improvements Plan shall include the “locations of existing and proposed utility easements.” *Electric and sanitary sewer lines run along the property boundaries. Any associated easements for these utilities, and any other utility, must be shown on the plan.*

10. In accordance with Section 390-29.I.(14), the Improvements Plan shall include the “location of proposed shade trees, plus locations of existing vegetation to be retained”. *The existing treeline and individual trees must be shown on the plan. In addition, a “Landscape Island” is labeled on Sheet 2. The trees and shrubs shall be identified as existing or proposed, and the type and number of each must be provided on the plan.*
11. In accordance with Section 390-29.I.(16), the Improvements Plan must include “signature blocks for the Township Engineer and Monroe County Planning Commission.” *The Township Engineer signature block must be revised to provide space for signature and date only.*

\_\_\_\_\_  
*Township Engineer*

\_\_\_\_\_  
*Date*

12. In accordance with Section 390-29.I.(25), the Improvements Plan must include a “north arrow (true or magnetic).” *North arrows must be provided on Sheets 1 and 7.*
13. In accordance with Section 390-29.I.(26), the Improvements Plan must include a “graphic scale and written scale.” *A graphic scale must also be provided on Sheet 1.*
14. In accordance with Section 390-29.I.(27), the Improvements Plan must include “names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown.” *The existing property owners across State Route 0611, Learn Road, and Fish Hill Road must also be provided on the plan.*
15. In accordance with Section 390-29.I.(32), the Improvements Plan must include the following in the form of protective covenants and/or notes. *The notes in Sections 390-29.I.(32)(h), (i), (j), and (l) must be provided on the plan.*
16. In accordance with Sections 390-29.J.(1)(c) and 390-31.D.(2), turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *The parking lot layout is being altered and a turning analysis must be completed and submitted for review.*
17. In accordance with Section 390-29.J.(6), “proof of legal interest in the property, a copy of the latest deed of record and a current title search report” must be provided. *A copy of the property deed and title report must be submitted.*
18. In accordance with Section 390-29.J.(7)(c), “a letter from the water company or authority stating that said company or authority will supply the development including a verification of the adequacy of service” must be provided. *The Applicant shall clarify whether the additional seats will serve an existing restaurant, or if a restaurant will be added to the existing Minit Market. A letter from the Brodhead Creek Regional Authority (BCRA) should be provided indicating that the BCRA will serve the existing retail store with the proposed restaurant.*
19. In accordance with Section 390-29.J.(9), “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.” *A list of the required permits must be provided on the plan.*

20. In accordance with Section 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a valid State Highway Occupancy Permit shall be obtained prior to plan recording. *The existing Highway Occupancy Permit must be provided. In addition, PennDOT shall be contacted to determine if additional permitting is required for the change in use.*
21. In accordance with Section 390-29.N, Land Development Plan Engineering Certification “prior to approval of the land development plan, the applicant shall submit to the Township a land development engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township’s ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township’s current regulations.” *A note to this effect must be placed on the plan.*
22. In accordance with Section 390-32.B, “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 chapter 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 §390-35 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 390-35, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review.*

23. In accordance with Section 390-38.B, “the developer shall provide a plan for the succession of ownership, operation and maintenance prepared by the applicant for consideration and approval by the Township, and such plan shall be made part of the development deed covenants and restrictions.” *The required plan shall be completed and provided to the Township.*
24. In accordance with Section 390-38.C.(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.*
25. In accordance with Section 390-38.C.(3), “in the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with §390-35.A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by

deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners.” *A maintenance fund shall be established for the continued maintenance of the proposed improvements.*

26. In accordance with Section 390-41, “all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this chapter 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.*
27. In accordance with Section 390-43.A.(6)(e)[2][a], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance of the property.” *The existing steep slopes must be shown on the plan per Section 390-43.A.(6)(e)[2][d] and shall be protected by a steep slope easement per Section 390-43.A.(6)(e)[2][e].*
28. In accordance with Section 390-43.A.(6)(e)[2][f], “the final plan shall note that no structures shall be located within the easement; and that no excavation, grading, filling or other disturbance of the existing ground cover is permitted within the easement.” *The required note must be placed on the plan.*
29. In accordance with Section 390-43.A.(6)(f), “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant’s existing resources and site analysis plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A PNDI shall be completed and submitted.*
30. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act.” *The stone depth in the Sidewalk Detail on Sheet 6 must be revised to be 6-inches per the Pennsylvania Department of Transportation Publication 408.*
31. In accordance with Section 390-51.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 area of disturbance is less than 1 acre, therefore a review by the Monroe County Conservation District or the Pennsylvania Department of Environmental Protection are not required. The following comments are based upon our review of the Erosion & Sediment*

*Pollution Control Plan and E&S Details, Sheets 3 and 5, respectively.*

- a. *A Rock Construction Entrance detail, Utility Trench Detail, and Topsoil Stockpile Detail are shown; however none are shown in plan view. The plans shall be revised accordingly.*
  - b. *The note in the Topsoil Stockpile Detail references silt fence and must be revised to specify compost sock.*
  - c. *Step 4 of the E&S Narrative includes installation of curb; however the proposed curb is not clearly identified on the plan, and the plans must be revised accordingly.*
  - d. *Step 6 of the E&S Narrative shall include language indicating the erosion and sedimentation controls may be removed upon 70% stabilization of the disturbed areas.*
  - e. *Construction on the southern side of the Minit Markey and pavement striping must also be included in the E&S Narrative.*
  - f. *It shall be clarified whether these plans will be submitted to the Monroe County Conservation District for review and Note 6 on Sheet 2 shall be revised accordingly.*
32. In accordance with Section 390-55.B, “unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5 inch caliper for a maximum of 20% of the tree requirement.” *Forty-seven (47) deciduous or evergreen trees are required on the site.*
- Per Section 390-55.B.(3), “if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted. In addition, the Township, in its discretion, may permit existing trees which would otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accord with this section. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under the tree’s dripline shall be maintained in natural ground cover and at the existing ground level. The applicant may provide a sample plot representative of the trees on the parcel to determine the credit.”*
- The existing woodlands and individual trees must be shown on the plan. A sample plot of the existing wooded area shall be provided to aid the Township in determining if the existing trees and/or woodlands are adequate to satisfy this requirement.*
33. In accordance with Sections 390-55.C.(2)(b) and (e), “the ends of all parking rows shall be divided from drives by planting islands.” “Planting islands shall be a minimum of nine feet by 18 feet in dimension, underlain by soil (not base course material); mounded at no more than a 3:1 slope, nor less than a 5:1 slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one shade tree plus shrubs and/or ground cover sufficient to

cover the entire area.” *Planting islands must be provided at the ends of the two (2) proposed parking spaces south of the Minit Market. In addition, the two (2) proposed spaces north of the gas pumps must also be provided with an end island. Alternatively, these parking spaces could be rotated 90° and placed in the area adjacent to the entrance drive and east of the “signal pole.”. Refer to Comment 48.*

34. In accordance with Section 390-55.C.(2)(h), “plants shall comply with the requirements of §390-55.G of this chapter. The use of plants selected from the List of Acceptable Plants in §390-55.H is required.” *The types of proposed trees and shrubs must be provided on the plan and be in accordance with the List of Acceptable Plants.*
35. In accordance with Section 390-55.D.(1) and 390-55.D.(3)(d), “street trees shall be required along all existing streets abutting or within a proposed subdivision or land development”. “Trees shall be planted at a ratio of at least one per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.” *Twelve (12) street trees are required along State Route 0611 and 4 street trees are required along Learn Road. The existing individual trees must be shown on the plan and the remainder of the required street trees added accordingly.*
36. In accordance with Section 390-55.F.(3)(a) and Table 390-55-1, property line and road right-of-way buffers are required for all nonresidential development.
  - a. *The following property line buffers are required in accordance with Table 390-55-1, Property Line Buffers.*
    - i. *A 20-foot wide, high density buffer consisting of a total of 23 evergreen trees, 10 ornamental trees, and 10 canopy trees is required along the eastern property lines bordering neighboring residential uses.*
    - ii. *A 10-foot wide, low density buffer consisting of 6 canopy trees and 3 ornamental trees is required along the northern property line abutting an existing commercial use.*
  - b. *The following road right-of-way buffers are required in accordance with Table 390-55-1, Parking Lot Buffers Along Road Rights-of-Way.*
    - i. *A 30-foot wide, high density buffer consisting of 30 evergreen trees, 12 ornamental trees, and 12 canopy trees is required along State Route 0611.*
    - ii. *A 30-foot wide, high density buffer consisting of 9 evergreen trees, 4 ornamental trees, and 4 canopy trees is required along Learn Road.*

*In accordance with Section 350-55.F.(3)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.”*

*A waiver from Section 615.6 is requested. The request must be revised to reflect Section 390-55.F. In addition, Section 390-78.B states in part that, “all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant.” Separate*

*written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 indicates that there is an existing wooded bank with established vegetation. The existing woodlands and individual trees must be shown on the plan to determine their adequacy for the required buffers. Additional plantings may be required.*

37. In accordance with Section 390-55.G.(2)(c), “canopy trees, sometimes called shade trees, shall reach a minimum height or spread of 30 feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of 2.5 inches at planting.” *Specifications must be provided on the plan in support of the proposed trees.*
38. In accordance with Section 390-55.G.2.(d), “ornamental trees or large shrubs shall reach a typical minimum height of 15 feet at maturity based on AAN Standards. Trees and shrubs may be deciduous or evergreen and shall have a distinctive ornamental character such as showy flowers, fruit, habit, foliage, or bark. New ornamental trees shall have a minimum height of six feet or one-and-a-half-inch caliper. New large shrubs shall have a minimum height of 2.5 feet to three feet at the time of planting.” *Specifications must be provided on the plan in support of the proposed trees and shrubs.*
39. In accordance with Section 390-55.G.2.(e), “small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four feet based on AAN Standards. New shrubs shall have a minimum height of 18 inches at the time of planting.” *Specifications must be provided on the plan in support of the proposed shrubs.*
40. In accordance with Sections 390-55.G.(4)(b) and 390-55.I.(2)(k), landscaping shall be considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with this chapter. 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 18 months following the installation and approval of the landscaping. *The proposed landscaping must be included in the required construction cost estimate. A note regarding the 18 month guarantee must also be provided on the plan.*
41. In accordance with Section 390-55.I.(2)(d), “existing mature trees, woodlands, and tree masses to remain” must be shown on the plan. *The existing woodlands and individual trees must be shown on the plan.*
42. In accordance with Section 390-55.I.(2)(g), “a planting schedule listing the scientific and common name, size, quantity, and root condition of all proposed plants must be included on the plan. *A planting schedule must be provided on the plan.*
43. In accordance with Section 390-55.I.(2)(h), “a schedule showing all landscape requirements and plants proposed for each category” must be included on the plan. *All planting requirements must be listed on the plan.*
44. In accordance with Section 390-55.I.(2)(j), “information in the form of notes or specifications concerning seeding, sodding, ground cover, mulching, and the like, etc.” must be provided on the plan. *Details and notes regarding temporary and permanent seeding and mulching must be provided on the plan.*

45. In accordance with Section 390-56.A.(5)(a), “all lighting fixtures for off-street parking areas, off-street loading areas, driveways and for safety of persons and property must meet IESNA full cutoff”. *The lighting shown on the plan is not specified as full cutoff and must be revised accordingly.*
46. In accordance with Section 390-56.A.(6)(c), “the use of floodlights and wall-mounted luminaires shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of the Township that the employment of no other means is possible.” *A flood light and wall mounted light are proposed to illuminate the proposed parking areas. The plan must be revised accordingly.*
47. In accordance with Section 390-58.B.1, 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 390-58”. In addition, and in accordance with Section 390-58.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.” *Common open space and recreation areas shall be provided, or if agreed upon by the Board of Commissioners and Applicant per Section 390-58.F, 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 0.11 acres of disturbance is \$154.11. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-off will be accepted.*
48. In accordance with Section 390-59.A.(2), “every parking or loading facility shall be designed so that its use does not constitute a nuisance, hazard or unreasonable impediment to traffic”. *The two (2) proposed parking spaces just north of the gas pumps may impact traffic flow. Consideration shall be given to rotating them 90° and placing them adjacent to the entrance drive and east of the “signal pole”.*
49. In accordance with Section 390-59.A.(3), “every parking area shall be arranged for orderly, safe movement. Parking areas containing 30 or more parking spaces shall have a curbed internal road system with a landscaped island or strip of a minimum width equal to one parking space separating the road system from the parking area to provide safe and orderly movement of traffic and discouragement of cross-aisle driving. The internal road system shall be designed to minimize the need for cross-pedestrian traffic.” *The two (2) proposed parking spaces located south of the Minit Market must be provided with curb and curbed end islands. We believe a planting strip should also be provided on the southern side of these parking spaces to better delineate the driveway. The planting strip shall be sized and planted in accordance with Section 390-55.C.(2)(f).*
50. In accordance with Section 390-59.H.(1), “each off-street loading and unloading space shall be either (a) at least fourteen (14’) feet in width by forty (40’) feet in depth or (b) at least ten (10’) feet in width by sixty (60’) feet in depth.” *The existing loading area must be identified on the plan.*



**BRODHEAD AND MCMICHAEL CREEKS STORMWATER MANAGEMENT ORDINANCE**

In accordance with Section 365-18.A.(4), Impervious Surface, “any regulated activity that has less than 5,000 square feet of impervious surface subject to the additional exemption criteria set forth in Subsection B is exempt from the plan submittal provisions of this chapter. These criteria shall apply to the total development even if development is to take place in phases. The date of the original McMichael’s and Brodhead Creeks Stormwater Management Act 167 Plan adoption by the Township (November 21, 1994) shall be the starting point from which to consider tracts as “parent tracts” in which future subdivisions and respective impervious area computations shall be cumulatively considered. Impervious areas existing on the parent tract prior to November 21, 1994, shall not be considered in cumulative impervious area calculations for exemption purposes.”

**Less than 5,000 square feet of impervious is proposed, however per Section 365-18.B.(2) the water quality (§365-10) and ground water recharge (§365-11) requirements must still be satisfied.**

51. In accordance with Section 365-10.A.(1), “for water quality and stream-bank erosion, the objective is to design a water quality BMP to detain the proposed conditions’ two-year, twenty-four-hour design storm flow to the existing conditions’ one-year, twenty-four-hour design storm flow using the NRCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions one-year, twenty-four-hour design storm flow takes a minimum of 24 hours to drain from the facility, from a point where the maximum volume of water from the one-year, twenty-four-hour design storm is captured (i.e., maximum water surface elevation is achieved in the facility).” *A “stone trench infiltrator” is proposed under the proposed parking to the north of the Minit Market. A note on Sheet 1 indicates the trench was designed to capture 2-inches of runoff from the proposed parking area. We question how the stormwater will enter the stone trench. Also, the required calculations per this section must be submitted.*
52. Section 365-10.I.(8)(a), Stream Buffer Delineation, states in part “a fifty-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.” *The required buffer associated with Bisbing Run must be shown on the plan. All proposed work within the buffer must be in accordance with Section 365-10.I.(8)(b).*
53. In accordance with Section 365-11.A.(1)(a), “regulated activities will be required to recharge (infiltrate), where practicable, a portion of the runoff created by the development as part of an overall stormwater management plan designed for the site. The volume of runoff to be recharged shall be determined from Subsection A.(3)(a) or (b), depending on the demonstrated site conditions.” *A “stone trench infiltrator” is proposed under the proposed parking to the north of the Minit Market. A note on Sheet 1 indicates the trench was designed to capture 2-inches of runoff from the proposed parking area. We question how the stormwater will enter the stone trench. Also, the required calculations per this section must be submitted.*
54. In accordance with Section 365-11.A.(2)(a), “a minimum depth of 24 inches between the

bottom of the BMP and the limiting zone” must be provided. *Soil testing in support of the “stone trench infiltrator” must be submitted.*

55. In accordance with Section 365.11.A.(2)(b), “an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant’s design professional” must be provided. *Testing in support of the “stone trench infiltrator” must be submitted.*
56. In accordance with Section 365.11.B, Soils, “a detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability.” *Soil testing in support of the “stone trench infiltrator” must be submitted.*
57. In accordance with Section 365-19.B.(22), the plan 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 plan.*
58. In accordance with Section 365-19.B.(22), the plan shall include “the following signature block for the design engineer (Pennsylvania-licensed professional engineer):

I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all 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 must be provided on the plan.*

59. In accordance with Section 365-19.C.(1)(f), “an operation and maintenance plan in accordance with §365-28 of this chapter” must be provided. *The required operation and maintenance plan must be submitted.*

#### **MISCELLANEOUS COMMENTS**

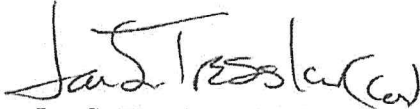
60. The proposed “stone trench infiltrator” and parking are located over the existing sanitary sewer lateral and cleanouts. The stone trench must be relocated accordingly.
61. All references to the Board of Supervisors must be revised to be Board of Commissioners.
62. On Sheet 1, General Note 21 appears incomplete and should be revised accordingly.
63. On Sheet 6, the Bollard Detail shall include the “concrete footing or encasement” referenced in the detail.
64. On Sheet 6, the ¾-foot radius specified in the Curb Detail shall be revised to a ¾-inch radius.

Pocono Township Planning Commission  
August 23, 2018  
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65. On Sheet 6, the top and bottom of stone elevations shall be provided in the Stone Infiltrator detail.

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

Sincerely,

A handwritten signature in black ink that reads "Jon S. Tresslar" with a small "(c)" to the right.

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.



**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](http://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:

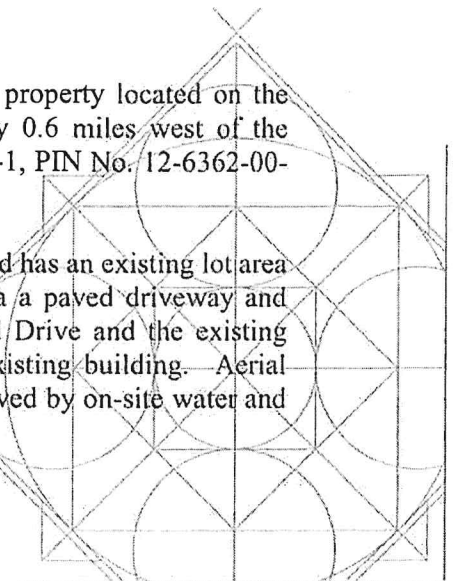
Pursuant to the Township's request, we have completed our second review of the Preliminary/Final Land Development Plan Application for Pocono Logistics. The submitted information was prepared by Gilmore & Associates, Inc. and consists of the following items.

- 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)*

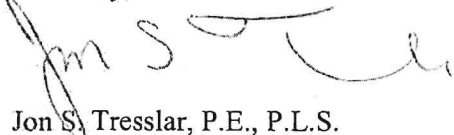
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

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: DonnaASURE – 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.