

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**August 28<sup>th</sup>, 2017 – 7:00 p.m.**

**A. CALL TO ORDER (followed by the Pledge of Allegiance)**

**B. ROLL CALL**

**C. NOTIFICATION OF COMMENTS**

**D. CORRESPONDENCE:**

- 1) Time extension was received for Day Star Bible until December 4<sup>th</sup>, 2017

**E. MANAGER'S REPORT**

**F. MINUTES:** Minutes of the Pocono Township Planning Commission Meeting – 08/14/2017

**G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW**

**H. FINAL PLANS UNDER CONSIDERATION:**

**I. PRELIMINARY PLANS UNDER CONSIDERATION:**

1. Sheldon Kopelson, Commercial Development (Lot 3) – Plan was accepted at the 08/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 08/14/2017 mtg. A resubmission has not occurred. Deadline for consideration extended to 06/30/2018.
2. Spa Castle Land Development – Land Development on Learn Road. The plans were administratively accepted at the February 13<sup>th</sup>, 2017 P.C. meeting. Tabled at the 08/14/2017 Mtg. Deadline for consideration is 09/12/2017.
3. Day Star Holiness Bible Church – Land Development on Learn Road. The Plans were administratively accepted at the 02/13/2017 P.C. Meeting. Review No. 1 distributed 3/10/2017. Tabled at the 08/14/2017 mtg. Deadline for consideration extended to 11/24/2017.
4. Poconos Hospitality Land Development Plan – The plans were administratively accepted at the 06/12/2017 P.C. Mtg. Review No. 1 was distributed 06/23/2017. Tabled at the 08/14/2017 mtg. Deadline for consideration is 09/10/2017.
5. Belanger Minor Subdivision – The plans were administratively accepted at the 05/08/2017 P.C. Mtg. Review No. 1 was distributed 06/07/2017. Tabled at the 08/14/2017 P.C. Mtg. Deadline for consideration extended to 10/09/2017.

6. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan  
– Plans were administratively accepted at the 08/14/2017 P.C. Mtg. Deadline for consideration is 11/13/2017.
7. Desaki Hotel Revised Final Plan – Plans were administratively accepted at the 08/14/2017 P.C. Mtg. Deadline for consideration is 11/13/2017.

**J. SKETCH PLANS:**

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

**L. UNFINISHED BUSINESS:**

**M. NEW BUSINESS:**

**N. COMMENTS BY AUDIENCE:**

**O. ADJOURNMENT:**

POCONO TOWNSHIP PLAN STATUS

Project Name (acceptance date)	Application Type	Prelimi/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Belanger Minor Subdivision (06/12/17)	Minor Sub	Final	2/1/2018	1/8/2018	1/22/2018	6/23/2017	7/10/2017		
Kopelson Lot 3 Land Dev't (08/13/13)	Commercial Land Dev't	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date	7/10/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Dev't	Prelim	10/17/2017	10/9/2017	10/16/2017	Planning Rev 9/9/16 Technical Rev 11/9/16	7/10/2017		
Day Star Holiness Bible Church (2/13/17)	Land Dev't	Prelim	12/4/2017	11/27/2017	12/4/2017	3/10/2017	7/10/2017		
Poconos Hospitality (5/8/17)	Land Dev't	Prelim	10/9/2017	9/25/2017	10/2/2017	6/7/2017	7/10/2017		
Running Lane LDP (08/14/2017) *Submitted one Application	LDP	Prelim	11/13/2017	10/23/2017	11/6/2017				
Running Lane LDP (08/14/2017)	Lot Combo	Prelim	11/13/2017	10/23/2017	11/6/2017				
DeSaki Hotel Revised Final (08/14/2017)	LDP	Final	11/13/2017	10/23/2017	11/6/2017				

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**AUGUST 14<sup>TH</sup>, 2017**  
**7:00 p.m.**

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The Pocono Township Planning Commission Regular Meeting was held on August 14, 2017 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

**ROLL CALL:** Dennis Purcell, present; Robert DeYoung, present; Scott Gilliland, present; Ron Swink, present; Marie Guidry, present; Bob Demarest, present; and Jeremy Sawicki, present. Lisa Pereira, Solicitor; Jon Tresslar, Engineer; Michael Tripus, Zoning Officer; and Christine Brodsky, acting Recording Secretary, were present.

**NOTIFICATIONS OF COMMENTS:** None

**CORRESPONDENCE:** None

**MANAGER'S REPORT:** None

MINUTES: Ron Swink made a motion, seconded by Jeremy Sawicki, to approve the minutes of 7/10/2017. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS:**

Running Lane Preliminary Land Development Plan and the Minor Subdivision/Lot Combination Plan - Plan fees paid. Twp. Engineer's letter of acceptance received. Silivio Vitiello, owner, represented the plan. Jon Tresslar discussed the possible vacation of a section of Wiscasset Avenue. He indicated that if that section of the road were to be vacated by the Township, the residents living along that road would be left with only one access point to their properties. Mr. Vitiello indicated that PennDOT's highway improvements plan already shows that area being closed off to the residents. Jon Tresslar was not aware of that since the plans he received from the project engineer did not show the closure as part of PennDOT's scope of work. He will review the PennDOT plans in light of this information.

Jeremy Sawicki made a motion, seconded by Bob Demarest, to accept the Running Lane Preliminary Land Development Plan and the Minor Subdivision/Lot Combination Plan. All in favor. Motion carried.

DeSaki Hotel Revised Final Plan - Twp. Engineer's letter of acceptance has been received. Jon Tresslar indicated that a fire hydrant has been removed on the revised final plan. The Planning

POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 14<sup>TH</sup>, 2017  
7:00 p.m.

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Commission expressed concern about the removal of the fire hydrant.

Jeremy Sawicki made a motion, seconded by Dennis Purcell, to accept the DeSaki Hotel Final Land Development Plan providing all funding needs are addressed with a professional services agreement. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:** None

**PRELIMINARY PLANS UNDER CONSIDERATION:**

1. Sheldon Kopelson, Commercial Development (Lot 3) - Plan was 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 7/31/2017 mtg. A resubmission has not occurred. Deadline for consideration extended to 6/3/2018. **SEE MOTION BELOW FOR TABLING.**
2. Spa Castle Land Development - Plan was accepted at the 12/14/2015 mtg. The Planning Module for this project was rejected by the Commissioners. Planning Review distributed 9/9/2016. Technical Review distributed 11/9/2016. Tabled at the 7/31/2017 mtg. Deadline for consideration is 10/17/2017. **SEE MOTION BELOW FOR TABLING.**
3. Day Star Holiness Bible Church - Land Development on Learn Road. The plans were administratively accepted at the 2/13/2017 P.C. mtg. Review No. 1 distributed 3/10/2017. Tabled at the 7/31/2017 mtg. Deadline for consideration extended to 9/12/2017. **SEE MOTION BELOW FOR TABLING.**
4. Pocono Hospitality LDP - The plans were administratively accepted at the 5/8/2017 P.C. mtg. Review No. 1 was distributed 6/7/2017. Tabled at the 7/31/2017 mtg. Deadline for consideration extended to 10/9/2017. **SEE MOTION BELOW FOR TABLING.**
5. Belanger Minor Subdivision - The plans were administratively accepted at the 6/12/2017 P.C. mtg. Review No. 1 was distributed 6/23/2017. Tabled at the 7/31/2017 mtg. Deadline for consideration is 9/10/2017. **SEE MOTION BELOW FOR TABLING.**

**POCONO TOWNSHIP PLANNING COMMISSION**  
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**7:00 p.m.**

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Bob Demarest made a motion, seconded by Jeremy Sawicki, to table the Sheldon Kopelson, Commercial Development (Lot 3); Spa Castle Land Development; Day Star Holiness Bible Church; Pocono Hospitality LDP; and Belanger Minor Subdivision Plan. All in favor. Motion carried.

**SKETCH PLANS:** None

**PERMITS:** None

**PLANNING MODULE:** None

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

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**COMMENTS BY AUDIENCE:** Ellen Ghandt, Commissioner, questioned whether an extension would be needed for Belanger Minor Subdivision Plan. Lisa Pereira indicated that the Planning Commission would discuss this at its next meeting on 8/28/2017, and if the applicant does not grant an extension of time for review of the plan, the plan will be recommended for denial at that time.

**ADJOURNMENT:**

Jeremy Sawicki made a motion, seconded by Bob Demarest, to adjourn the meeting at 7:25 p.m. until 8/28/2017 at 7:00 p.m. All in favor. Motion carried.

EXTENSION OF TIME PURSUANT TO SECTION 508(3) OF THE PENNSYLVANIA  
MUNICIPALITIES PLANNING CODE

TO: Board of Commissioners  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, PA 18372

Planning Commission  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, PA 18372

FROM: Hanover Engineering Associates, Inc.  
3355 Route 611, Suite 1  
Bartonsville, PA 18321

Pursuant to Section 508(3) of the Pennsylvania Municipalities Planning Code, 53 P.S. 10508(3), the undersigned engineer for applicant hereby agrees to an extension of time for decision by the Pocono Township Planning Commission and the Pocono Township Board of Commissioners concerning the approval of the land development plan entitled:

Daystar Bible Holiness Church

This extension shall be valid to and including December 4, 2017. The undersigned verifies that this extension agreement is executed with the authorization of the applicant.



\_\_\_\_\_  
(Signature)

Salvatore J. Caiazzo, P.E.  
(Print Name)

Dated: August 23, 2017



Engineering & General Construction, LLC

August 25, 2017

Pocono Township  
Attn: Donna Asure, Township Manager  
P.O. Box 197  
112 Township Drive  
Tannersville, PA 18372

**Project: Time Extension**  
**Douglas & Colette Belanger Final Minor Subdivision**  
**Pocono Township, Monroe County, PA**

Dear Ms. Asure:

On behalf of Colette & Doug Belanger, the applicant is granting Pocono Township an extension for review of the Belanger Final Minor Subdivision Plan under the Pennsylvania Municipalities Planning Code until February 1, 2018.

We are currently addressing comments from the Monroe County Conservation District for the NPDES Permit application and the Township Engineer's review comments.

If you have any questions, you can contact me at (570) 236-7058.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Schmoyer', is written over a horizontal line.

Deanna L. Schmoyer, P.E.





**Boucher & James, Inc.**  
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559 Main Street, Suite 230  
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August 25, 2017

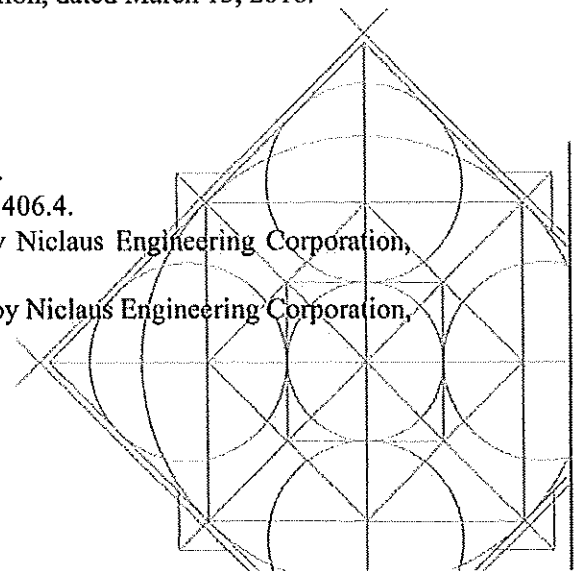
Pocono Township Planning Commission  
112 Township Drive  
P.O. Box 197  
Tannersville, PA 18372

**SUBJECT: RUNNING LANE, LLC LAND DEVELOPMENT PLAN REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1730051R**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application.
- Drainage Plan Application.
- Running Lane, LLC Minor Subdivision/Lot Combination Plan prepared by Niclaus Engineering Corporation, dated May 2015.
- Capacity letter from Brodhead Creek Regional Authority, dated October 2, 2006.
- Highway Occupancy Permit No. 05049834 for The Spirit of Swiftwater, Inc., Issued April 20, 2015.
- Wetland Assessment/Delineation prepared by Hanover Engineering Associates, Inc., dated August 8, 2006.
- Property Deed, Deed Book 2444, Page 1751.
- Traffic Impact Assessment prepared by Benchmark Civil Engineering Services, Inc., dated March 27, 2015, last revised May 22, 2015.
- PNDI Project Environmental Review Receipt dated April 14, 2015.
- Lot Closure Report prepared by Niclaus Engineering Corporation, dated March 15, 2016.
- Appendix G, Request for Modification, Section 615.3.B.1.
- Appendix G, Request for Modification, Section 615.4.
- Appendix G, Request for Modification, Section 615.6.
- Appendix G, Request for Modification, Section 620.H.1.
- Appendix G, Request for Modification, Section 2.302.D.15.C.
- Appendix G, Request for Modification, Sections 406.D.4 and 406.4.
- Erosion and Sediment Pollution Control Report prepared by Niclaus Engineering Corporation, dated July 10, 2017.
- Post Construction Stormwater Management Report prepared by Niclaus Engineering Corporation, dated July 10, 2017.



- Preliminary Land Development Plan (23 Sheets) prepared by Niclaus Engineering Corporation, dated July 14, 2017.

### **BACKGROUND INFORMATION**

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

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

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

In accordance with Section 405.B.1.j, the existing restaurant, and proposed hotel are permitted uses within the C, Commercial Zoning District.

A Minor Subdivision/Lot Combination Plan has been submitted concurrently. A separate Minor Subdivision/Lot Combination Plan review has been provided.

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

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 405.C.2.a, the minimum required front yard depth is 75 feet. *The existing front yard depth is 45-feet which is an existing non-conformity. The proposed land development will not affect the existing non-conformity.*
2. In accordance with Section 509.B, "every pool must have means of providing a safe, secure, non-entry means of safeguard usually comprised of locked gates and fencing. All pools shall be entirely enclosed with a permanent, continuous fence not less than four feet in height

unless the pool is an aboveground pool, all sides of which are at least four feet above the lowest ground level. All pools shall be required to adhere to the minimum yard dimensions established for the district in which the pool is located.” *The proposed rear yard depth listed in General Note 4 must be revised to exclude the pool. It is noted a 4-foot high split rail fence is proposed around to surround the pool. The Township shall determine if the proposed split rail fence is considered a “continuous fence.”*

3. In accordance with Section 512.A, a hotel is required to have 1 parking space for each rental unit, plus 1 for each employee on the peak shift, and a restaurant is required to have 1 parking space for every 2 seats plus 1 for each employee on the peak shift. *Per this Section, 115 parking spaces are required for the 230 seats in the existing restaurant. The number of employees on the peak shift has not been provided. Eighty-three (83) parking spaces are shown on the Existing Features and Site Analysis Plan, and 100 spaces are proposed. General Note 8 on Sheet 1 states the existing parking spaces for the restaurant were approved at a rate of 1 space per 4 seats, therefore 272 seats were permitted within the restaurant and 68 parking spaces required. Reference to the plan that approved this rate must be included on the plan. In addition, the existing 230 seats within the restaurant must be noted on the plan.*

*Ninety-eight (98) parking spaces (90 rooms plus 8 employees on the peak shift) are required for the proposed hotel. One hundred eleven (111) parking spaces are proposed which meets the requirements of the Ordinance.*

4. In accordance with Section 512.D.2, “an off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length.” *Five (5) proposed loading spaces are 12-feet by 30-feet and must be revised.*

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

5. In accordance with Section 306.B, the preliminary and final plan approval stages may be combined into one step for land developments which do not involve the transfer of any interest in real estate other than rental or short-term lease. *No transfer of real estate is proposed with this Land Development, therefore it has been reviewed per Section 406. All references to Preliminary Plan should be revised to reference Final Plan.*
6. In accordance with Sections 306.2.6.C and 406.6.J, 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 – Connection of proposed sanitary sewer*
  - c. *Pocono Township – Fire Department*
  - d. *Pennsylvania Department of Environmental Protection & Monroe County*

*Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities*

- e. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption*
- f. Pennsylvania Department of Transportation – Highway Occupancy Permit*
- g. Brodhead Creek Regional Authority – Water service connection*

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

7. In accordance with Sections 306.6, 406.6.H.1, and 611.A, 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 existing restaurant and proposed hotel will connect to public sewer, and are located within the Act 537 Service Boundary. General Note 7 on Sheet 1 indicates 9 EDUs exist and 23 EDUs are proposed for the new hotel. (1 EDU/4 rooms). A completed Sewage Facilities Planning Module Exemption must be submitted for review.*
8. In accordance with Section 306.13, “upon completion of all improvements, the Applicant shall provide to the Township two (2) paper sets of plans and one (1) 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 Ordinance, and shall be subject to all the enforcement proceedings contained in this Ordinance and may result in rescission of approval. (See Section 408 for As-Built requirements.)” An As-Built Plan deviating in any material respect from the Record Plan will require a revised Land Development Plan to be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review.*
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.” “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 and trails, utility easements and rights of way, public land, and land protected under conservation easements.” *A Site Context Map must be submitted.*
10. In accordance with Section 406.3, 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 five hundred (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.” *An Existing Resource & Site Analysis Plan is provided, however it must be revised to include existing conditions within 500-feet of the property. In addition, the existing parking spaces shown on the Existing Resource & Site Analysis Plan does not correctly reflect the existing conditions and the plan shall be revised.*

11. In accordance with Section 406.3.A, the Existing Resources and Site Analysis must include “a vertical aerial photograph enlarged to a scale not less detailed than 1 inch = 400 feet, with the site boundaries clearly marked.” *An aerial photograph showing the project site and existing features within 500-feet of the property must be provided.*
12. In accordance with Section 406.3.B, the Existing Resources and Site Analysis 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.” *The existing man-made slopes must be delineated on the Existing Resources & Site Analysis Plan.*
13. In accordance with Section 406.3.C, the Existing Resources and Site Analysis 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 area of wetlands on the proposed development parcel shall also be indicated, as evident from testing, visual inspection, or from the presence of existing vegetation.” *The existing wetland located on the eastern portion of the property (across S.R. 0611) shall be shown on the plan.*
14. 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.*
15. In accordance with Section 406.4.A, “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 Section 406.3). 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 Recourse Impact and Conservation Analysis, which shall clearly demonstrate that the applicant has minimized site disturbance

to the greatest extent practicable.” *A waiver has been requested from Section 406.4. This request also lists Section 406.D.4, which is incorrect and shall be removed from the request and the list of Modifications Requested on Sheet 1.*

*The request states the existing property was previously developed and there are no resources of interest on the hotel site. It is noted that a Wetland Assessment/Delineation determined wetlands existing on the eastern portion of the property which is not being developed. In accordance with Section 406.4.D, “this requirement for a Resource Impact and Conservation Analysis may be waived by the Township if, in its judgment, the proposed development areas, as laid out in the Sketch Plan or in the Land Development Plan would be likely to cause no more than an insignificant impact upon the site’s resources”. With the exception to a small area of existing woodlands, no sensitive features exist on the portion of the property to be developed. We have no objection to this request.*

16. In accordance with Section 406.5.A, the Improvements Plan must include “historic resources, trails and significant natural features, including topography, areas of steep slopes, wetlands, 100-year floodplains, swales, rock out-croppings, vegetation, existing utilities and other site features, as indicated on the Existing Resource and Site Analysis”. *The existing man-made slopes must be delineated on Sheet 5.*
17. In accordance with Sections 406.5.D and 607.16.B, the plan shall include information indicating available and safe stopping sight distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version of the Pennsylvania Department of Transportation specifications. *The required and proposed sight distances must be provided on the plan, including the Landscaping Plan (Sheet 9).*
18. In accordance with Section 406.5.P, 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 state “Pocono Township Engineer” only. In addition, the Township Engineer’s seal is not required and this designation shall be removed from the plan.*
19. In accordance with Section 406.5.Q.3, the Improvements Plan must include “zoning district boundary lines within one thousand (1,000) feet of the proposed land development, as shown on location map”. *The applicable Zoning District boundary lines shall be shown on the Location Map.*
20. In accordance with Section 406.5.X, the Improvements Plan must include “a key map for the purpose of locating the property being subdivided and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all roads, municipal boundaries, zoning districts, (if zoning is in effect), water courses and any area subject to flooding”. *The Location Map must include two (2) streets to better locate the site.*
21. In accordance with Section 406.5.Y, the Improvements Plan must include a “north arrow (true or magnetic)”. *A north arrow must be provided for the Location Map.*
22. In accordance with Section 406.5.AA, 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 owner of Tract 1, located west of the property, and the adjacent property owner on the eastern side of S.R. 0611, must be provided on the plan.*

23. In accordance with Sections 406.6.A.3 and 408.3.B, 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 truck turning diagram for a WB-50 Truck provided on Sheet 15 must be revised to also show the access at S.R. 0611. In addition, a truck turning diagram for emergency vehicles must also be submitted to the Township and Fire Company for review.*
24. In accordance with Section 406.6.B, "exterior elevations of any proposed buildings including at least the front and side elevations" must be provided. *Exterior elevations of the proposed hotel must be submitted.*
25. 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. *A title report must be submitted.*
26. 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 letter dated October 2, 2006, from the Brodhead Creek Regional Authority has been submitted. The letter indicates capacity for a 116-seat restaurant and a 125-unit hotel is available. A 230-seat restaurant exists and a 90-unit hotel is now proposed. The increase in seats may increase the total required capacity. Confirmation of available capacity must be provided.*
27. In accordance with Section 406.6.O and 607.16.J, where access is to a State road, a valid State Highway Occupancy Permit shall be obtained prior to plan recording. *A Highway Occupancy Permit issued to The Spirit of Swiftwater, Inc. on April 20, 2005, and expired on April 20, 2006 has been submitted. A new Highway Occupancy Permit is required and must be submitted upon receipt. All correspondence, including plans, to and from the Pennsylvania Department of Transportation must also be provided to the Township.*
28. In accordance with Section 406.6.Q, wetland studies as required by Section 618 of this Ordinance" must be provided. *A Wetland Assessment/Delineation dated August 8, 2006 has been submitted and indicates wetlands only exist on the eastern portion of the property (across S.R. 0611) which is not proposed to be developed. The assessment was completed over 10 years ago and shall be revisited. Confirmation of existing wetlands must be submitted.*
29. In accordance with Section 406.7, "a community impact analysis including the following information shall be required for land developments containing fifteen (15) or more dwelling units or residential lots in the aggregate; all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; or development of any kind

impacting thirty (30) acres of land or more in the aggregate". *The proposed hotel has a gross floor area of 54,460 square feet and the community impact analysis must be submitted.*

30. In accordance with Section 406.7.C, a Phase I Environmental Site Assessment is required to identify current and historical items associated with the property that may constitute a threat to the environment. The assessment "may be required by the Township Planning Commission and/or Board of Commissioners for all development regardless of the number of lots, size of the building or acreage disturbed, if the land proposed for development is known to contain or suspected of containing items which may constitute a threat to the environment". *A waiver from Section 2.302.D.15.C has been requested for relief from providing the Phase I Assessment. This Section is not correct, however a waiver of this Section is not required.*

*Instead, the Township Planning Commission and/or Board of Commissioners shall determine if this project will require a Phase I Assessment. It is noted that the site has been in a condition similar to the existing as shown on the plan for over 25 years.*

31. In accordance with Section 406.10, "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 Ordinance 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 a plan to be recorded.*
32. In accordance with Section 408.1.A, the "location, widths, and names of all existing or prior platted streets and utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, and zoning and municipal boundary lines within five hundred (500) feet of the tract" shall be provided. *The required information within 500-feet of the project site must be provided on the plan.*
33. In accordance with Section 408.1.I, the "location, size, height, and orientation of all signs other than signs flat on a building" must be provided on the plan. *An existing sign is shown along S.R. 0611. Any proposed signage must be shown and labeled, and all associated details must be provided on the plan.*
34. In accordance with Section 408.4, "all land developments on sites of three (3) acres or more and all commercial and industrial subdivisions shall be designed in accordance with the four-step design process in Section 602 with respect to conservation areas and development sites." *A waiver from Section 408.4 has been requested. The plans show a small area of existing woodlands and no other sensitive features exist on the western portion of the property (across S.R. 0611) which is to be developed. It is noted wetlands have been determined to exist on the eastern portion of the property which is not being developed. The proposed development includes a hotel with associated parking and stormwater management facilities, and public water and sewer services. This property is already developed. The features described above are required to be provided with the four-step*



*design process, and have been depicted on the plan. Therefore, we believe this request is not required and may be removed from the list of Modifications Requested on Sheet 1.*

35. 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 be submitted for review.*

36. In accordance with Section 506.1, "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.*
37. 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.*
38. In accordance with Section 506.2.3, "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 Section 503.1 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 fifteen (15) percent 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.*
39. 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.*

40. In accordance with Section 601.1.F.5.a.1, “steep slope area is defined as those areas having an original unaltered slope of twenty (20) percent or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable to the Township.” *The existing man-made slopes must be delineated on the plan.*
41. In accordance with Section 605.1.F.5.b.1, “no more than thirty-five (35) percent 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 sixty-five (65) percent of the original ground cover must remain undisturbed during the establishment, alteration or maintenance of the property.” *The existing steep slopes are man-made and we would support a waiver from Section 605.1.F.b in its entirety.*
42. In accordance with Section 601.1.F.6, “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 has been submitted, however the PNDI is over 2 years old, and a new PNDI must be submitted.*
43. In accordance with Section 601.1.N, “lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations.” *There is concern with existing drainage coming from the western off-site areas toward the proposed rain garden and hotel. Drainage area and capacity calculations in support of the proposed rain garden west of the hotel must be provided, and additional spot elevations along the curblines between the proposed rain garden and hotel shall be on the plan.*
44. In accordance with Section 607.15, “at all road intersections and all land development driveways/accesses a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two (2) to ten (10) feet above the center-line grades of the intersecting roads”. *S.R. 0611 is an arterial road and a 150-foot clear sight triangle must be provided in accordance with Section 607.15.B.1. A 75-foot clear sight triangle is shown on the Landscaping Plan (Sheet 9), and must be revised. In addition, the triangle shall follow the S.R. 0611 Right-of-Way as depicted in Section 607.15.*
45. In accordance with Section 607.16.M.2, “access drive entrances into all non-residential and non-agricultural use properties shall be no less than twenty-four (24’) feet in width, shall not exceed thirty-six (36’) feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of twenty (20’) feet from where they intersect a road.”

*Curbing must be provided along the access drive from S.R. 0611. The driveway width at S.R. 0611 is approximately 70-feet wide, and the radii are 25-feet. A median divider is required as proposed. At a minimum, a double yellow line should be provided at the entrance.*

46. In accordance with Section 607.19.A, "the maximum slope of any earth embankment or excavation shall not exceed one (1) foot vertical to three (3) feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions". *The proposed grading between Parking Lot #4B and the S.R. 0611 Right-of-Way is at a 2 to 1 slope and must be revised.*
  
47. 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". *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of the E&SPC Plan and Report, and associated notes and details.*
  - a. *Silt sock shall be provided below the Sediment Trap, between it and S.R. 0611 and Existing Swales A & B.*
  - b. *A Temporary Access Drive is proposed. The material and depth of the drive must be specified on the plan.*
  - c. *Step 9 of the Phase I Construction Sequence references Stilling Basin No. 1 while the plan view labels the stilling basin as I-29. The Construction Sequence or plan view must be revised for consistency*
  - d. *Step 4 of the Phase I Construction Sequence references an existing riser while Step 10 proposes the installation of a temporary riser. The Construction Sequence must be clarified.*
  - e. *Inlet protection must be placed at inlets I-25 and I-26 during Phase 1 and the Construction Sequence must be revised.*
  - f. *Step 2 of the Phase 2 Construction Sequence indicates compost filter sock CFS #2 will be relocated, however the plan views on Sheets 4A and 4B show CFS #2 in the same location. The plan views or Construction Sequence must be revised.*
  - g. *The required erosion control netting referenced in the Construction Sequence must be delineated on the plan.*
  - h. *Berm SB #3 is referenced in Step 2 of the Phase 2 Construction Sequence, however it is not shown in plan view. Plan view or the Construction Sequence must be revised.*
  - i. *Construction of Inlet I-24 and pipe P-24 occurs during Step 6 of the Phase 2 Construction Sequence, however they are not shown in plan view. Also, construction of Temporary Pipe A occurs during Step 7 of the Phase 2 Construction Sequence,*

*however it is not shown in plan view. The plan view or Construction Sequence shall be revised.*

- j. The storm sewer between inlets I-23 and I-24 must be labeled on Sheet 4D and included in the Phase 3 Construction Sequence.*
  - k. Pipe P-15 is referenced in Step 6 of the Phase 4 Construction Sequence, however it is not shown in plan view. The plan view or Construction Sequence must be revised.*
  - l. The installation of concrete curb shall be completed throughout the construction prior to paving and with the installation of the stone subbase. The Construction Sequence must be revised.*
  - m. Installation of the proposed landscaping must be included in the Construction Sequence.*
  - n. As noted in Figure 4.2 in the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Program Manual, 8-inch diameter silt socks may only be utilized for small areas on individual house lots. The proposed 8-inch silt sock must be revised.*
  - o. Standard Construction Detail #9-2 on Sheet 12 does not reflect the riprap calculations in the Erosion and Sediment Pollution Control Report. The detail and/or calculations must be revised.*
48. In accordance with Section 615.3.B.1, "one (1) planting island shall be provided for every ten (10) parking stalls. There shall be no more than fifteen (15) contiguous parking stalls in a row without a planting island." *The proposed parking row split between Parking Lots #3 and #4A located along the northern property line includes 16 parking spaces, and a planting island must be provided.*
- A waiver from Section 615.3.B.1 is being requested for relief from trees being placed in the planting islands. A waiver from Section 615.3.B.5 is more appropriate. Refer to Comment 49. The list of Modifications Requested on Sheet 1 shall be revised.*
49. In accordance with Section 615.3.B.5, "planting islands shall be a minimum of nine (9) feet by eighteen (18) feet in dimension, underlain by soil (not base course material); mounded at no more than a three-to-one (3:1) slope, nor less than a five-to-one (5:1) slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one (1) shade tree plus shrubs and/or ground cover sufficient to cover the entire area." *Two (2) islands do not provide the required shade tree. A waiver from Section 615.3.B.1 has been requested for relief from this requirement and shall be revised per Comment 49. The request indicates the site is limited to planting due to the proposed underground basins. We agree shade trees may hinder the function of the proposed underground basins, however appropriate shrubs can still be planted within these islands. We have no objection to this request conditioned upon shrubs being planted within these islands.*
50. In accordance with Section 615.3.B.6, all planting strips shall be a minimum of eight (8)

feet wide. Strips shall run the length of the parking row, underlain by soil (not base course material), shall be designed to encourage the infiltration of stormwater insofar as possible, and shall be protected by curbs, wheel stops, or bollards. Planting strips shall contain plantings of street-type shade trees at maximum intervals of one (1) tree per thirty (30) feet, plus shrubs and/or ground cover, as approved by the Township, to cover the entire area. *Curbing is not proposed on the western side of the planting strips for drainage purposes. Wheel stops must be provided at these parking spaces. The proposed planting strip over Underground Basin-A is not proposed with trees or shrubs.*

*Similar to Comment 49, shade trees within this planting strip may hinder the performance of Underground Basin-A. We would support a waiver of this requirement conditioned upon shrubs being placed along this planting strip.*

51. 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." *Nine (9) street trees are required along S.R. 0611. Three (3) shade trees and 5 flowering trees are proposed. The flowering trees are not an approved shade tree in Appendix A, as required by Section 615.4.C.5, and are not counted toward the street tree requirement. Therefore, 6 additional street trees are required.*

*A waiver from Section 615.4 is requested. The request indicates the location of the street trees is limited to the underground basin. The basin is located under the paved area of the proposed Parking Lot #4B. Enough distance will exist between the underground basin and the S.R. 0611 Right-of-Way. We do not support this request and the required street trees must be provided.*

52. In accordance with Section 615.6.C and Table 615-1, Property Line and Road Right-of-Way Buffers, 10-foot wide, low intensity buffers are required along the northern and western property lines, and a 20-foot wide, high intensity buffer is required along the southern property line.

- a. *Nine (9) canopy and 5 ornamental trees are required along the northern property line. Four (4) canopy and 3 ornamental trees are proposed, therefore 5 canopy and 2 ornamental trees are still required.*

*In accordance with 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." It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We agree this is a true statement along the northern property line.*

- b. *Ten (10) canopy and 5 ornamental trees are required along the western property line. Eight (8) canopy and 5 ornamental trees are proposed, therefore 2 canopy trees are*

*still required.*

*In accordance with 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." It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We do not agree with this statement along the western property line.*

- c. *Eighteen (18) evergreen, 7 ornamental, and 7 canopy trees are required along the southern property line. No trees are proposed.*

*In accordance with 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". It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We do not agree with this statement along the northern property line, however existing pavement abuts the property line which limits the number of proposed trees that can be placed.*

*The Township shall determine if the existing woodlands can act as the required buffer along the northern, western, and southern property lines. As a result of the existing trees, a waiver may only be required along a portion of the southern property line, between it, and the existing restaurant.*

53. *In accordance with Section 615.6.C and Table 615-1, Parking Lot Buffers Along Road Rights-of-Way, a 30-foot wide, high intensity buffer is required between Parking Lot #4B and the S.R. 0611 Right-of-Way. Twelve (12) evergreen, 5 ornamental, and 5 canopy trees are required for 234-feet of parking along S.R. 0611. Zero (0) evergreen, 4 ornamental, and 2 canopy trees are proposed, therefore 12 evergreen, 1 ornamental and 3 canopy trees are still required.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. No storm sewer exists or is proposed between Parking Lot #4B and the S.R. 0611 Right-of-Way, and additional trees can be proposed. As proposed, we do not support this request in relation to the Parking Lot Buffer, and the additional trees must be provided.*

54. *In accordance with Section 615.6.D and Table 615-2, Site Element Screens, Screen Type #2 or #5 is required to screen the proposed loading areas. Given the location of the proposed loading areas, Screen Type #2 is appropriate and shall consist of a double row of evergreen trees, placed 10-feet on center and offset 10-feet to provide a continuous screen at a*

*minimum height of 12-feet at maturity.*

*In accordance with Section 615.6.D.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." It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We agree with this statement with respect to the two (2) loading areas adjacent to the northern property line, but not with respect to the loading area adjacent to the western property line. The Township shall determine if the existing trees can provide the required screen along the northern property line. Additional evergreen trees shall be provided along the western property line.*

55. In accordance with Section 615.7.B.3, canopy trees, sometimes called shade trees, shall reach a minimum height or spread of thirty (30) feet at maturity, as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of two and one-half (2.5) inches at planting." *The Black Gum tree must be specified as have a minimum 2 ½ inch caliper in the Planting Schedules on Sheet 9.*
56. In accordance with Section 615.7.B.5, "small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four (4) feet based on AAN Standards. New shrubs shall have a minimum height of eighteen (18) inches at the time of planting." *The shrubs listed in the Hotel Planting Schedule on Sheet 9 are specified as having a planting height of 15-inches and must be revised.*
57. In accordance with Sections 615.7.D.2 and 615.9.B.11, landscaping shall be considered an improvement for the purposes of installation and the 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 18 months following the installation and approval of the landscaping. *The proposed landscaping must be included in the construction cost estimate.*
58. In accordance with Section 615.9.B.9, "planting details, including method of protecting existing vegetation, and landscape planting methods" must be provided on the plan. *Landscape planting details and associated notes must be provided on the plan.*
59. In accordance with Section 615.9.B.10, "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.*
60. In accordance with Section 616.1.D.1.b, "description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights". *Cut sheets for the proposed lighting must be provided.*

61. In accordance with Section 618.3, "the wetland buffers required by the Township Zoning Ordinance and Stormwater Regulations shall be provided and shall be shown on the plan." *A wetland buffer in accordance with Section 303.I.6.b of the Stormwater Management Ordinance must be provided on the plan. Refer to Comment 74.*
62. 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 23 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 3.68 acres of disturbance is \$5,152.00. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-off will be accepted.*
63. In accordance with Section 620.B, a parking space shall be 10-feet wide by 18-feet long. *The proposed parking spaces in Parking Lots #4A and #4B are 9-feet wide by 18-feet long and must be revised. It does not appear that the proposed number of parking spaces will be reduced below what is required when all spaces are proposed at the required size.*
64. In accordance with Section 620.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." *A waiver is requested from Section 620.H.1. The request states 12-foot by 30-foot loading spaces are adequate for the hotel use. However, Section 512.D.2 of the Zoning Ordinance requires loading spaces to be a minimum of 12-feet wide by 35-feet long. Therefore, the loading spaces must be revised to have a minimum length of 35-feet. We would support a waiver to permit 12-foot wide by 35-foot long loading spaces.*
65. In accordance with Section 620.H.2, each off-street loading space "shall have sufficient maneuvering room separate from other parking and loading spaces to eliminate traffic conflicts within off-street and parking areas". *The 20-foot wide access on the north side of the proposed hotel includes two (2), 12-foot wide loading spaces which reduces the driveway width to 8-feet. There is concern with vehicle conflict along this drive. A one-way drive, or designation of loading area only shall be considered.*
66. In accordance with Section 622, a "Traffic Impact Study shall be submitted to the Township, as part of a Preliminary Plan and Final Plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing fifteen (15) or more dwelling units or residential lots in aggregate; or all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; development of any kind impacting thirty (30) acres of land or more in the aggregate". *A Traffic Impact Assessment was submitted. The Assessment references Appendices B, C, and D which have not been included and must be*



*submitted. Further review of the Assessment will be completed upon receipt of these appendices.*

#### **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 Scot Run which has a Chapter 93 Classification of High Quality (HQ).

67. In accordance with Section 301.E, “the existing points of concentrated drainage that discharges onto adjacent property shall not be altered in any manner which could cause property damage without permission of the affected property owner(s) and shall be subject to any applicable discharge criteria specified in the Ordinance”. *The Summary Table of Storm Runoff individually analyzes Drainage Areas 5A, 5B, 5C, and 5E. Proposed Drainage Area 5D is not included in this analysis.*

*Two (2) Points of Interest (POI) exist and shall be analyzed. One (1) POI is located at the headwall of the proposed 30-inch RCP pipe crossing S.R. 0611 (“Total North Pipe”), and the second POI is located at the existing inlet at pipe P-19 (“Basin A & 5B – South Pipe”). The Summary Table must be revised to analyze these two (2) Points of Interest.*

68. In accordance with Section 301.J, “any stormwater management facilities regulated by this Ordinance that would be located on State highway rights-of-way shall be subject to approval by the Pennsylvania Department of Transportation (PennDOT).” *Pipe P-17 connects to an existing storm sewer pipe within the S.R. 0611 Right-of-Way and grading is proposed at the proposed headwall within the S.R. 0611 Right-of-Way. A PennDOT Highway Occupancy Permit is required.*
69. In accordance with Section 301.L, “roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *The proposed roof drains must be shown on the plan.*
70. In accordance with Sections 301.M, 303.E, and 304.A.2.d, all stormwater runoff, other than rooftop runoff, shall be treated for water quality prior to discharge to surface or groundwater. *A Snout Inset Detail is provided on Sheet 13, however none are shown in plan or profile views. Proposed water quality devices must be provided prior to stormwater entering the underground basins or discharging from the site, and must be shown in plan and profile views.*
71. In accordance with Section 302.B.1, an Existing Resource and Site Analysis Map (ERSAM) must be provided and must show “environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, floodplains, buffer areas, hydrologic soil groups A and B (areas conducive to infiltration), any existing recharge areas, existing structures, property boundary line, areas of impervious surface, soils lines and descriptions from the most recent Monroe County Soil Survey, existing well locations, existing septic systems, existing contours, soil testing locations keyed to testing results,

existing drainage structures, photograph location (if available), and the ratio of disturbed area to the entire site area and measures taken to minimize earth disturbance". *The Existing Resources and Site Analysis Plan, Sheet 2, must be revised to include the areas of existing, man-made steep slopes and existing wetlands located on the eastern portion of the property (across S.R. 0611).*

72. In accordance with Section 303.A, "for water quality and streambank erosion, the objective is to design a water quality BMP to detain the proposed conditions' 2-year, 24-hour design storm flow to the existing conditions' 1-year, 24-hour design storm flow using the SCS 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' 1-year, 24-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 1-year, 24-hour design storm is capture (i.e., the maximum water surface elevation is achieved in the facility)." *The post development 2-year storm event for the Total North Pipe exceeds the predevelopment 1-year storm event. The peak flow calculations must be revised. It is noted that Drainage Area E Offsite was included in the Post Development Total North Pipe Peak Flow calculations and was not included in the Predevelopment Total North Pipe Peak Flow calculations.*
73. In accordance with Section 303.I.6.a, "wetlands shall be identified in accord with the 1987 U.S. Army Corps of Engineers Manual for Identifying and Delineating Wetlands, as amended, and properly flagged and surveyed on site to ensure they are protected." *A Wetland Assessment/Delineation dated August 8, 2006 has been submitted and indicates wetlands only exist on the eastern portion of the property (across S.R. 0611) which is not proposed to be developed. The assessment was completed over 10 years ago and shall be revisited. Confirmation of existing wetlands must be submitted.*
74. 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 shown on the plan.*
75. In accordance with Section 304.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 Sections 304.A.3.a or 304.A.3.b, depending upon demonstrated site conditions." *Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume.*
76. In accordance with Section 304.A.2.a, "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" is required. *Less than 2-feet of separation is proposed between the bottom of Underground Basin B and the existing limiting zone and must be revised.*

77. In accordance with Section 304.B.3, “design the infiltration structure for the required storm volume based on field determined capacity with the appropriate safety factors applied (as noted in the Pennsylvania Stormwater Best Management Practices Manual) at the level of the proposed infiltration surface.” *The applicable safety factors must be applied to the tested infiltration rates.*
78. In accordance with Section 305.A and Table 305.1, the post development 2-, 5-, 25-, 50-, and 100-year storm events must be reduced to below the predevelopment 1-, 2-, 5-, 10-, and 50-year storm events, respectively. *The Post Development Total North Pipe (Hydrograph 21L) Peak Flow during the 2-, 5-, 25-, 50-, and 100-year storm events exceeds the Predevelopment Peak Flows during the 1-, 2-, 5-, 10-, and 50-year storm events, respectively, and must be revised. It is noted that Drainage Area E Offsite was included in the Post Development Total North Pipe Peak Flow calculations and was not included in the Predevelopment Total North Pipe Peak Flow calculations.*
79. In accordance with Section 305.E, “off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site.” *Calculations must be submitted in support of the proposed rain garden located along the western property line and provided for off-site areas to ensure the capacity of the proposed rain garden is sufficient.*
80. In accordance with Sections 307.C and 307.D, storm sewers must be able to convey the proposed conditions runoff from a 50-year design storm with a minimum of 1-foot of freeboard. *Calculations for the 100-year storm event were provided. Freeboard is less than 1-foot at pipes P-4 and P-6. Calculations for the 50-year storm event shall also be submitted to confirm the required 1-foot of freeboard will be provided.*
81. 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. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. Refer to Comment 47 for comments related to the E&SPC Plan and Report.*
82. 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.*
83. In accordance with Section 403.B.2, the map shall include “existing and final contours at intervals of two feet”. *The on-site and off-site existing contours shown on the Drainage Area Plans are not on the same datum and must be revised.*
84. In accordance with Section 403.B.4, the map shall include “other physical features including flood hazard boundaries, buffers, existing drainage courses, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site. The

upstream area draining through the site can be located on a portion of a USGA topographic map if more detailed topographic information is not available. *Additional maps showing the off-site drainage areas to inlets I-25 and I-26 must be submitted.*

85. In accordance with Section 403.B.7, the map shall include “soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations”. *The soils and boundaries are provided, however the USDA NRCS Websoil Survey classifies the MoB and WpB soils are ‘D’ soils. The plans and calculations must be revised.*
86. In accordance with Section 403.B.14, the map shall include “the total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second”. *The PCSM Plan shall include dimensions along the property boundary.*
87. In accordance with Section 406.B.15, the map shall include “existing and proposed land use(s)”. *The existing features must be shown on the Drainage Plans to confirm land uses in the Curve Number and Rational ‘C’ calculations.*
88. In accordance with Section 403.B.22, the map shall include “a statement, signed by the Applicant, acknowledging that any revision to the approved Stormwater Management Site Plan must be approved by the Municipality and that a revised E&S Plan must be submitted to the Conservation District for a determination of adequacy”. *The required statement must be provided on the plan.*
89. In accordance with Section 403.B.23, 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.*

90. 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.*
91. In accordance with Section 702.A, “the Stormwater Management Site Plan for the development shall contain an operation and maintenance plan prepared by the Applicant and approved by the Municipal Engineer. The operation and maintenance plan shall outline required routine maintenance actions and schedules necessary to insure proper operation of the stormwater management facilities.” *The required operation and maintenance plan must be provided.*

92. 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.*

**STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS**

93. Basin B collects a portion of stormwater runoff through a "stone over sand" island. A detail of this collection system must be provided on the plan.
94. It does not appear the vertical drop is correct in the Concentrated Flow having a length of 57-feet in the 5A to Basin time of concentration calculation and should be revised.
95. The time of concentration line in support of the 5E Post time of concentration calculation shall be provided on the plan.
96. The 5B – Outside ROW to Western Pipe under Route 611 Curve Number calculation consists of 10,983 square feet. The total area of 5B is approximately 47,000 square feet. It appears this calculation contains the existing features outside of the proposed limit of disturbance. In addition, the Curve Number calculations for Predevelopment and Post Development 5C – Western Edge consists of features within the limit of disturbance. These areas shall be clarified and the limit of disturbance must be shown on the Predevelopment Drainage Area Plan (Sheet 1 of 3).
97. Meadow area is utilized in the Proposed Basin 5A, 5B, 5D, and 5E Curve Number calculations. Meadow area is also utilized in the storm sewer Rational 'C' calculations. No meadow is shown as proposed and the calculations must be revised to utilize lawn.
98. The Area 5D Curve Number calculation includes existing building area. No existing, or proposed building is located within Drainage Area 5D and the calculations must be revised.
99. The drainage area listed in the Total to Proposed 5A & 5B does not appear correct and should be revised.
100. The 5E Off-site Drainage Area shall be delineated on the Post Development Drainage Area Plan.
101. The drainage area shown on the Post Development Drainage Plan between drainage areas 5B and 5E must be labeled on the plan.
102. The Curve Number value utilized in the Proposed 5B hydrograph is inconsistent with the 5B Curve Number calculation and must be revised.
103. There is insufficient depth to construct Underground Basin -A below the pavement and landscape strip along its southern edge. The top of basin elevation is 100, and a 100 contour is proposed which does not leave room for paving or planting. The basin must be revised. In addition, the Subsurface Storage Cross Sections on Sheet 10B are inconsistent with the

Pond Reports and proposed grading, and must be revised.

104. Details of the proposed underground basins indicating their depths, and detailing their pipe network and outlet structures must be provided on the plan.
105. The slope of pipe P-3 is inconsistent between the Basin B Pond Report and the Pipe Table on Sheet 6 and must be revised.
106. Predevelopment Hydrographs 1S, 2S, 4S, 5S, 6S, and 9S must be provided for the 5-year storm event.
107. Inlet I-11 is located behind a proposed curb and the drainage area as shown on the Subdrainage Areas Plan would not be captured. The proposed inlet must be relocated.
108. It appears the area of lawn is high in the Rational 'C' calculation for inlet I-4 when compared to the Subdrainage Areas Plan, and should be revised.
109. The drainage area to inlet I-15 is not correct. An inlet is not proposed at this location. When compared to the Rational 'C' calculations it appears this drainage area is included in the drainage area for inlet I-1. The plan and/or calculations must be revised.
110. The drainage areas to inlets I-16, I-17, I-25, and I-26 must be clearly labeled on the Subdrainage Areas Plan.
111. The drainage and impervious areas provided in the Curve Number calculation for Proposed Basin 5A Drainage Area is inconsistent with the total drainage area or the total impervious area in the Rational 'C' calculations for the inlets located within the Proposed Basin 5A Drainage Area. The calculations must be revised.
112. Pipes P-12, P-26, and P-27 must be labeled on the plan.
113. The lengths of pipes P-1, P-2, P-5, P-7, P-13, P-14, P-22, and PennDOT are inconsistent between the Storm Sewer Tabulation and the plan view. In addition, the lengths of pipes P-1, P-2, P-5, P-7, and P-14 listed in the Pipe Table on Sheet 6 are inconsistent with the Storm Sewer Tabulation. The plan and calculations must be revised.
114. The pipe labels, pipe data, and invert data shown in the storm pipe profiles on Sheets 10A and 10B are inconsistent with those shown in plan view and those utilized in the Storm Sewer Tabulation. The profiles, plan, and/or calculations must be revised.
115. All proposed utility crossings must be shown on the storm sewer profiles.
116. Spot elevations along the planting strips must be provided to ensure positive drainage to the proposed inlets.
117. It appears the top of grate elevations listed for inlets I-6, I-8, I-13, I-17, and I-23 in the Storm Sewer Structures chart on Sheet 6 are low when compared to the proposed grading in plan view, and must be revised.

118. Structures inlet I-15 and A listed in the Storm Sewer Structures chart on Sheet 6 are not shown in plan view. In addition, pipes P-15 and P-20 listed in the Pipe Table on Sheet 6 are not shown in plan view. The plan or chart/table must be revised. It appears pipe P-20 should be referenced as P-19.
119. Pipe P-2 is proposed at a 0% slope and must be revised with a minimum slope of 0.5%.
120. The inverts in and out at pipe P-19 and the invert out at pipe P-1 are inconsistent between the Storm Sewer Structures chart on Sheet 6 and the Storm Sewer Tabulation, and must be revised.
121. The diameters of pipes P-1 and P-2, listed in the Pipe Table on Sheet 6, are inconsistent with those in the Storm Sewer Tabulation and must be revised.

#### MISCELLANEOUS COMMENTS

122. The plan shall reflect the changes to Wiscasset Avenue and the existing driveway in front of the existing building as proposed by the Pennsylvania Department of Transportation. In addition, the Pennsylvania Department of Transportation identifies Wiscasset Avenue as Township Route T-629, however the plan references T-168-B. The Township Route shall be verified and revised as necessary.

The previously reviewed Minor Subdivision/Lot Combination Plan proposes to vacate the Wiscasset Avenue Right-of-Way located for 436 feet ± along the front of the existing property. Vacating this portion of the Right-of-Way will eliminate access across the existing property and to S.R. 0611. Vacation of Wiscasset Avenue will result in a dead-end street, and must be addressed prior to approval of this Land Development Plan.

123. It appears temporary construction easements will be required along the northern, western, and southern property lines and shall be obtained prior to construction.
124. An easement for hotel parking is noted on the plan. An easement agreement is required and must be provided upon receipt.
125. Existing sanitary sewer data along S.R. 0611 must be provided on the plan.
126. Reference to the Pocono/Hamilton Joint Sewer System Procedures Manual must be provided on a plan to be recorded.
127. Spot elevations must be provided at the proposed handicap ramps, handicap spaces, access aisles, and accessible routes to confirm slopes.
128. The Plan Preparer listed in the Erosion and Sediment Pollution Control and Post Construction Stormwater Management Reports may be inaccurate and should be updated.
129. The Zoning information in General Note 4 on Sheet 1 must reflect the site data after the minor subdivision/lot combination has occurred.
130. On Sheet 1, the owner's name is misspelled in the Certificate of Ownership and

Acknowledgement of the Plan, and must be revised.

131. On Sheet 1, the impervious area calculation in General Note 5 is inconsistent with the impervious coverage listed in General Note 4, and the plan must be revised.
132. On Sheet 1, Pocono Township must be listed for sanitary sewer service.
133. A note on Sheet 3 identifies a potential access to Maple Street which is unimproved. The Township shall determine if access to the proposed hotel and restaurant would be desired from Maple Street.
134. On Sheet 5, the note referenced in the "Existing Driveway Entrance see Sheet 3 Note 20" note does not exist, and the plan must be revised.
135. On Sheet 7B, AASHTO No. 57 stone shall be specified in place of PennDOT No. 1B stone in Figure 3.
136. The type of concrete must be specified in the Light Pole Standard Foundation Detail on Sheet 8.
137. On Sheet 8, the proposed light northwest of the existing restaurant must be labeled and the Luminaire Schedule revised accordingly.
138. Our landscape counts indicate 31 rhododendron and 128 lirioppe are proposed for the hotel, and 2 dogwood and 7 red bud are proposed for the restaurant. The landscape counts shall be confirmed and the Planting Schedules on Sheet 9 revised accordingly.
139. Note 3 in the Typical Inlet Box Plan View detail on Sheet 13 references a 6-inch sump. The 6-inch sump must be shown in the storm sewer profiles.
140. The Depressed Landscaping Island (Rain Garden/Bio-Retention) detail on Sheet 13 utilizes a 6-inch perforated drain. It shall be clarified if the perforated drain will be utilized and shall be shown in the storm sewer profiles where appropriate.
141. Reference to Note 2 is provided in the curb contraction joint detail on Sheet 15. The referenced note must be provided on the plan.
142. The rebar must be shown in the Sidewalk Detail on Sheet 15.
143. On Sheet 15, the type of concrete must be specified in the Concrete Dumpster Pad Detail.
144. On Sheet 15, the nomenclature for the Van Accessible plaque must be revised to reflect that in the Pennsylvania Department of Transportation's Publication 236. In addition, a penalty sign shall also be provided.
145. A detail for the proposed fence around the dumpster pad must be provided on the plan.
146. Spot elevations shall be provided along the proposed retaining wall.



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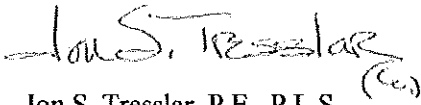
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number of the comments, the receipt of a revised plan submission may generate new comments.

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 minor subdivision and lot combination.

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

Sincerely,



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

JST/mep/cg

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