

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

July 22, 2019 – 7:00 PM

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 07/08/2019.

SKETCH PLAN:

NEW PLANS:

1)

FINAL PLANS UNDER CONSIDERATION:

- 1) Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - deadline extended until 10/06/2019.
- 2) Sanofi B-78 Seed Lab Building - plans administratively accepted at the 6/10/19 PC meeting.
- 3) BCRA Tank and Pump Station - plans administratively accepted at the 6/24/19 PC meeting. Discussion on waiver requests

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 04/08/2019 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/09/2019.***
- 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 04/08/2019 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019. DEP letter dated 12/10/2018 - terminating the NPDES permit was received.***

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

- 1) Barth Rubin conditional use application - electronic billboard

PRIORITY LIST:

- 1) Soil and Erosion Ordinance

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

July 22, 2019 – 7:00 PM

- 2) Sign Ordinance
- 3) Draft Property Maintenance Ordinance
- 4) Short Term Rentals Ordinance
- 5) Capital Improvement Plan
- 6) Yard Sale Ordinance

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE: None

NEW BUSINESS:

COMMENTS BY AUDIENCE:

ADJOURNMENT:

DRAFT

POCONO TOWNSHIP PLANNING COMMISSION - July 8, 2019
Meeting Minutes

The Pocono Township Planning Commission Regular meeting was held on July 8, 2019 at the Pocono Township Municipal Building, Tannersville, PA and was opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, absent; Dennis Purcell, present; Keith Meeker, present; Bruce Kilby, absent; and Jeremy Sawicki, absent.

IN ATTENDANCE:

Melissa Prugar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, and Donna M.ASURE, Twp. Manager.

PUBLIC COMMENT:

Christine Fisk, Twp. Resident expressed her concerns with the BCRA Pump and Tank Station project. Discussion followed on each point with representatives. A full set of plans will be sent to Ms. Fisk for her use. The generator alarm was of concern. It was explained the generator will test once a week for an hour, but the alarm will not run for an hour. The generator will be enclosed to muffle the sounds. A convenient time to run the weekly test will be chosen. S. Gilliland asked for clarification of the run time for the generator testing. Entrances and height of the tanks were also discussed. BCRA will stay in contact with Ms. Fisk to continue the dialogue and discuss any concerns.

CORRESPONDENCE:

Correspondence has been received from Borton Lawson granting a time extension for the Sanofi Perimeter Protection Phase II Project.

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 06/24/2019 Planning Commission meeting. All in favor. Motion carried.

SKETCH PLAN: none

NEW PLANS:

1.

FINAL PLANS UNDER CONSIDERATION:

1. Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - Plan were administratively accepted at the 04/22/2019 P.C. Mtg. Plan fees paid. Township Engineer's letter #1 dated 05/09/2019 received. **Deadline for P.C. consideration is 10/06/2019.** D. Purcell made a motion, seconded by K. Meeker, to table the Sanofi Pasteur Preliminary/Final Perimeter

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Protection Phase II. Roll call vote: R. Swink, yes; S. Gilliland, abstain; D. Purcell, yes; K. Meeker, yes. Motion carried.

2. Sanofi B-78 Seed Lab -

D. Purcell made a motion, seconded by K. Meeker, to table the plans for the Sanofi B-78 Seed Lab. Roll call vote: R. Swink, yes; S. Gilliland, abstain; D. Purcell, yes; K. Meeker, yes. Motion carried.

3. BCRA Pump and Tank Station - Nate Oiler and Russ Scott presented the waiver requests for the project. They told the board that the plans are to bid the project over the winter and start construction in Spring 2020 with an 18 month construction season.

D. Purcell made a motion, seconded by K. Meeker, to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-43.A(6)(e)2e - Requirement of Steep slope easement. All in favor. Motion carried.

S. Gilliland made a motion, seconded by K. Meeker, to recommend the approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-48.T(13)(a) - Access Drive Grade 10%. All in favor. Motion carried.

K. Meeker made a motion, seconded by D. Purcell, to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-48.W(1) - Maximum Cut and fill slope 3:1; Section 390-50.D(5) - Maximum Detention Basin Embankment Slope 4:1; Section 390-55.E(3) - Maximum Basin Side Slope 3:1. All in favor. Motion carried.

D. Purcell made a motion, seconded by S. Gilliland, to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-55.D(1) and Section 390-55.D.3(d) - Street trees. All in favor. Motion carried.

S. Gilliland made a motion, seconded by D. Purcell to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-48.T(13)(b) - Minimum width and driveway curb for Non-residential Uses. All in favor. Motion carried.

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S. Gilliland made a motion, seconded by D. Purcell to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-29.G(7) - Viewshed Analysis. All in favor. Motion carried.

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. P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**

D. Purcell made a motion, seconded by K. Meeker, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

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 04/22/2019 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 09/23/2019.**

K. Meeker made a motion, seconded by D. Purcell, to table Spa Castle Land Development Plan. All in favor. Motion carried.

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

PRIORITY LIST/ORDINANCES:

D. Purcell made a motion, seconded by K. Meeker to table any discussion on the priority list until the full board can be present. All in favor. Motion carried.

- 1) Sign Ordinance -
- 2) Draft Property Maintenance Ordinance -
- 3) Short Term Rental Ordinance - The Board of Commissioners rescinded the ordinance for Short Term Rentals at a hearing on July 1, 2019. This can be removed from the list.
- 4) Capital Improvement Plan -
- 5) Yard Sale Ordinance - The board was told there is a spread sheet in their notebooks comparing fees charged by other townships.

POCONO TOWNSHIP PLANNING COMMISSION - July 8, 2019
Meeting Minutes

UNFINISHED BUSINESS: none

ZONING HEARING BOARD SCHEDULE: None

NEW BUSINESS: none

COMMENTS BY AUDIENCE: none

ADJOURNMENT:

D. Purcell made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:00p.m. All in favor. Motion carried.

DRAFT



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Daylestown, 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

July 8, 2019

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: SANOFI PASTEUR, INC. – B-78 (SEED LAB)
PRELIM/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1930090R**

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 the Sanofi Pasteur, Inc. B-78 (Seed Lab) Project. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Pocono Township Plan Receipt Checklist.
- Appendix G, Request for Modification, Section 390-29.G.(7).
- Appendix G, Request for Modification, Section 390-48.W.(1).
- Appendix G, Request for Modification, Section 390-55.F.(3).
- Erosion and Sediment Pollution Control Plan Report prepared by Borton Lawson, dated May 31, 2019.
- Post Construction Stormwater Management Plan report prepared by Borton Lawson, dated May 31, 2019.
- Existing Resource and Site Analysis Plan (3 sheets) prepared by Borton Lawson, dated May 31, 2019.
- Preliminary/Final Land Development Plan (16 sheets) prepared by Borton Lawson, dated May 31, 2019.

BACKGROUND INFORMATION

The Applicant, Sanofi Pasteur, Inc. is proposing a land development at its existing facility located along Discovery Drive.

The existing property is located within the I, Industrial, C, Commercial, and R-1, Residential Zoning Districts, has an area of approximately 213 acres and consists of medical laboratories, medical manufacturing, and office buildings with associated parking. Swiftwater Creek traverses the northern portion of the site, and areas of wetlands exist throughout the property.

The proposed land development will consist of a two-story, 18,360 square foot seed lab building, new utility trestle extension, concrete and asphalt sidewalks, loading dock areas, utility relocation,

storm sewer, and other site improvements.

The Land Development Plan was accepted for review by the Township Planning Commission at its meeting held on June 10, 2019. Unless a time extension is received by the Applicant, the Board of Commissioners must act on the plan by September 7, 2019.

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 signage shall follow the regulations set forth in Article VII.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. In accordance with Section 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, 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 – County Planning review*
 - d. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion and sedimentation control and Individual NPDES permitting (minor modification of NPDES Permit No. PAI 024515008)*
3. In accordance with Section 390-29.G.(7), “a viewshed analysis using GIS or other suitable methodology showing the location and extent of views into the property and along ridgelines 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” must be submitted. *A waiver from Section 390-29.G.(7), has been requested. The request states that the location of the proposed building is more than 2,000-feet and 1,000-feet from State Routes 0611 and 0314, respectively. Additionally, the proposed project is on an existing developed portion of the project site and the view of the proposed building from each of these roads is obstructed by existing buildings and trees. The Township shall determine if they will require a viewshed analysis.*
4. In accordance with Section 390-29.I.(26), the Improvements Plan must include a “graphic scale and written scale.” *Written scales must be provided on Sheets C101, C201, C301, C401, C501 and C701.*
5. In accordance with Section 390-29.J.(1)(c), “truck turning movement diagrams for at least a WB-50 truck” must be provided. *Truck turning diagrams showing access through the*

project site and to the proposed building and loading docks must be provided for a WB-50 truck and a fire truck.

6. In accordance with Section 390-29.J.(2), “exterior elevations of the proposed buildings including at least the front and side elevations” must be provided. *Building elevations of the proposed building must be submitted.*
7. 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 current property deed and title search must be submitted.*
8. In accordance with Section 390-29.J.(7)(a), “a statement from a professional engineer of the type and adequacy of any community water supply system proposed to serve the project” must be submitted and per Section 390-52.E.(4)(c), “where water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence to the Township that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. Such evidence shall be provided prior to recording of the final plan.” *A new waterline is proposed as part of this project. The plan notes that the Brodhead Creek Regional Authority supplies water to the project site and exceeding the current allocation of water is not anticipated. Additionally, the plan notes that the proposed building will connect to an existing 16-inch domestic water main capable of distributing 2,000 GPM, and the peak building flow is estimated at 30 GPM. A copy of a will-serve letter is required and must be submitted upon receipt.*
9. In accordance with Section 390-29.J.(8)(a), “completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act²⁷ and PADEP” must be submitted. In addition and in accordance with Section 390-29.J.(8)(c), “if service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so” must also be submitted. *A new sanitary sewer force main is proposed as part of this project. The plan notes that Sanofi Pasteur owns and operates its own industrial wastewater treatment plant (IWTP). The IWTP was permitted to discharge up to 900,000 GPD of treated wastewater to Swiftwater Creek, spray irrigate up to 313,000 GPD of treated wastewater, and reuse up to 50,000 GPD of treated wastewater. In 2014, Sanofi Pasteur connected to the Pocono Township sewer system and secured authorization to discharge an average daily flow of 350,000 GPD of treated wastewater into the Pocono Township Sanitary Sewer System. The plan indicates that per 2015 reports, the IWTP average daily flow to Swiftwater Creek and the Pocono Township Sanitary Sewer System combined is between 140,000 and 240,000 GPD. The plan further indicates that the proposed project estimates an increase in average daily flows by 140 GPD.*

Sheet CSI indicates ten (10) new employees will occur as a result of the proposed

development. Therefore, we believe the 140 GPD indicated on the plan is incorrect and should be revised.

10. In accordance with Section 390-29.J.(10), “confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District.” *Proof of submission to the Monroe County Conservation District must be provided.*
11. In accordance with Section 390-29.J.(13), “a landscaping plan documenting compliance with §390-55” must be submitted. *A landscaping plan must be submitted for review.*
12. 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.*
13. 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 chapter 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.

14. In accordance with Sections 390-38.B and 390-38.C, “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.” “In the case of land developments such provision 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” *The required plan shall be completed and submitted. In addition, ownership and maintenance of the proposed improvements must be in the form of deed covenants and restrictions.*
15. 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.*

16. 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 receipt must be submitted.*
17. In accordance with Section 390-48.W.(1), “the maximum slope of any earth embankment or excavation shall not exceed one foot vertical to three feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions.” *The proposed grading south of the proposed building and between it and the existing paved driveway is at a 2 to 1 slope. An erosion control blanket is proposed. A waiver is required from Section 390-48.W.(1). We have no objection to this request.*
18. 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 standards.” *Handicap ramps shall be provided at the crosswalk crossing the access driveway west of the proposed building. A detailed plan view showing dimensions, slopes, and spot elevation must be provided. Construction details must also be provided on the plan.*
19. 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 greater than 1 acre, and a review by the Monroe County Conservation District is required. All correspondences, reviews, and permits from the Conservation District must be provided to the Township. In addition, the following are comments related to our review of the Erosion and Sediment Control Plan, Notes and Details.*
 - a. *Compost filter sock, #1 CFS on Sheet CS401 shall be extended further west to capture all construction discharges.*
20. In accordance with Sections 390-52.A.(3) and 390-52.A.(4), three copies of all correspondence, supporting documentation, applications for permits and certificates for operation submitted to the Pennsylvania Department of Environmental Protection and/or

the Pennsylvania Public Utilities Commission for the right to provide such services shall be forwarded to the Township as a part of the public record. One copy of the permit and/or certificate of convenience issued by the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission authorizing such services shall be forwarded upon receipt to the Township as part of the public record. *All correspondence and associated permits must be submitted to the Township upon receipt.*

21. In accordance with Section 390-52.E.(4)(d), “the design and installation of any central (public or community) water supply system shall be subject to the approval of the Township, the PADEP and other regulatory bodies having jurisdiction. Any such system shall be further subject to satisfactory provisions for the maintenance thereof. Standards and materials for the construction of any central water supply system shall meet or exceed those requirements described in the “Public Water Supply Manual of the Pennsylvania Department of Environmental Protection” and shall be subject to the approval of the Township.” *A note to this effect must be placed on the plan, and all approvals must be submitted to the Township upon receipt.*
22. In accordance with Section 390-52.E.(4)(f)[6][a], “for purposes of fire protection in commercial and industrial uses, the system shall be capable of providing fire-flow and flow duration based on the type of use, hazard, and construction as specified in the Pennsylvania Uniform Construction Code as amended from time to time; however, the fire flow shall not be less than 1,500 gallons per minute.” In addition, and in accordance with Section 390-52.E.(4)(f)[6][b], “a reduction in the required fire flow by 50% may be permitted when all buildings within a development are provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the Pennsylvania Uniform Construction Code as amended.” *Notes to this effect must be placed on the plan, and evidence of fire flow must be provided to the Township.*
23. 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.” *Two thousand five hundred fifty-six (2,556) deciduous or evergreen trees are required on the 213 acre project 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.”

Upon review of aerial photography, established woodlands exist on the site and could be counted toward the required number of trees. A sample plot shall be provided to determine the available credit, and the existing woodlands must be shown on the plan. It appears two (2) deciduous trees are proposed along the eastern side of the proposed building.

24. 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 multifamily development.

In accordance with Section 390-55.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. *A 10-foot wide, low intensity buffer consisting of 348 canopy trees and 35 ornamental trees are required along the 3,482.55-foot southern property line and adjacent to an existing industrial zoned property.*
- b. *A 20-foot wide, high intensity buffer consisting of 79 evergreen trees, 32 ornamental trees, and 32 canopy trees are required along the 1,580.4-foot eastern property line and adjacent to an existing residential development.*
- c. *A 20-foot wide, high intensity buffer consisting of 32 evergreen trees, 13 ornamental trees, and 13 canopy trees are required along the 647.46-foot northern property line and adjacent to existing residential zoned properties.*

No buffer landscaping is proposed. A waiver is requested from Section 390-55.F.(3). We believe the density of the existing woodlands can satisfy the buffer requirements. The Township shall also determine if the existing woodlands can satisfy the buffer requirements.

25. In accordance with Sections 390-55.G, 390-55.I.(2)(i), and 390-55.I.(2)(j), materials specifications, maintenance and guarantee in support of the proposed landscaping must be provided. *All details, specifications, schedules, and notes in support of proposed landscaping must be provided on the plan.*
26. In accordance with Sections 390-55.I.(2)(g) and 390-55.I.(2)(h), “a planting schedule listing the scientific and common name, size, quantity, and root condition of all proposed plants”, and a schedule showing all landscape requirements and plants proposed for each category” must be provided on the plan. *The required schedules as they relate to the required number of deciduous/evergreen trees and buffer plantings must be provided on the plan.*
27. In accordance with Section 390-55.I.(2)(k), “a detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials.” *The cost of proposed landscaping must be included in the construction cost estimate required in Comment 13.*
28. In accordance with Section 390-56.A.(2)(a), “the requirements herein apply to outdoor lighting for uses including the following: business, personal service, multifamily

residential, commercial, industrial, public recreational and institutional, except Subsections A.(6) and (7), which apply to all uses, except for outdoor athletic facility lighting fixtures. [See §390-56.A.(8)(c)]” *The plan proposes the relocation of existing lighting. A lighting design plan with supporting notes and details must be provided.*

29. 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 1.5 acres of development is \$2,100.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The project site is located within the B-1 Stormwater Management District of the Brodhead Creek watershed. The project site discharges to Swiftwater Creek which has a Chapter 93 classification of High Quality, Cold Water Fishery with Migratory Fishes (HQ-CWF, MF).

The plan shows proposed storm sewer connecting to existing storm sewer. An overall plan must be provided showing where the proposed storm sewer discharge will occur. Upon review of the storm sewer discharge additional design criteria may be required and may be related peak flow rates, and/or water quality, and/or groundwater recharge.

30. In accordance with Section 365-13.F, “runoff coefficients (c) for both existing and proposed conditions for use in the Rational Method shall be obtained from Table B-3 in Appendix A¹⁵ of this chapter.” *The curve number calculations utilize CN values in support of ‘C’ soils while the rational coefficient calculations for the proposed storm sewer utilize C values in support of ‘B’ soils. The rational coefficient calculations must be revised accordingly for ‘C’ soils. Further review of the storm sewer calculations will be performed upon receipt of revised calculations.*
31. In accordance with Sections 365-15.A and 365-19.A.(4), any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control. *The proposed area of disturbance is greater than 1 acre, and a review by the Monroe County Conservation District is required. All correspondences, reviews, and permits from the Conservation District must be provided to the Township. Refer to Comment 19 for comments related to our review of the Erosion and Sediment Control Plan, Notes and Details.*
32. In accordance with Section 365-19, “the stormwater management site plan shall consist of a general description of the project, including sequencing items described in §365-10, calculations, maps, plans and a consumptive use tracking report. 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. All stormwater management site plan materials shall be submitted to the municipality in a format that is clear, concise, legible, neat, and well organized, in the opinion of the municipality; otherwise, the stormwater management site plan shall not be accepted for review and shall be returned to the applicant.” *Notes referencing the plans and reports must be placed on the respective plans and reports.*

33. In accordance with Section 365-19.B, “map(s) of the project area shall be submitted on twenty-four-inch by thirty-six-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. If the Chapter 390 Subdivision and Land Development (SALDO), has more stringent criteria, then the more stringent criteria shall apply.” *Drainage area maps have been provided on 11-inch by 17-inch plan sheets and are illegible with respect to the proposed improvements. Drainage area plans on 24-inch by 36-inch sheets must be provided.*

MISCELLANEOUS COMMENTS

34. On Sheet C701, the proposed fire line and domestic waterline must be shown in the Storm Pipe P-27 to Storm Pipe 24 profile.
35. Revise CO-01 to CO-10 in “Yard Drain Size, Grate Schedule” Chart located in sheet C905.

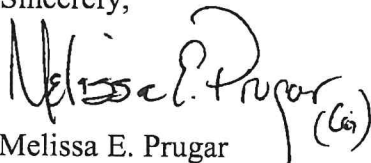
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

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,



Melissa E. Prugar
Municipal Engineer

MEP/cg

cc: DonnaASURE – Township Manager
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Aaron M. Sisler, P.E., Borton-Lawson – Applicant’s Engineer
Sanofi Pasteur, Inc. – Owner/Applicant
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

7756 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

July 19, 2019

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: BRODHEAD CREEK REGIONAL AUTHORITY
POCONO INTERMEDIARY TANK AND PUMP STATION PROJECT
FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1930082R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Final Land Development Plan of the Brodhead Creek Regional Authority's Pocono Intermediary Tank and Pump Station Project. The submitted information consists of the following items.

- Submission transmittal prepared by RKR Hess, dated June 14, 2019.
- One (1) electronic copy on CD of all submission documents.
- Pocono Township Land Development Application.
- Pocono Township Plan Receipt Checklist.
- Drainage Plan Application.
- Request for Modification, SALDO Section 390-29.G.(7).
- Request for Modification, SALDO Section 390-43.A.(6)(e)[2][e].
- Request for Modification, SALDO Section 390-48.T.(13)(a).
- Request for Modification, SALDO Sections 390-48.W.(1), 390-50.D.(5), and 390-55.E.(3).
- Request for Modification, SALDO Sections 390-55.D.(1) and 390-55.D.(3)(d).
- Request for Modification, SALDO Section 390-48.T.(13)(b).
- Professional Service Reimbursement Agreement prepared by Brodhead Creek Regional Authority, dated March 18, 2019.
- Property Deed, Deed Book 2523, Page 6672.
- Phase I Environmental Site Assessment prepared by Pennoni Associates, Inc., dated November 5, 2018.
- PNDI Project Receipt dated February 22, 2019, and clearance letter from U.S. Fish and Wildlife Service, dated May 2, 2019.
- Boundary Closure Report.
- Truck Turning Movement Diagram, WB-62, prepared by RKR Hess, dated June 14, 2019.
- Consumptive Use Tracking Report.

- Geotechnical Engineering Report prepared by Midlantic Engineering, Inc., dated May 22, 2019.
- Geotechnical Engineering Report prepared by Midlantic Engineering, Inc., dated December 7, 2018.
- Wetland and Waterbody Delineation Report prepared by Wildlife Specialists, LLC, dated October 2018.
- Erosion and Sediment Control Report prepared by RKR Hess, dated June 14, 2019.
- Post Construction Stormwater Management Report prepared by RKR Hess, dated June 14, 2019.
- Land Development Plan prepared by RKR Hess, dated June 14, 2019.

BACKGROUND INFORMATION

The Brodhead Creek Regional Authority has submitted a Final Land Development Plan for development on its property located on the southern side of State Route 0715, approximately 1,000 feet east of the intersection with State Route 0611 (Parcel No. 12/7/1/6, PIN No. 12-6373-04-51-4234).

The existing property is located within the R-1, Low Density Residential Zoning District and has an existing lot area of 109.56 acres. The property consists of existing steep slopes, and wetland and woodland areas. An unnamed tributary of the Pocono Creek and associated floodplain traverse the property.

The proposed land development consists of the construction of two (2), 60-foot diameter, 37-foot high water tanks, a 50-foot by 60-foot equipment building, pump station, and paved driveway taking access from State Route 0715. Stormwater management is also proposed.

In accordance with Section 470-17.B.(1)(b), the proposed facility is considered an essential service and is permitted within the R-1, Low Density Residential Zoning District.

The Land Development Plan was accepted for review by the Township Planning Commission at its meeting held on June 24, 2019. Unless a time extension is received by the Applicant, the Board of Commissioners must act on the plan by September 21, 2019.

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 470-17.C.2.(a), the maximum principal building height is 35-feet and the maximum accessory building height is 25-feet. *The height of the proposed equipment building must be provided on the plan.*
2. In accordance with Section 470-17.C.(1) and Attachment 2, the maximum impervious coverage in the R-1 Zoning District is 80%. *The proposed impervious coverage in square feet and percent must be listed on the plan.*

3. In accordance with Section 470-20.E, “all proposed signs shall conform to the requirements of Article VII of this chapter.” *Any proposed signs must be approved by the Township prior to erection.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. In accordance with Section 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, 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 – Erosion and sedimentation control and Individual NPDES permitting*
- e. *Pennsylvania Department of Environmental Protection – General Permit 5, Utility Stream Crossing*
- f. *Pennsylvania Department of Environmental Protection – Public Water Supply Permit*
- g. *Pennsylvania Department of Transportation – Minimum Use Driveway Highway Occupancy Permit*
- h. *Pennsylvania Department of Transportation – Utility Highway Occupancy Permit*

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

5. In accordance with Section 390-19.H.(2), “the Board of Commissioners shall not grant approval to any land development plan until the Zoning Officer provides written confirmation that the proposed land development plan complies with Chapter 470, Zoning.” *A letter from the Township Zoning Officer must be obtained prior to plan approval.*
6. In accordance with Sections 390-19.K, 390-29.J.(15), and 390-48.T.(10), if a highway occupancy permit shall be required for access to a Township or state road, approval of the land development plan shall be conditioned upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be. *All correspondence with and approval from PennDOT in support of the minimum use driveway and utility highway occupancy permits must be provided to the Township.*

7. 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. A note to this effect must be provided on the plan.*
8. In accordance with Section 390-29.G, “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 on the property.” *The Existing Resource Plan shows existing features within 240-feet of the project site and must be revised to include areas within 500-feet.*
9. In accordance with Section 390-29.G.(1), “a vertical aerial photograph enlarged to a scale not less detailed than one inch equals 400 feet, with the site boundaries clearly marked” must be provided. *A high quality aerial photograph of the project site and areas within 500-feet must be provided as part of the Land Development Plan.*
10. In accordance with Section 390-29.G.(7), “a viewshed analysis using GIS or other suitable methodology showing the location and extent of views into the property and along ridgelines 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” must be provided. *A waiver was requested from Section 390-29.G.(7). The request states that the site is wooded with existing trees proposed to remain between State Route 0715 and the proposed development. The request also indicates that the proposed structure heights will be less than the existing tree heights.*

The waiver request from Section 390-29.G.(7) was approved by the Board of Commissioners at its meeting on July 15, 2019.
11. In accordance with Section 390-29.H, “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.” *A list of natural resources including their existing areas and areas of disturbance shall be provided on the plan.*

12. In accordance with Sections 390-29.I.(4) and 390-48-T.(2), the Land Development Plan must include sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441, “Access to and Occupancy of Highway by Driveways and Local Roads,” last edition. All sight distance obstructions, including, but not limited to, embankments, vegetation, shall be removed by the applicant to provide the required sight distance. *The required and available safe sight stopping distances must be provided on the Land Development Plan.*
13. In accordance with Section 390-29.I.(25), the Land Development Plan must include a “north arrow (true or magnetic).” *A north arrow must be provided for the Site Context Map on Sheet COV.*
14. In accordance with Section 390-29.J.(1)(b), accessway information including “profiles along the top of the cartway center line showing existing and proposed grade lines and printed elevations of the proposed grade lines at fifty-foot intervals” must be provided on the Land Development Plan. *A centerline profile of the proposed driveway must be provided on the plan.*
15. In accordance with Sections 390-29.J.(10) and 390-51.A, confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District (See also §390-51) must be provided. 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 greater than 1 acre, therefore reviews and approvals from the Monroe County Conservation District and the Pennsylvania Department of Environmental Protection are required. The following comments are based upon our review of the ESC Plans (Sheets ESC/UTIL1 through ESC/UTIL10) and the Erosion and Sediment Control Report. The plans and report must be revised accordingly.*
 - a. *Inlet protection must be labeled on the plan and identified in the legend.*
 - b. *Installation of Compost Filter Sock E must be included in the Construction Sequence.*
 - c. *The water bar referenced in Step 7 of the Construction Sequence must be shown in plan view.*
 - d. *It appears inlet CB 1-1 listed in Step 8 of the Construction Sequence should be revised to reference Endwall 1-1.*

- e. *It appears the Barrel Inlet Elevation (BIE), Barrel Outlet Elevation (BOE), and Barrel Length (BI) listed in the Sediment Trap Design Data for the Upper 1 and Middle 2 Sediment Traps are inconsistent with those shown in Standard Construction Detail #8-2. In addition, it appears the Bottom Elevation (BE) listed for Middle 2 Sediment Trap in Standard Construction Detail #8-2 is incorrect when compared to the Minimum Top of Embankment Elevation (ETE) and Embankment Height listed in the Sediment Trap Design Data.*

16. 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.

17. In accordance with Sections 390-38.B and 390-38.C, “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.” “In the case of land developments such provision 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.” *The required plan shall be completed and submitted. In addition, ownership and maintenance of the proposed improvements must be in the form of deed covenants and restrictions.*

18. 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.*

19. In accordance with Section 390-43.A.(6)(e)[2][e], “the final plan shall be recorded with a steep slope easement. The easement shall be comprised of at least 65% of the total existing area and located within the original boundaries of the steep slope area. Allocation of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc.” *A waiver was requested from Section 390-43.A.(6)(e)[2][e]. The request indicates only 4% of steep slopes over*

20% will be temporarily impacted and that no other disturbance to the existing steep slopes is proposed. A note has been included on Sheet LD2 stating that future impacts to steep slopes over 20% shall be reviewed and approved by the Township.

The waiver request from Section 390-43.A.(6)(e)[2][e] was approved by the Board of Commissioners at its meeting on July 15, 2019.

20. In accordance with Section 390-43.A.(11), “the damming, filling, relocating, or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural watercourse shall not be permitted except with approval of the Township, and, where by state statute, the PADEP, or other applicable state agencies stormwater management shall be provided in accord with Township stormwater regulations.” *Three (3) stream crossings are proposed for construction of the 16-inch waterlines. The required General Permit 5 from PADEP must be provided to the Township upon receipt.*
21. In accordance with Section 390-43.A.(14), “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 the Township stormwater regulations.” *The swale behind the equipment building is proposed at a slope of 1.4%. The swale shall be regraded to a minimum slope of 2% to provide positive drainage away from the proposed equipment building. In addition, the first floor elevation of the proposed equipment building must be provided on the plan.*
22. In accordance with Section 390-48.T.(13)(a), “the access drive within the legal right-of-way of the public road, or for a distance of at least 20 feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of 4%. The grade of any access driveway shall not exceed 10%.” *The proposed driveway grade is 12%. A waiver was requested from Section 390-48.T.(13)(a). The request indicates a lesser slope will result in substantial additional earth disturbance and impacts to existing natural resources (i.e., steep slopes).*

The waiver request from Section 390-48.T.(13)(a) was approved by the Board of Commissioners at its meeting on July 15, 2019.

23. In accordance with Section 390-48.T.(13)(b), “access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 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 20 feet from where they intersect a road.” *A waiver was requested from Section 390-48.T.(13)(b). A 16-foot wide driveway is proposed. The proposed driveway width will reduce the earth disturbance and impacts to existing natural resources (i.e., steep slopes). In addition, curbing is provided on the northern side of the proposed driveway at its intersection with State Route 0715. The request indicates a stone shoulder and not curbing is provided on the southern side of the proposed driveway to allow for adequate truck access.*

The waiver request from Section 390-48.T.(13)(b) was approved by the Board of Commissioners at its meeting on July 15, 2019.

24. In accordance with Section 390-48.W.(1), “the maximum slope of any earth embankment or excavation shall not exceed one foot vertical to three feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions.” *The grading is proposed at a maximum slope of 2 to 1 to minimize earth disturbance and impacts to existing natural resources (i.e., steep slopes). A meadow type grass and erosion control slope matting are proposed.*

A waiver was requested from Section 390-48.W.(1) and was approved by the Board of Commissioners at its meeting on July 15, 2019.

25. In accordance with Section 390-48.X.(1)(c), “the subgrade shall be compacted to not less than 97% of the determined dry weight (dry mass) density of the material on the site as determined in accord with PTM No. 106, Method B.” *A note to this effect must be placed on the plan.*

26. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide the 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 American With Disabilities Act standards.” *The Township shall determine if they will require sidewalks along State Route 0715.*

27. In accordance with Section 390-50.D.(5), “the maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.” *The grading is proposed at a maximum slope of 2 to 1 to minimize earth disturbance and impacts to existing natural resources (i.e., steep slopes). A meadow type grass and erosion control slope matting are proposed.*

A waiver was requested from Section 390-48.W.(1) and was approved by the Board of Commissioners at its meeting on July 15, 2019.

28. In accordance with Sections 390-50.D.(11)(c) and (d), “emergency spillways shall be constructed of reinforced concrete or other material approved by the Township Engineer.” “All emergency spillways shall be constructed so that the detention basin berm is protected against erosion.” *Emergency spillway details must be provided on the plan.*

29. In accordance with Section 390-50.D.(11)(e), “the minimum capacity of all emergency spillways shall be the peak flow rate from the one-hundred-year design storm after development.” *Calculations showing the emergency spillways can handle the post development 100-year basin inflow with 1-foot of freeboard, as discussed in Comment 42, must be provided.*

30. 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.” *One thousand three hundred fifteen (1,315) 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.”

Based upon review of aerial photography and a site visit, established woodlands exist on the project site and could be counted toward the required number of trees. A sample plot shall be provided to determine the available credit.

31. In accordance with Section 390-55.E.(3), “minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basins shall be 33% (3:1 slope).” *The grading is proposed at a maximum slope of 2 to 1 to minimize earth disturbance and impacts to existing natural resources (i.e., steep slopes). A meadow type grass and erosion control slope matting are proposed.*

A waiver was requested from Section 390-48.W.(1) and was approved by the Board of Commissioners at its meeting on July 15, 2019.

32. 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.” Per Section 390-55.D.(2), “the street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features. *No street trees are proposed. Waivers were requested from Sections 390-55.D.(1) and 390-55.D.(3)(d). The requests state that the project site is wooded and only 5.3% of the existing woodlands are proposed to be removed.*

The waiver requests from Sections 390-55.D.(1) and 390-55.D.(3)(d) were approved by the

Board of Commissioners at its meeting on July 15, 2019.

33. In accordance with Section 390-55.G, materials specifications, maintenance and guarantee in support of the proposed landscaping must be provided. *On Sheet LD2, a note is provided stating "6' evergreen trees planted 25' on center to be installed at the completion of the project if it is determined by the Township that these trees will assist to screen views of the project from Route 715." The Township shall determine if the evergreen trees will be required. Species of the proposed evergreen trees, and associated landscape notes must be provided on the plan.*
34. In accordance with Section 390-55.G.(4)(a), "any tree or shrub that dies within 18 months of planting shall be replaced by the current landowner or developer. Any tree or shrub that within 18 months of planting or replanting is deemed, in the opinion of the Township, not to have survived or not to have grown in a manner characteristic of its type shall be replaced. Substitutions for certain species of plants may be made only when approved by the Township." *A note to this effect must be placed on the plan.*
35. In accordance with Section 390-56.A.(2)(a), "the requirements herein apply to outdoor lighting for uses including the following: business, personal service, multifamily residential, commercial, industrial, public recreational and institutional, except Subsections A.(6) and (7), which apply to all uses, except for outdoor athletic facility lighting fixtures. [See §390-56.A.(8)(c)]" *Lighting is shown as proposed on Sheet LD2. A lighting design plan and supporting notes and details must be provided.*
36. 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 7.5 acres of earth disturbance is \$10,500.*

BRODHEAD AND MCMICHAEL CREEKS STORMWATER MANAGEMENT ORDINANCE

The project site is located within the B-2 Stormwater Management District of the McMichaels Creek watershed. The project site discharges to an unnamed tributary of the Pocono Creek that has a Chapter 93 classification of High Quality, Cold Water Fishery with Migratory Fishes (HQ-CWF, MF).

The proposed land development is required to comply with all water quality and groundwater recharge requirements, as well as the peak flow rate requirements which reduces the post development peak flow of the 2-, 5-, 25-, 50-, and 100-year storm events to the predevelopment

peak flow of the 1-, 2-, 5-, 10-, and 50-year storm events, respectively.

37. In accordance with Sections 365-8.M, 365-10.E, and 365-11.A.(2)(d), all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater. *Water quality inserts (i.e., snouts) shall be provided at inlets upslope of Stormwater Management Basin 3 and Endwall 3-6.*
38. In accordance with Section 365-10.A.(3), “release of water can begin at the start of the storm (i.e., the invert of the water quality orifice is at the invert of the facility). The design of the facility shall consider and minimize the chances of clogging and sedimentation. Orifices smaller than four inches diameter shall not be used unless the design professional can provide proof that the smaller orifices are protected from clogging by use of trash racks, etc.” *A 3-inch orifice is proposed at Stormwater Management Basin 3. The orifice must be revised, or a trash rack must be installed. Associated trash rack details must be provided on the plan.*
39. In accordance with Section 365-10.I.(6)(b), “a fifty-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 wetland buffer shall be shown on the plan for the existing wetlands located near the intersection of the southwestern most property line and State Route 0715. Any disturbances shall be in accordance with Sections 365-10.I.6.(b)[1] and 365-10.I.6.(b)[2].*
40. In accordance with Section 365-10.I.(8)(b), Permitted Activities/Development in Stream Buffers, “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, fish hatcheries, wildlife sanctuaries and boat launch sites constructed so as not to increase the floodplain elevation, and unpaved trails, shall be permitted, providing no buildings are involved. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.” *Three (3) stream crossings to construct the proposed waterline will be required. The required PADEP General Permit 5 must be provided to the Township upon receipt.*
41. In accordance with Section 365-11.A.(2)(c), “the recharge facility shall be capable of completely infiltrating the recharge volume within four days.” *Calculations must be provided showing the proposed basins will infiltrate ponded stormwater within 4 days.*
42. In accordance with Section 365-14.A, “any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the one-hundred-year proposed conditions. The height

of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the one-hundred-year proposed conditions inflow. Should any stormwater management facility require a dam safety permit under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the one-hundred-year storm event.” *Emergency spillway calculations must be provided showing 1-foot of freeboard can be achieved should the 100-year peak flow pass through the basins’ emergency spillways.*

43. In accordance with Section 365-14.D, “storm sewers must be able to convey the proposed conditions runoff from a fifty-year design storm without surcharging inlets, where appropriate and as supplemented by Subsection C above.” *The following comments are based upon our review of the Storm Sewer Tabulation for the 50-year storm event and Sheets PCSM2 and PCSM3. The Storm Sewer Tabulation and/or Sheets PCSM2 and PCSM3 must be revised accordingly.*
- a. *The Storm Sewer Tabulation shows surcharges will occur during the 50-year storm event for Lines 3-3, 3-4A, and 1-2.*
 - b. *There are discrepancies in the pipe lengths between the Storm Sewer Tabulation and Storm Sewer Profiles on Sheet PCSM3 for Lines 3-4, 3-3, 3-2, 3-2A, 3-1, 1-1, 1-4, and 2-1. The pipe length of Line 2-1 is also inconsistent between the Storm Sewer Tabulation and plan view on Sheet PCSM2.*
 - c. *The pipe size for Line 3-5 and 3-4A is inconsistent between the Storm Sewer Tabulation and Storm Sewer Profiles on Sheet PCSM3.*
 - d. *The invert elevation down for Lines 3-4, 3-4A, and 1-4 are inconsistent between the Storm Sewer Tabulation and Storm Sewer Profiles on Sheet PCSM3. In addition, the invert elevation up for Lines 3-4, 3-2B, 3-4A, 1-4, and 2-1 are inconsistent between the Storm Sewer Tabulation and Storm Sewer Profiles on Sheet PCSM3.*
 - e. *The top of grate elevations (Up) for Lines 3-4, 3-2B, and 1-1 are inconsistent between the Storm Sewer Tabulation and Storm Sewer Profiles on Sheet PCSM3.*
44. In accordance with Sections 365-15.A and 365-19.A.(4), any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control. *The proposed area of disturbance is greater than 1 acre, therefore reviews and approvals from the Monroe County Conservation District and the Pennsylvania Department of Environmental Protection are required. Refer to Comment 15 for review of the ESC Plans (Sheets ESC/UTIL1 through ESC/UTIL10) and the Erosion and Sediment Control Report.*
45. In accordance with Section 365-19, “the stormwater management site plan shall consist of a general description of the project, including sequencing items described in §365-10, calculations, maps, plans and a consumptive use tracking report. 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. All stormwater management site plan materials shall be submitted to the municipality in a format that is clear, concise, legible, neat, and well organized, in the opinion of the municipality; otherwise, the stormwater management site plan shall not be accepted for review and shall be returned to the applicant.” *Notes referencing the plans and reports must be placed on the respective plans and reports.*

46. In accordance with Section 365-19.B.(4), the stormwater management plan 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 drainage through the site. The upstream area draining through the site can be located on a portion of a USGS topographic map if more detailed topographic information is not available.” *The existing and proposed woodlands must be shown on the Pre-Drainage Area and Post-Drainage Area plans.*
47. In accordance with Section 365-19.B.(8), the stormwater management site plan shall include the “limits of earth disturbance, including the type and amount of impervious area that would be added.” *The limit of disturbance shall be shown on the Pre-Drainage Area plan to confirm the calculations supporting the predevelopment drainage areas located within the limit of disturbance.*
48. In accordance with Section 365-19.B.(11), the stormwater management site plan must include “the date of submission.” *The plan date must be provided on the Post-Drainage Area plan.*
49. In accordance with Section 365-19.B.(18), the stormwater management site plan must include “overland drainage patterns and swales.” *The drainage areas are shown on the Pre-Drainage Area and Post-Drainage Area plans, however they are unclear. The plans must be revised to clearly label all drainage areas. Drainage area and land use calculations will be confirmed upon receipt of revised plans.*
50. In accordance with Section 365-19.B.(19), the stormwater management site plan must include, “a fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.” *An easement must be provided to permit, but not obligate, the Township to access the property, at no expense to the Township, to inspect, maintain, and/or replace the proposed stormwater management and storm sewer facilities should the property owner fail to do so.*
51. 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.*

STORMWATER MANAGEMENT AND STORM SEWER COMMENTS

52. The land use areas utilized in the Curve Number and Rational AI/CA Calculations for the Proposed Upper Basin-Inlet I-4 are inconsistent with those presented on the Post-Drainage Area plan and must be revised.
53. It appears the land use areas listed in the Total Proposed Areas by Cover to Route 715 Curve Number and Rational CA/AI Calculations are inconsistent with the sum of those listed in the Proposed Drainage Area to Middle Basin 2, Proposed Drainage Area to Lower Basin 3, and Proposed Bypass Area to Rte 715-within LED Curve Number Calculations. In addition, our calculations indicate the Weighted CN and Rational Coefficient of the Total Proposed Areas by Cover to Route 715 are low. The calculations must be revised accordingly.
54. The land use areas utilized in the Rational AI/CA Calculations for the Proposed Drainage Area to Middle Basin – OS 3-2B and Proposed Drainage Area to Lower Basin – OCS 3-2A are inconsistent with those utilized in the Curve Number Calculations. The calculations must be revised accordingly.
55. It appears the Curve Number Calculation for Existing Lower Bypass-LED areas only is related to the Summary for Subcatchment 1S: Existing to Route 715. This must be confirmed, and the labels shall be changed for consistency.
56. The 1103 contour utilized in the Summary for Pond 6P: Middle Basin 2 must be shown in the plan view.
57. There are discrepancies between the discharge and grate elevations listed in the Summary for Pond 4P: Lower Basin 3 and Summary for Pond 6P: Middle Basin 2, and the Storm Sewer Profiles for Basin 3 Outlet Structure 3-2A to CB 3-2 and Basin 2 Outlet Structure 3-2B to CB3-2, respectively. In addition, the grate elevation listed in the Summary for Pond 8P: Upper Basin 1 is inconsistent with that in the Storm Sewer Profile for Basin 1 Outlet Structure I-4 to Endwall 1-5. The pond summaries or profiles on Sheet PCSM3 must be revised.
58. It appears the slope of the vegetated channel in the Time of Concentration Calculation for the e-Inlet @ Rte 715 is high and should be revised.
59. The time of concentration paths must be clearly labeled on the Pre-Drainage Area and Post-Drainage Area plans. Additional review of the time of concentration calculations will be completed upon receipt of revised plans.
60. On Sheet ESC/UTIL10, the staple pattern for Swale #6 in Standard Construction Detail #6-1 is inconsistent with that in the Channel Analysis provided in the Post Construction Stormwater Management Report and must be revised.
61. Berm details/cross sections must be provided on the plan.

MISCELLANEOUS COMMENTS

62. The proposed curb must be clearly labeled on Sheet LD2.
63. The proposed access driveway shall be dimensioned on Sheet LD2.
64. On Sheet ESC/UTIL3, the water valve and reducer shown in plan view at Station 41+50 ± must be shown in the profile view.
65. The Type D Endwalls and Type D-E Headwalls must be labeled on Sheets PCSM2 and PCSM3.

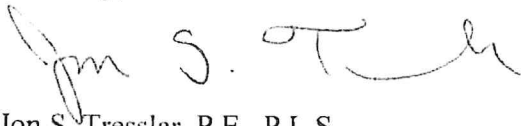
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

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
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Chris Borger, Brodhead Creek Regional Authority – Applicant/Property Owner
Nate Oiler, P.E., RKR Hess – Applicant's Engineer
Melissa E. Prugar, P.E., Boucher & James, Inc.

POCONO TOWNSHIP
112 Township Drive, Tannersville, PA 18372
CONDITIONAL USE APPLICATION

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on the attached diagram and/or to use the premises for the purposes described herewith. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this applicant, such as might or would operate to cause a refusal of this application, or any change in the location, size or use of structure or land made subsequent to the issuance of this permit, without approval of the Zoning Officer or Zoning Hearing Board shall constitute sufficient ground for the revocation of this permit.

Application No. _____

Applicant Name Barth Rubin email address: barth102@ptd.net
Applicant Address P.O. Box 301, East Stroudsburg, PA 18301
Property Owner Name Barth Rubin email address _____
Owner Address P.O. Box 301, East Stroudsburg, PA 18301
Site Address Stadden Road at I-80 East
Township Tax Parcel No.: 12/9/1/10-2 PIN 12637200405852 Zoning District: C
Attorney Name and Address F. Andrew Wolf, Esquire
711 Sarah Street, Stroudsburg, PA 18360

Proposed Use, Building, or Structure: Billboard with digital/electronic display
Isolation Distance (setback): Front Yard 75 ft. Rear Yard 25 ft. Side Yard 20 ft.
Lot Dimensions: Total Acreage/S.F. 2.08 Lot Width 75 * ft. Lot Depth 280 ft. *at sign location
Type of Construction Monopole billboard sign

(x) A Plot Plan of the Property is attached (x) A Written Narrative of the Proposed Use is Attached

Application for a Conditional Use Permit is Requested as per the requirement set forth in:

Article VII Section 470 Sub-Section 107 Page _____ of the Pocono Township Zoning Ordinance, as amended.

Explanation/Reason For Request: Section 470-107 of the Pocono Township Zoning Ordinance provides for construction of billboards as a Conditional Use within the Commercial Zone. Section 470-108(C) provides for billboards along Interstate 80.

Signature of Applicant:  Date 7/12/19

Official Use Only: Do not write below this line

Dates Advertised: _____ Date Posted: _____ Hearing Date: _____

Planning Commission Recommendation: Favorable _____
Not Favorable _____ N/A _____

Remarks/Conditions: _____

Board of Commissioners Decision: Date _____ Approved _____ Denied _____

Remarks/Conditions _____

Zoning Officer Review Attached () yes () no Date: _____

Application Fee \$800.00 Transcription Fee _____ Total Amount Due: _____ Paid () Check No _____ () Cash Date _____

A WRITTEN NARRATIVE OF THE PROPOSED USE IS ATTACHED

Applicant seeks a Conditional Use Permit for construction of a billboard with digital electronic display for Applicant's property located in the Commercial Zone in Pocono Township along Interstate 80 Eastbound at its intersection with Stadden Road. Applicant intends to construct a monopole structure as depicted on the elevation sketch attached, with construction to be completed by a licensed contractor in accordance with applicable building codes. This will be a single-faced billboard sign with a view face visible from the eastbound lanes of Interstate Route 80. The proposed location of the sign on the subject property meets all applicable set back regulations under the Pocono Township Zoning Ordinance for the Commercial Zone. The proposed sign height meets the applicable maximum thirty (30) foot as set forth in the Pocono Township Zoning Ordinance. The subject property is located in the Commercial Zone adjacent to Interstate Route 80 and conforms with regulations applicable to the proposed billboard use in that zone. The proposed use shall meet all applicable requirements of digital and/or electronic signs as set forth in the Pocono Township Zoning Ordinance, including minimum length of display face of eight (8) seconds, with maximum of one (1) second change interval. The proposed sign shall not include any animated, flashing or moving displays. The proposed sign shall otherwise comply with Pocono Township Zoning Ordinance Section 470-108(d).