

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MAY 13th, 2019 - 7:00 p.m.

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 04/22/2018.

SKETCH PLAN:

- 1) BCRA Rt.715 Water tank Sketch Plan
 - a) Site visit was held on 04/12/2019 at 2:00 p.m.
 - b) Boucher & James, Inc. Review #1 of the Sketch plan was received 05/01/2019.

NEW PLANS:

- 1) Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II

PLANNING MODULES:

- 1) Tannersville Point - Component 4A

FINAL PLANS UNDER CONSIDERATION:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 04/22/2019 P.C. Mtg. Revised plans received 03/19/2019. ***Deadline for P.C. consideration is 06/24/2019. (60 Day Time extension received).***

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 04/22/2019 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 04/22/2019 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:

None

ORDINANCES :

- 1) Draft Property Maintenance Ordinance
 - a) Chapter 382 -Dangerous Structures and Chapter 235 - Junkyards and Junk Vehicles sections of the Codification distributed.

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE: None

NEW BUSINESS:

- 1) Priority list for the Planning Commission
 - 1st Sign Ordinance
 - 2nd Capital Improvement Plan
 - 3rd Yard Sales
- 2) Planning Series 2
- 3) Work Session discussion

COMMENTS BY AUDIENCE:

ADJOURNMENT:

POCONO TOWNSHIP PLAN STATUS

Project Name (Acceptance Date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Sanofi Perimeter Protection Phase II (04/22/2019)	Land Dev	Prelim/Final	7/21/2019	7/8/2019	7/15/2019				
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	06/31/2019**	6/10/2019	6/17/2019	unknown date	4/22/2019	Update by Developer required before 06/31/2019	
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/7/2019	9/23/2019	10/7/2019	Planning Rev 9/9/16 Technical Rev 11/9/16	4/22/2019		
Turkey Hill Mini Mart (08/13/2018)	Land Dev	Prelim/Final	7/9/2019	6/24/2019	7/2/2019	8/23/2018	4/22/2019		
Tannersville Point Apartments Final (10/09/2018)	Land Dev	Final	6/6/2019		6/3/2019	11/6/2018		Condt'l Approval by PC 02/25/2019	Condt'l approval 12/03/2018
Ardent Mills Grain Storage (10/22/2018)	Land Dev	Prelim/Final				11/8/2018		Recommended for Approval 11/13/2018	
Trap RT. 611 Project Revised Final (12/05/2018)	Land Dev	Final	3/5/2019	2/25/2019	6/4/2019	12/6/2018		Recommended for approval 12/10/2018	Condt'l approval 1/07/2019
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final				10/4/2018		Recommended for Approval 10/09/2018	Condt'l approval 11/05/2018
Running Lane Minor Sub (08/14/2017)	SUB							LDP FINAL Recommended for Approval 07/09/2018 - Minor Sub recommended for approval 01/14/2019	BOC approved Minor Subdivision - 03/18/2019
BCRA Rt. 715 Water Tank Sketch Plan		Final	6/30/2019		6/17/2019				

** Time extension approved for 6 months from 12/31/2019

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

APRIL 22nd, 2019 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on April 22nd, 2019 at the Pocono Township Municipal Building, Tannersville, PA and 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, present; Dennis Purcell, present; Keith Meeker, present; Jeremy Sawicki, present; and Bruce Kilby, present.

IN ATTENDANCE:

Jon Tresslar, Boucher & James, Inc. Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary.

PUBLIC COMMENT: None

CORRESPONDENCE: None

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to the minutes of the 04/8/2019 Planning Commission meeting minutes. All in favor. Motion carried.

SKETCH PLAN:

BCRA Rt.715 Water tank - J. Tresslar, Twp. Engineer, explained he is working on a full review of the sketch plan. R. Swink noted several members of the Board toured the site with Melissa Prugar, Twp. Engineer. S. Gilliland commented on the benefit of the site visit. Discussion followed.

NEW PLANS:

Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - B. Kilby and S. Gilliland noted due to conflicts with previous/family connections with Sanofi, they would abstain from commenting or voting all Sanofi projects.

Aaron Sisler, Borton-Lawson, Inc. represented the plan and explained the plan is to separate the parking areas from the buildings by fencing and turn stiles; a new contractor road; and utility upgrade. Discussion followed on time line for the project and permitting process.

J. Sawicki Made a motion, seconded by M. Guidry, to accept the Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II Land Development Plan. Roll call vote: R. Swink, yes; S. Gilliland, abstained; M. Guidry, yes; D. Purcell, yes; K. Meeker, yes; J. Sawicki, yes; and B. Kilby, abstained. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 04/08/2019 P.C. Mtg. Revised plans received 03/19/2019. **Deadline for P.C. consideration is 06/24/2019. (60 Day Time extension received)**. Richard McMasters, Steeles Hardware, addressed the

TURKEY HILL CONT:

board with concerns on loss of U-Haul-it parking adjacent to Rt. 611. J. Tresslar, Twp. Engineer, explained there is concern with the site distance of the intersection when box trucks are parked in the front. P. Tripus, Twp. Secretary, explained Matthew Mack, Turkey Hill's engineer, had cancelled attending tonight's meeting, due to a letter received from Steeles. S. Gilliland noted concern with the impact of existing business and outstanding issues with the plan. Rich McMaster presented a parking agreement dated 05/11/2018 between Turkey Hill and Steeles. J. Tresslar questioned if Mr. McMasters felt the parking was adequate during busy times. R. McMaster noted there was issues on the weekends with parking. Discussion followed on the remaining issues with the plan. J. Tresslar will reach out to the engineer for Turkey Hill to discuss the Boards concern. J. Sawicki made a motion, seconded by D. Purcell, to table the Turkey Hill Minit Market, Store #274 Prelim/Final LDP. 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. Tabled at the 04/08/2019 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 M. Guidry, to table Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 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.**
J. Sawicki made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

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

Property Maintenance Ordinance - The Board of Commissioners have requested the Planning Commission review the draft Property Maintenance Ordinance. D. Purcell noted he was opposed to the Ordinance. J. Sawicki felt the requirements were not feasible to enforce. R. Swink noted the cost to residents to hire someone to maintain their properties, if they were unable too. J. Sawicki noted the Township currently has a Junk Vehicle and Dangerous Structure Ordinance and questioned the need to include grass and trees. Discussion followed on the lack of staff to enforce. The Board requested to review the current Junk Vehicle and Dangerous Structure Ordinance before making comment.

NEW BUSINESS:

- 1) Priority list - D. Asure, Twp. Manager, explained the Board of Commissioner met earlier and suggested three priorities - 1) Sign Ordinance; 2) Short-term Rental Ordinance; and 3) Soil & Erosion Ordinance. Discussion followed. L. Pereira, Twp. Solicitor, explained the recent court rulings have an impact on the Township's Short-Term Rental Ordinance and updates to the Ordinance should be made. D. Asure, Twp. Manager, noted the Board of Commissioners had concerns with the Sign Ordinance. J. Tresslar, Twp. Engineer, explained the grading/erosion Ordinance was removed in the new Ordinance and he is working to draft a new Soil & Erosion Ordinance to address problems of other drainage issues. Discussion followed.
S. Gilliland read a list of priorities for the Board to consider.
 - 1) Official Map showing zoning, roads projects, etc.
 - 2) Capital Improvement planning - S. Gilliland note under Planning Series 2 the Planning Commission should review the Capital Improvement Plan.
 - 3) Comprehensive Plan - D. Asure, Twp. Manager, explained the committees have not been defined for the regional plan committee, yet.
 - 4) Property Maintenance Ordinance - P. Tripus, Twp. Secretary, explained the draft Ordinance is on the P.C.'s agenda currently. The Board concurred to remove it from the priority list as it is a current agenda item.
 - 5) Open Burning Ordinance - S. Gilliland requested it be reviewed.
 - 6) Fireworks Ordinance - D. Asure, Twp. Manager, explained the BOC had recently amended and adopted a Fireworks Ordinance in 2018. The Board concurred to remove it from the list.
 - 7/8) Dangerous Structures and Junk Vehicles Ordinance - The Board agreed to review the Ordinance under the Property Maintenance Ordinance.
 - 9) Emergency Responses and Alarms
 - 10) Short Term Rental Ordinance
 - 11) Outdoor woodburning Furnaces
 - 12) Yard Sale Ordinance
 - 13) Sign OrdinanceDiscussion followed. The Board requested P. Tripus provide the list to the Board for ranking. Once completed the Board will suggest the top three items as a priority items to discuss at the next work session with the BOC.
- 2) Work Session - The Board suggested May 13th, 2019 at 6:00 p.m. for the next work session. D. Asure, Twp. Manager, will confirm.

OPEN DISCUSSION:

COMMENTS BY AUDIENCE: None

ADJOURNMENT: D. Purcell made a motion, seconded by J. Sawicki, to adjourn the meeting at 8:30 p.m. All in favor. Motion carried.



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May 1, 2019

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: BROADHEAD CREEK REGIONAL AUTHORITY
POCONO INTERMEDIARY TANK AND PUMP STATION PROJECT
SKETCH PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 193082R**

Dear Planning Commission Members:

We have completed a Sketch Plan review of the Brodhead Creek Regional Authority's Pocono Intermediary Tank and Pump Station Project. The submitted information consists of the following items.

- Project Narrative – Sketch Plan prepared by RKR Hess, dated March 15, 2019.
- Pennsylvania Natural Diversity Inventory Search, dated February 22, 2019.
- Property Deed – Deed Book 2523, Page 6672.
- Bog Turtle Phase I Habitat Assessment Survey Report prepared by Wildlife Specialists, LLC, dated October 2018.
- Sketch Plan (3 sheets) prepared by RKR Hess, dated March 15, 2019.

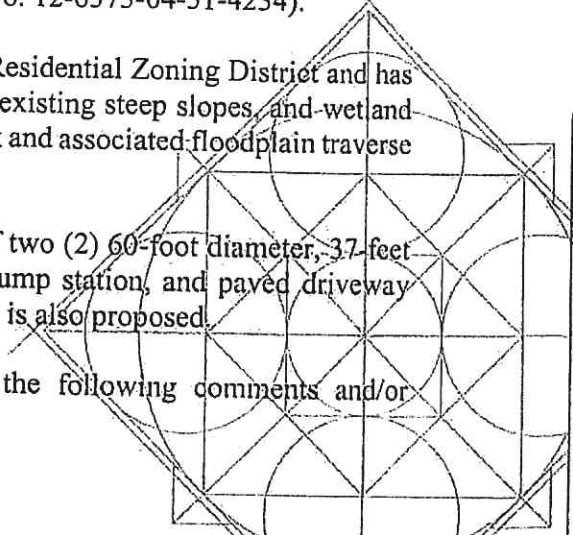
BACKGROUND INFORMATION

The Brodhead Creek Regional Authority has submitted a Sketch 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, 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.

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.B.(1)(b), the proposed facility is considered an essential service and is permitted within the R-1, Low Density Residential Zoning District.
2. 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. In addition, and in accordance with Section 470-26.A, “the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators or chimneys usually required to be placed above the roof level and not intended for human occupancy.” *The water tanks are proposed to have a height of 37-feet which is permitted per Section 470-26.A. The height of the proposed equipment building shall be provided on the plan.*
3. In accordance with Section 470-57.G, Storage of Vehicles, “in residential districts, newly permitted essential services facilities shall not include the exterior storage of vehicles or equipment used in the maintenance of any utility.” *The exterior storage of any vehicles or equipment shall be addressed.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. In accordance with Section 390-15.D.(1), “a pre-application meeting is encouraged between applicant, the site designer, and the Planning Commission (and/or its planning consultant), to introduce the applicant to the Township’s regulations and procedures, to discuss the applicant’s objectives, and to schedule site inspections, meetings and plan submissions as described below. Applicants are also encouraged to present the existing resources and site analysis at this meeting.” *A site meeting was conducted with the Applicant, Applicant’s Engineer, Township Engineer, and Township Officials on April 12, 2019. The location of the proposed driveway and water towers, the means of stormwater management, and the protection of existing resources were discussed.*
5. In accordance with Section 390-19.B, “the intent of this §390-19 is to combine the preliminary and final plan approval stages 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. Requiring preliminary and final approval for such land developments is not necessary because no transfer of real estate is proposed, and the preliminary-final process is not necessary to ensure the completion of improvements for the protection of individual purchasers. Occupancy of any structures which are part of the land development shall not be permitted until all required improvements have been completed by the developer and approved by the Township.” *The proposed land development does not involve the transfer of any real estate; therefore, it may proceed as a preliminary/final land development plan.*
6. 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.” *The Township shall determine if the viewshed analysis will be required with the submission of the land development plan, or if a waiver will be accepted.*

7. In accordance with Section 390-29.K, Community/financial impact analysis, “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in aggregate; all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; or development of any kind impacting 30 acres of land or more in aggregate”. *The Project Narrative indicates that the Applicant anticipates the need for a community and fiscal impact analysis will not be required. The proposed land development does not meet the criteria in this Section; therefore, a community and fiscal impact analysis is not required.*
8. In accordance with Section 390-29.K.(3), Phase I Environmental Site Assessment (PESA). “The purpose of the PESA shall be to identify current and historical items associated with the property that may constitute a threat to the environment. The assessment, prepared in accord with ASTM E1527-05, as amended, may be required by the Township Planning Commission and/or Board of Commissioners for all developments, 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 Bog Turtle Phase I Habitat Assessment Survey Report was provided with the Sketch Plan Submission. The Report identifies four (4) areas of wetlands and the potential for a bog turtle habitat within one (1) area of wetland located within the southernmost area of the project site. The proposed development is located outside of all wetland areas and is furthest from the wetlands having the potential for a bog turtle habitat. The Project Narrative indicates the Applicant is requesting comments and concerns from the Township at this time.*
9. 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.” *Steep slopes over 20% occur extensively throughout the project site and 65% of the existing steep slopes shall be protected by an easement. The Project Narrative indicates 4 percent of the steep slope area will be temporarily impacted for the installation of the proposed waterline, and that a waiver of this requirement will be requested. While no future development is anticipated at this time, we believe the steep slope easement shall be provided.*
10. 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., y 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 has been provided with this submission. The Receipt identifies a potential impact to bog turtles from the U.S. Fish and Wildlife Service. A Bog Turtle Phase I Habitat Assessment Survey Report has been completed and provided with this submission. The clearance letter from the U.S. Fish and Wildlife Service shall*

accompany the land development plan submission.

11. In accordance with Section 390-44, “all preliminary plans for all major subdivisions, all commercial and industrial subdivisions, and all land developments on sites of three acres or more shall include documentation of a four-step design process in determining the layout of proposed conservation open space, house and development sites, roads and lot lines, as described below.” *We believe the four-step design process focuses on planned residential developments, therefore it is not required for the proposed land development.*
12. 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 drive shall not exceed 10%.” *The Project Narrative references Section 390-31.G which permits service drives for commercial and industrial lots having a maximum 12 percent slope. The proposed development is not defined as a commercial or industrial use; therefore, we believe the maximum grade of 10 percent is required. However, given the existing slope of the project site, a waiver to permit the proposed 12 percent driveway slope may be submitted for review.*
13. 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.” *The Project Narrative indicates a waiver will be requested from this requirement to permit the proposed 16-foot wide driveway. The Narrative indicates this width will provide adequate access for one (1) vehicle to access the project site and will minimize impervious area. Given the project scope we would have no objection to this request, however we do question the accessibility of any large maintenance trucks that may need to access the property. In addition, curb is required at the driveway entrance.*
14. 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 Sketch Plan shows a proposed slope of 2 to 1 at the three (3) stormwater management basins and upslope of the proposed pump station and equipment building. The Project Narrative indicates a waiver will be requested to permit the proposed slope of two to one.*

In addition, Section 390-50.D.(5) requires a 4 to 1 maximum slope on earthen detention basin embankments, and Section 390-55.E.(3) requires 3 to 1 maximum basin side slopes. The type of vegetation provided on these steep slopes shall be provided for review.
15. In accordance with Section 390-50.(11)(j)[1], the amount of freeboard within the proposed basins shall be in accordance with the chart provided in this Section. *Section 390-50.(11)(g) referenced in the Project Narrative does not relate to the freeboard requirement for the emergency spillway. As referred to in the Project Narrative, Section 365-14.A of the Stormwater Management Ordinance shall be complied with, and 1-foot of freeboard*

will be required.

16. In accordance with Section 390-50.(13), “all outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints.” *The Sketch Plan Project Narrative indicates the proposed basin discharge pipe will be watertight HDPE pipes and a waiver will be requested from Section 390-50.(13). The land development plans shall be accompanied by stormwater management calculations and shall include basin berm details for review.*
17. In accordance with Section 390-52.A.(1), “all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy.” *The Applicant shall address any proposed water or sewer services on the project site.*
18. In accordance with Section 390-52.E.(4)[1], “all newly installed water mains shall be inspected by the Township personnel and pressure tested and disinfected in accordance with AWWA Standards AWWA C600 and AWWA C651 respectively. Testing shall include programs for adequate flushing, disinfection and microbiological testing of all water mains. At least one satisfactory bacteriological sample must be obtained from the water main and analyzed by a certified laboratory, with acceptable test results, before the main is placed into service.” *The Project Narrative indicates that the waterline will be constructed to the standards of the Pennsylvania Department of Environmental Protection and the Brodhead Creek Regional Authority’s specifications. The Narrative further states that it is not anticipated that this project will be required to follow the waterline standards for developments.*
19. In accordance with Section 390-55, “a landscape plan meeting the requirements of this section shall be prepared for all land developments and major subdivisions; and no land development or major subdivision shall be finally approved until all landscaping has been installed or guaranteed in accord with this chapter.” *The Sketch Plan Project Narrative indicates the tank site and pump station sites are located a minimum of 250-feet from State Route 0715, and that the existing woodlands will provide landscaping and screening.*
 - a. 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.”

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."

One thousand three hundred fifteen deciduous or evergreen trees are required on the 109.56 acre project site. Established woodlands exist on the project site and the Township shall determine if they can be counted toward the required number of trees. A sample plot shall be provided to determine the available credit.

- b. 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." *Established woodlands exist along State Route 0715, and only those trees necessary for the new access driveway are proposed to be disturbed. The Township shall determine if they will require street trees, or if a waiver can be requested.*
 - c. In accordance with Zoning Ordinance Section 470-57.C, Housed Equipment, "when the equipment is totally enclosed within a building or cabinet, no fence or screen planting shall be required, and the yard shall be maintained in conformity with the district in which the facility is located." In addition, and in accordance with Zoning Ordinance Sections 470-57.D and 470-57.E, "unhoused equipment shall be enclosed with a chain-link fence six feet in height," and "the required equipment shall be screened in accordance with the requirements of this chapter and of Chapter 390, Subdivision and Land Development." *Any unhoused equipment shall be screened, unless the Township determines the existing woodlands are adequate for a screen.*
20. In accordance with Section 390-56.A.(1)(a), "the intent of this section is to require and set standards for temporary and permanent outdoor lighting in places where public health, safety and welfare are potential concerns. The Outdoor Lighting Ordinance shall protect drivers and pedestrians from the glare of nonvehicular light sources that shine into their eyes and thereby impair safe traverse and protect neighbors and the night sky from nuisance glare and stray light from poorly aimed, placed, applied, maintained or shielded light sources." *The Project Narrative indicates that lighting will be provided for security and night time access by employees at the proposed tank and pump station sites. The location and type of lighting (i.e., wall mounted, post, etc.) with lighting intensities shall accompany the land development plan submission.*
21. In accordance with Section 390-58.B.(1), "this §390-58 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 §390-58." In accordance with Section 390-58.A.(1), the purpose of Section 390-58 is "to provide adequate open spaces, recreational lands and recreation facilities to serve new inhabitants/occupants of new

subdivisions/land developments, for both active and passive recreation, as is specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code (MPC).”
The proposed development will not result in new habitants or occupants; therefore, we believe Section 390-58 does not apply to the proposed land development.

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.

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

Sincerely,



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

JST/mep/cg

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
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.



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May 9, 2019

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

SUBJECT: SANOFI PASTEUR, INC. – PERIMETER PROTECTION PHASE II PRELIM/FINAL LAND DEVELOPMENT REVIEW NO. 1 POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA PROJECT NO. 1930083R www.bjengineers.com

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. Perimeter Protection Phase II. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Pocono Township Plan Receipt Checklist
- Erosion and Sediment Pollution Control Plan Report prepared by Borton Lawson, dated April 12, 2019.
- Post Construction Stormwater Management Plan report prepared by Borton Lawson, dated April 12, 2019.
- Preliminary/Final Land Development Plans (53 sheets) prepared by Borton Lawson, dated April 12, 2019.

BACKGROUND INFORMATION

The Applicant, Sanofi Pasteur, Inc. is proposing perimeter security 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 189 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 development includes the construction of guard towers and a contractors' access road and will also include the installation of security perimeter fencing with gates and turnstiles.

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. 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.*

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 – 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 – Joint Permit*
3. In accordance with Section 390-29.G.(2), the Existing Resources and Site Analysis Plan must include "topography, the contour lines of which shall generally be at two-foot intervals although ten-foot intervals are permissible beyond the parcel boundaries, interpolated from USGS published maps. The determination of appropriate contour intervals shall be made by the Planning Commission, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15% and 25% and exceeding 25% shall be clearly indicated. Topography for land developments shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS bench marks the location and datum of which shall be shown on the plan." *An aerial map has been provided to supplement the Overall Existing Conditions Plan. In addition, an Existing Resource and Site Analysis plan (ERSAP) was previously submitted under a separate application and referenced during this review. The ERSAP depicts existing natural resources with areas of protection and disturbance of those resources. The Existing Resource and Site Analysis plan shall be revised to include the newly proposed construction and be submitted as part of this application.*
4. 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". *A viewshed analysis must be provided, or a waiver requested.*
5. In accordance with Section 390-29.H.(1), Resource Impact and Conservation Analysis, "a resource impact and conservation analysis shall be prepared for all and 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.” *An Existing Resource and Site Analysis plan (ERSAP) was previously submitted under a separate application and referenced during this review. The ERSAP depicts existing natural resources with areas of protection and disturbance of those resources. The Existing Resource and Site Analysis plan shall be revised to include the newly proposed construction and be submitted as part of this application.*

6. In accordance with Section 390-29.I.(1), the Improvements Plan must show “historic resources, trails and significant natural features, including topography, areas of steep slope, wetlands, one-hundred year floodplains, swales, rock outcroppings, vegetation, existing utilities, and other site features, as indicated on the existing resources and site analysis.” *An Existing Resource and Site Analysis plan (ERSAP) was previously submitted under a separate application and referenced during this review. The ERSAP depicts existing natural resources with areas of protection and disturbance of those resources. The Existing Resource and Site Analysis plan shall be revised to include the newly proposed construction and be submitted as part of this application.*
7. In accordance with Section 390-29.I.(13)(b), “layout of all proposed sanitary and storm sewers and location of all inlets and culverts, and any proposed connections with existing facilities. (This data may be on a separate plan.) *A profile for storm sewer pipe P-5 must be provided.*
8. In accordance with Section 390-29.I.(16), the Improvements Plan must include “signature blocks for the Township Engineer and Monroe County Planning Commission.” *The language “Reviewed by the” in the Township Engineer signature block on Sheet CS1 must be removed.*
9. In accordance with Section 390-29.I.(17), the Improvements Plan must include “zoning data (if a zoning ordinance is in effect), including all of the following, when applicable:
 - a. Zoning district designations.
 - b. Zoning district boundary lines traversing the proposed land development.
 - c. Zoning district boundary lines within 1,000 feet of the proposed land development, shown on the location map.”

The Zoning Data on Sheet CS1 must be revised to reference the R-1, Residential Zoning District, the septic setback required in the I, Industrial District, and to clarify 80% impervious area is permitted in the C, Commercial Zoning District for uses other than residential.

10. In accordance with Section 390-29.I.(24), 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), watercourses and any area subject to flooding.” *State Route 0314 must be labeled on Sheet CS3.*
11. In accordance with Section 390-29.I.(26), the Improvements Plan must include a “graphic scale and written scale.” *The scale provided on Sheet C308 is incorrect and must be revised.*

12. 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.*
13. In accordance with Section 390-29.J.(7)(1), “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. *New waterlines are proposed as part of this project. The intent of the new waterlines must be addressed. Should outside agency approvals, or “will serve” letters be required as part of the new construction they must be provided to the Township upon receipt.*
14. In accordance with Section 390-29.J.(8), “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. *A new sanitary sewer forcemain is proposed as part of this project. The intent of the new forcemain must be addressed. Should outside agency approvals be required as part of the new construction they must be provided to the Township upon receipt.*
15. 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.
16. 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.*
17. 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.*
18. 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.” *Note 13 on Sheet CS1 indicates that steep slopes are impacted with this project. Previously it was stated that the property owner agreed to a blanket steep slope easement to protect 65% of the existing steep slopes. Sheet 2 of the previously submitted Existing Resources and Site Analysis plan (ERSAP) lists the current and remaining steep slope encroachments. The ERSAP must be revised to include the newly proposed construction and submitted as part of this application.*

19. 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 along the new access drive is at a 2 to 1 slope and must be revised, or information provided documenting special conditions.*
20. In accordance with Section 390-50.D.(5), “the maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.” *Proposed Rain Gardens #1 and #2 are graded at a 3 to 1 slope and must be revised.*
21. In accordance with Section 390-50.D.(7), “the minimum top width of the detention basin berm shall be 10 feet.” *Rain Gardens #1, #2, and #3 provide rate control for the project site and have berm widths between 3-feet and 4-feet. The berm widths must be revised. A modification may be requested. Berm details referencing the proposed rain gardens must be included on the plan. Justification for the modification including the full grounds and facts of unreasonableness or hardship per Section 390-78.B.(3).*
22. In accordance with Section 390-50.D.(11), emergency spillways having a capacity equal to the peak flow from the 100-year storm event and providing 1-foot of freeboard shall be provided for all detention facilities. *An emergency spillway is shown at Rain Garden #1. No emergency spillways are provided at Rain Gardens #2 and #3. The proposed Rain Gardens provide rate control for the project site and emergency spillways must be provided with associated calculations and details. A modification may be requested. Justification for the modification including the full grounds and facts of unreasonableness or hardship per Section 390-78.B.(3).*
23. In accordance with Section 390-50.D.(12)(a), “anti-seep collars shall be installed around the pipe barrel within the normal saturation zone of the detention basin berm.” *The proposed Rain Gardens provide rate control for the project site and anti-seep collars must be provided per Section 390-50.D.(12). All associated details and calculations must be submitted for review. A modification may be requested. Justification for the modification including the full grounds and facts of unreasonableness or hardship per Section 390-78.B.(3).*
24. In accordance with Section 390-50.D.(13)(a), “all outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints.” *The proposed Rain Gardens provide rate control for the project site and the pipe material of the discharge pipes must be revised. A modification may be requested. Justification for the modification including the full grounds and facts of unreasonableness or hardship per Section 390-78.B.(3).*
25. 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, #7 CFS on Sheet CS402 shall be extended toward the proposed concrete walk to capture all construction discharges.*
 - b. The limit of disturbance label near the B-77 Generator on Sheet CS402 and near #64 CFS on Sheet C408 must be revised to include the area of disturbance.*
 - c. Compost filter sock shall be placed below Sediment Trap ST-2 prior to its construction.*
 - d. On Sheet C410, compost filter sock shall be placed downslope of the driveway construction where the proposed driveway meets the existing driveway.*
 - e. Step 9 of the Turnstile Installation (Main Entrance) Sequence of Construction Activities on Sheet C901 referenced YD-4, however YD-1 and YD-2 are proposed in plan view on Sheet C401. Step 9 must be revised accordingly.*
 - f. The proposed sidewalk on Sheet C902 must be included in the Turnstile Installation (Main Entrance) Sequence of Construction Activities on Sheet C901.*
 - g. Rock Construction Entrance No. 1 is installed twice in the Contractor Lot Road Installation Sequence of Construction Activities on Sheet C901. The Sequence of Construction Activities must be revised, and the rock construction entrances on Sheets C410 and C412 shall be renamed accordingly.*
 - h. The installation of Swale 3 must be included in the Contractor Lot Road Installation Sequence of Construction Activities on Sheet C901.*
26. In accordance with 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, which is appropriate, shall be acceptable evidence. Such evidence shall be provided prior to recording of the final plan.” *New potable and fire service waterlines are proposed. The intent (i.e., relocation, new service) of the proposed waterlines must be addressed. Where applicable, evidence of water supply from the provide must be submitted to the Township upon receipt.*
27. 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 approvals must be submitted to the Township upon receipt.

28. 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.*
29. In accordance with Section 390-52.E.(4)(i)[4], “water mains shall be configured to form a loop system to enhance the continual supply of fresh water. When dead ends occur on new mains, they shall all be closed with cast-iron plugs and caps, with a blowoff valve, with a concrete anchor, or fire hydrant. Concrete anchors (thrust blocks) shall be provided at all vertical and horizontal bends. Water mains shall be installed 10-feet from the center line of the cartway.” *The proposed 16-inch diameter potable waterline and the fire service waterline are shown as dead ends on Sheet C304. This must be addressed, and appropriate details must be added to the plans.*
30. In accordance with Section 390-52.E.(4)(i)[21], “pipe material used in the construction of water mains shall be cement-lined ductile iron pipe, prestressed concrete cylinder pipe, reinforced concrete pressure pipe, or PVC pipe. All pipe and appurtenances shall comply with the applicable AWWA standards in effect at the time of application.” *The material of the proposed waterlines must be provided on the plan.*
31. In accordance with Section 390-52.E.(4)(i)[22], “pipe bedding and backfill shall be installed in accordance with the pipe manufacturer’s recommendations.” *Details must be provided on the plan.*
32. In accordance with Section 390-52.E.(4)(j), “no construction of any water distribution system shall commence prior to written approvals and/or comments from the Department of Environmental Protection, the Fire Department and the Township.” *A note to this effect must be placed on the plan. All approvals must be provided to the Township upon receipt.*
33. In accordance with Section 390-52.E.(4)(l)[1], “all newly installed water mains shall be inspected by Township personnel and be pressure tested and disinfected in accordance with AWWA standards AWWA C600 and AWWA C651 respectively. Testing shall include programs for adequate flushing, disinfection and microbiological testing of all water mains. At least one satisfactory bacteriological sample must be obtained from the water main and analyzed by a certified laboratory, with acceptable test results, before the main is placed into service.” *A note to this effect must be placed on the plan.*

34. In accordance with Section 390-52.E.(5), “distribution systems serving commercial or industrial developments shall provide for a minimum flow rate of at least 2.5 times the projected average daily flow rate or a minimum flow rate in accordance with the standards of the National Fire Underwriters Association, whichever is greater.” *A note to this effect must be placed on the plan, and evidence of the required minimum flow rate must be provided to the Township.*
35. In accordance with Section 390-52.G.(1)(a)[1], “an overall plan view of the collection and conveyance system showing the location of all sewers and manholes together with manhole numbers, the identification of all pumping stations and related appurtenances, all existing and proposed buildings with elevations of finished floor and basement floor (if applicable) and all existing and proposed sewer laterals. All other utilities that may pose a potential conflict shall also be delineated on the overall plan.” *A new sanitary sewer forcemain is shown on the plan, however there is no connection to an existing sanitary sewer line. The plan must be revised, and details must be provided.*
36. In accordance with Section 390-52.G.(1)(a)[2], “profile view of all existing and proposed sewer mains, including ground, rim and invert elevations, grade of all existing and proposed sewer mains and force mains, complete with pipe lengths, size, and type of material. All other utilities that may pose a potential conflict shall also be delineated on the profile plan(s).” *A profile of the proposed forcemain must be provided on the plan.*
37. In accordance with Section 390-52.G.(1)(a)[4], “drawings shall contain notes indicating that all construction of sanitary sewers must be in accordance with the standards and specifications as amended and adopted by the Township.” *Notes must be provided on the plan.*
38. In accordance with Section 390-52.G.(1)(a)[6], “shop drawings of all material shall be submitted to the Township for review and approval prior to the start of construction.” *A note to this effect must be placed on the plan.*
39. In accordance with Section 390-52.G.(1)(e)[1], “all sewers, including mains, laterals and manholes, shall be subjected to inspections by the Township and tested for leakage in accordance with the requirements of the Township. The applicant shall be responsible for furnishing all necessary material and equipment for testing.” *A note to this effect must be placed on the plan.*
40. In accordance with Section 390-52.G.(1)(e)[2], “air-testing of all sewers shall be in accordance with ASTM C828.” *A note to this effect must be placed on the plan.*
41. In accordance with Section 390-52.G.(1)(h), “prior to acceptance of the completed work, copies of as-built drawings shall be submitted by the contractor. As-built drawings are copies of the approved construction drawings. Existing design numbers (top and invert elevations, pipe lengths and slopes) shall be crossed out with one line so that the original numbers can still be determined. As-built numbers shall be indicated below the cross-out numbers. The plans shall be prepared by a licensed surveyor and show as-built locations of all lateral stubs. All easements shall be shown and shall be fully described by metes and bounds on plot plans.” *A note requiring as-built plans of the construction sanitary sewer must be placed on the plan.*
42. 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 thirty one (2,531) deciduous or evergreen trees are required on the 210.928 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. Seven (7) deciduous trees are proposed.

43. In accordance with Section 390-55.B.(2), "existing vegetation designated "TO REMAIN" in accord with Subsection B.(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan." *Tree protection fence and an associated detail must be provided on the plan.*
44. 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. We believe the density of the existing woodlands can satisfy the buffer requirements, however a waiver from the buffer will be required.

45. 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 the proposed landscaping must be provided on the plan.*
46. 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 related to the required number of deciduous/evergreen trees and buffer plantings must be provided on the plan.*
47. 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 the proposed landscaping must be included in the construction cost estimate required in Comment 15.*
48. 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)]” *No lighting is proposed. A lighting design plan and supporting notes and details must be provided.*
49. 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 6.72 acres of development is \$9,408.*

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).

50. In accordance with Section 365-10.I.(6)(b)[1], “stormwater conveyance required by the municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.” *It appears construction will occur within the wetland buffer. The Existing Resources and Site Analysis plan must be revised to show the proposed construction and submitted for review under this application.*

51. In accordance with Section 365-10.I.(8)(b), “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.” *It appears construction will occur within the stream buffer. The Existing Resources and Site Analysis plan must be revised to show the proposed construction and submitted for review under this application.*

52. In accordance with Sections 365.11.A.(2)(b) and 365-11.B.(2), “an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant’s design professional.” Site-specific infiltration test results (at the level of the proposed infiltration surface) in accordance with the BMP Manual and/or ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate must be provided. *The submitted infiltration calculations were completed for the project site in 2013. The areas of new construction have been disturbed since 2013 and there is concern with the impacts to the previously tested infiltration rates. In addition, the testing performed within Rain Garden #3 has a rate of 0 inches per hour. A test outside of Rain Garden #3 was utilized in the calculations.*

Additional testing shall be performed to confirm infiltration rates in Rain Gardens #1 and #3. No testing results have been submitted in support of those utilized in the Rain Garden #2 calculations. Testing at Rain Garden #2 must be completed.

53. In accordance with Section 365-13.J, “the design of any stormwater detention facilities intended to meet the performance standards of this chapter shall be verified by routing the design storm hydrograph through these facilities using the Storage-Indication Method. For drainage areas greater than 200 acres in size, the design storm hydrograph shall be computed using a calculation method that produces a full hydrograph. The municipality may approve the use of any generally accepted full hydrograph approximation technique shall use a total runoff volume that is consistent with the volume from a method that produces a full hydrograph.” *Rain garden routing calculations must be submitted for review.*

54. 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 computer 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 deigned 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.” *An emergency spillway must be provided for proposed Rain Gardens #2 and #3. Calculations in support of the emergency spillways must also be submitted. A modification may be requested. Justification for the modification including the full grounds and facts of unreasonableness or hardship per Section 390-78.B.(3).*

55. In accordance with Section 365-14.B, “any facilities that constitute water obstructions (e.g., culverts, bridges, outfalls, or stream enclosures), and any work involving wetlands governed by PADEP Chapter 105 regulations (as amended or replaced from time to by PADEP), shall

be designed in accordance with Chapter 105 and will require a permit from PADEP". *A Joint Permit from PADEP is required for proposed work within areas of stream and wetlands. The Joint Permit must be provided to the Township upon receipt.*

56. 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." *Calculations must be provided for all proposed storm sewer. In addition, the existing storm sewer collecting stormwater from Swale 1 must be analyzed utilizing the increase in impervious area.*
57. 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 25 for comments related to our review of the Erosion and Sediment Control Plan, Notes and Details.*
58. In accordance with Section 365-15.B.(1), areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration." *Notes must be provided on the plan requiring protection of the proposed rain garden areas.* 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.*
59. 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.*
60. In accordance with Section 365-19.B.(18), "overland drainage patterns and swales" must be provided on the plan. *Drainage areas related to the rain garden inflows, swales, and storm sewer must also be provided.*
61. In accordance with Section 365-19.B.(19), "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" must be provided. *A note must be provided on the plan related to an easement for stormwater management facilities that permits, but not obligates the Township to enter the property and observe the facilities, and to make repairs as needed at the expense of the property owner should the property owner fail to do so.*
62. In accordance with Section 365-19.C.(1)(d), the "expected project time schedule" must be

provided on the plan. *The project schedule must be provided on the plan.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

63. The impervious area listed in post drainage area D.1a is less than that in the predevelopment condition calculation. The new access drive is located within post drainage area D.1a, and the post development impervious area must be revised accordingly.
64. The impervious area in post drainage area D.1b remains unchanged when compared to the predevelopment condition calculation, however a new driveway is proposed in post drainage area D.1b. Therefore, the post development impervious area must be revised accordingly.
65. Drainage area C.1e must be labeled on the drainage area plans.
66. The Storage Volume calculation for Rain Garden #2 indicates a discharge elevation of 1184.75. This elevation must also be provided on the plan in detail and/or in plan view.
67. Pipes XP-4 and XP-3 referenced in the Storm Structure Schedule on Sheet C702 must be labeled in plan view.
68. The outlet pipe number listed for structure I-1 in the Storm Structure Schedule on Sheet C702 must be corrected to reference pipe P-5. In addition, the invert in elevation for MH-6 listed in the Storm Structure Schedule must be revised.
69. Details of the outlet structures at inlet I-1 and I-7 must be provided on the plan.
70. A detail for a Type C inlet must also be provided on the plan for inlet I-2.
71. A detail for a 2'-0" x 2'-0" Inlet Box with Concrete Top Unit is provided on Sheet C905, however it does not appear this type of inlet is provided for in plan view and the detail should be removed.
72. On Sheet C908, two (2) Rain Garden #2's are listed in the Rain Garden/Bioretenion Facility detail, and the list must be revised accordingly.

MISCELLANEOUS COMMENTS

73. Note 12 on Sheet CS1 references an increase of impervious area of 0.08 acres. The proposed access drive increases the impervious area by approximately 1 acre and Note 12 must be revised.
74. On Sheet C202, a Type 4a handicap ramp is proposed. A detailed plan view showing dimensions, slopes, and spot elevations, and construction details showing materials must be provided on the plan.
75. The existing treeline must be shown on Sheets C204 and C304.
76. Porous asphalt is specified along portions of the proposed contractor lot access drive on Sheet C207. Given the intended use of the proposed access drive we do not believe porous asphalt is appropriate and the plan should be revised.
77. The accessibility of the proposed access drive from the existing parking lot must be addressed.

Turning movement analysis showing the largest truck accessing the proposed contractor lot access drive shall be provided.

78. The existing cul-de-sac located at the helipad is proposed to be removed. A 24-foot wide driveway taking access from the contractor lot access drive is now proposed. We question the accessibility and turn around capabilities of emergency vehicles along the 24-foot wide driveway.

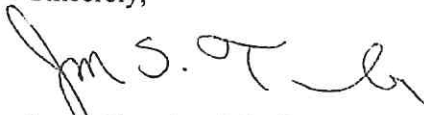
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

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

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

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

Sincerely,



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

JST/mep/cg

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
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.