

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 28, 2017 - 7:00 p.m.

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

B. ROLL CALL

C. NOTIFICATIONS OF COMMENTS

D. CORRESPONDENCE: None

E. MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 11/13/2017

F. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

G. FINAL PLANS UNDER CONSIDERATION:

- 1) Auto Sales Lot for Homes of the Poconos, LLC - Plans were administratively accepted at the 10/23/2017 P.C. Mtg. Plan fees have been paid. The original plan received preliminary approval ten years ago as an Auto Sales Lot. Tabled at the 11/13/2017 P.C. Mtg. Deadline for P.C. consideration is 1/15/2018.

- 2) Minor Subdivision Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlie Lynn Trapasso - Plans were administratively accepted at the 10/23/2017 P.C. Mtg. Plan fees have been paid. Tabled at the 11/13/2017 P.C. Mtg. Deadline for P.C. consideration is 1/15/2018.

H. 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 11/13/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 6/11/2018.

2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 11/13/2017 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/8/2018.

3. Poconos Hospitality Land Development Plan - The plans were administratively accepted at the 5/8/2017 P.C. Mtg. Review No. 1

was distributed 6/7/2017. Review No. 3 was distributed 11/22/2017. Tabled at the 11/13/2017 P.C. Mtg. Time extension requested until 12/5/2017. **Deadline for P.C. consideration extended to 11/28/2017.**

4. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 8/14/2017 P.C. Mtg. Plans were tabled at the 11/13/2017 P.C. Mtg. Time extension requested until 1/23/2018. Deadline for P.C. consideration is extended to 1/8/2018.

SKETCH PLANS: None

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

ORDINANCE:

UNFINISHED BUSINESS:

NEW BUSINESS:

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
Homes of the Poconos (10/23/2017)	Land Dev	Final	1/21/2018	1/8/2018	1/15/2018	11/10/2017	11/13/2017		
Minor Subdivision Brookdale Minor (Trapasso) (10/23/2017)	Minor Sub	Final	1/21/2018	1/8/2018	1/15/2018	11/10/2017	11/13/2017		
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date	11/13/2017		
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/20/2018	10/8/2018	10/15/2018	Planning Rev 9/9/16 Technical Rev 11/9/16	11/13/2017		
Poconos Hospitality (5/8/17)	Land Dev	Prelim	12/5/2017	11/28/2017	12/4/2017	11/21/2017	11/13/2017		
Running Lane LDP (8/14/17) *Submitted one application	Land Dev	Prelim	1/23/2018	1/8/2018	1/15/2018	8/25/2017	11/13/2017		
Running Lane LDP (8/14/17)	Lot Combo	Prelim	1/23/2018	1/8/2018	1/15/2018	8/25/2017	11/13/2017		

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 13, 2017
7:00 p.m.

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The Pocono Township Planning Commission Regular Meeting was held on November 13, 2017 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

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

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

CORRESPONDENCE:

1) Daystar Holiness Bible Church has decided not to move forward with the project. Applicant is requesting to be withdrawn. Request was acknowledged by Commissioners.

MANAGER'S REPORT: None

MINUTES: Dennis Purcell made a motion, seconded by Jeremy Sawicki, to approve the minutes of 10/23/2017. All in favor. Motion Carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION:

1. Auto Sales Lot for Homes of the Poconos, LLC

Bob Demarest made a motion, seconded by Bob DeYoung, to table Auto Sales Lot for Homes of the Poconos, LLC. All in favor. Motion Carried.

2. Minor Subdivision Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlie Lynn Trapasso

Nate Oiler of RKR Hess, a division of UTRS, Inc., represented the plan. Discussion followed on Boucher & James' review letter comments.

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Bob Demarest made a motion, seconded by Dennis Purcell, to table the Minor Subdivision Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlie Lynn Trapasso. 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 10/23/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 6/11/2018.

Marie Guidry made a motion, seconded by Bob Demarest, 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 10/23/2017 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/8/2018.

Bob Demarest made a motion, seconded by Bob DeYoung, to table Spa Castle Land Development. All in favor. Motion Carried.

3. Day Star Holiness Bible Church - Land Development on Learn Road. The plans were administratively accepted at the 2/13/2017 P.C. Mtg. Review No. 1 was distributed 3/10/2017. Review No. 2 was distributed 9/8/2017. Tabled at the 10/23/2017 P.C. Mtg. Time extension requested until 12/4/2017. Deadline for P.C. consideration extended to 11/27/2017. Plan was withdrawn as per the Applicant's request.

4. Poconos Hospitality Land Development Plan - The plans were administratively accepted at the 5/8/2017 P.C. Mtg. Review No. 1 was distributed 6/7/2017. Review No. 2 was distributed 9/21/2017. Tabled at the 10/23/2017 P.C. Mtg. Time extension requested until 12/5/2017. Deadline for P.C. consideration extended to 11/28/2017.

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Bob Demarest made a motion, seconded by Dennis Purcell, to table the Pocono Hospitality Land Development Plan. All in favor. Motion Carried.

5. Belanger Minor Subdivision- The plans were administratively accepted at the 6/12/2017 P.C. Mtg. Review No. 1 was distributed 6/23/2017. Review No. 2 was distributed 9/8/2017. Tabled at the 10/23/2017 P.C. Mtg. Time extension requested until 2/1/2018. Deadline for P.C. consideration extended to 1/8/2018.

Sarah Bue-Morris, Bue-Morris Associates, Inc., represented the plan. It was noted there are three drafting issues that need addressing and a copy of the NPDES approval letter is needed. A Bog Turtle survey has been completed.

Bob Demarest made a motion, seconded by Scott Gilliland, to approve the Belanger Minor Subdivision plans conditioned upon Township Engineer's Review No. 3 letter dated 11/10/2017 being addressed. All in favor. Motion Carried.

6. Running Lane Land Development Plan and Minor Subdivision / Lot Combination Plan - The plans were administratively accepted at the 8/14/2017 P.C. Mtg. Plans were tabled at the 10/23/2017 P.C. Mtg. Time extension requested until 1/23/2018. Deadline for P.C. consideration is 1/8/2018.

Dennis Purcell made a motion, seconded by Jeremy Sawicki, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion Carried.

SKETCH PLANS: Ertle Cars Sketch Plan - Marc Wolfe, of Newman, Williams, Mishkin, Corveleyn, Wolfe, & Fareri, represented the plan. Discussion followed on Boucher & James' review letter dated 11/10/2017. The applicant proposes an 82-bay Used Car Lot in addition to the existing repair garage. An HOP has not been applied for. Discussion followed on requirements for Land Development including lighting, paving, curbing, entrances, exists, and landscaping.

James Ertle, Ertle Enterprises, suggested putting a grass island to barrier off access points to property. Mike Tripus, Zoning Officer, indicated a driveway permit would be issued by PennDOT because it is a state road.

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

ORDINANCE: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS BY AUDIENCE: The Board had an open discussion on future road improvements within the Township. Jon Tresslar, Township Engineer, will call PennDOT to inquire about meetings the Township should be involved in.

ADJOURNMENT:

Marie Guidry made a motion, seconded by Bob DeYoung, to adjourn the meeting at 7:59 p.m. until 11/28/2017 at 7:00 p.m. All in favor. Motion Carried.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

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

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

www.bjengineers.com

November 21, 2017

DonnaASURE, Township Manager
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: SEWAGE FACILITIES PLANNING MODULE EXEMPTION
POCONOS HOSPITALITY LAND DEVELOPMENT PLAN
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730043R**

Dear Ms.ASURE:

The Applicant is requesting an exemption from Sewage Planning. The proposed land development consists of a 3-story, 99 bed, hotel with associated parking, stormwater management facilities, and public water and sewer services. The site will take access from an improved Flute Road which intersects with MCTA Drive.

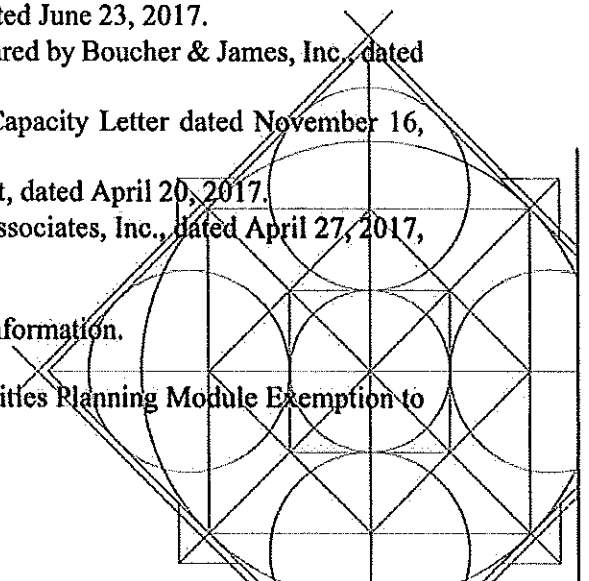
The proposed development is located within the Pocono Township's sewage service area depicted on the Pocono Township Act 537 Plan. The development is anticipated to require an average water demand of 7,200 gallons per day, and 6,175 gallons per day, or 25 EDUs of sewage flow is anticipated. The Brodhead Creek Regional Authority's Joint Municipal Wastewater Treatment Plant will treat the sewage.

We have provided four (4) copies of the following Sewage Facilities Planning Module Exemption documents that have been submitted.

- PADEP Sewage Facilities Planning Module Exemption Form.
- Brodhead Creek Regional Authority Will Serve Letter dated June 23, 2017.
- Pocono Township Sewer Treatment Capacity Letter prepared by Boucher & James, Inc., dated September 29, 2017.
- Brodhead Creek Regional Authority Sewer Treatment Capacity Letter dated November 16, 2017.
- Pennsylvania Natural Diversity Inventory (PNDI) Receipt, dated April 20, 2017.
- Grading Plan & PCSM Plan prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017, revised August 25, 2017.

We have no comments based upon our review of the submitted information.

We recommend the Township sign, and submit the Sewage Facilities Planning Module Exemption to

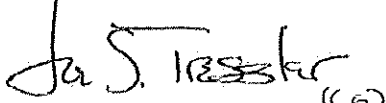


Pocono Township Planning Commission
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the Pennsylvania Department of Environmental Protection for review.

If you should have any questions, please contact me.

Sincerely,


Jon S. Tresslar, P.E., P.L.S.^(CG)
Township Engineer

JST/mep/cg

Enclosures

cc: Pam Tripus – Township Secretary
Pat Briegel – Pocono Township
Alex Kinzey, R.J. Fisher & Associates, Inc. – Applicant's Engineer
Melissa E. Prugar, P.E. – Boucher & James, Inc.

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Boucher & James, Inc.
CONSULTING ENGINEERS

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INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

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

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408
www.bjengineers.com

November 21, 2017

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

**SUBJECT: POCONOS HOSPITALITY LAND DEVELOPMENT PLAN REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730043R**

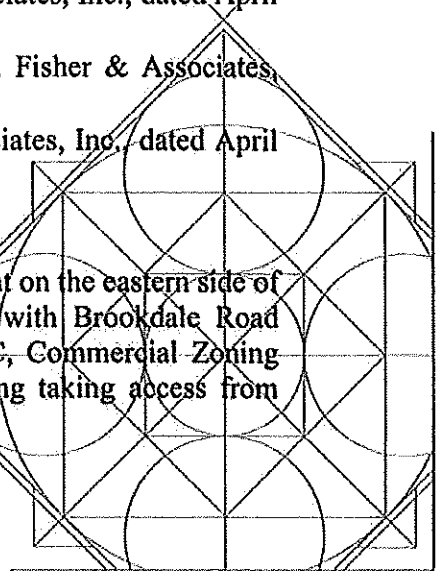
Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our third review of the Land Development Plan Application for Poconos Hospitality. The submitted information consists of the following items.

- Response letter prepared by R.J. Fisher & Associates, Inc., dated October 26, 2017.
- Monroe County Conservation District Completeness Notification Letter dated October 5, 2017.
- Revised Trip Generation Evaluation prepared by Grove Miller Engineering, Inc., dated October 23, 2017.
- Property Deed, Deed Book 1959, Page 0938.
- Title Search.
- Easement Agreement.
- Engineer's Construction Cost Estimate prepared by R.J. Fisher & Associates, Inc., dated November 15, 2017.
- Exterior Elevations Plan prepared by Meister Cox Architects, revised July 28, 2017.
- Appendix G, Request for Modification from Section 307.A.
- Erosion and Sediment Control Report prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017, revised October 26, 2017.
- Post Construction Stormwater Management Report prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017, revised October 25, 2017.
- Land Development Plan (24 Sheets) prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017, revised October 26, 2017.

BACKGROUND INFORMATION

The Applicant, Poconos Hospitality, LLC, is proposing a land development on the eastern side of State Route 0611, approximately 1,500 feet north of the intersection with Brookdale Road (Parcel No. 12/113048). The existing property is located within the C, Commercial Zoning District and consists of an existing police station and associated parking taking access from MCTA Drive via a driveway across the neighboring property.



The proposed land development consists of a 3-story, 99 bed, hotel with associated parking, stormwater management facilities, and public water and sewer services. The site will take access from an improved Flute Road which intersects with MCTA Drive.

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

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

ZONING ORDINANCE

1. Comment satisfied.
2. In accordance with Section 405.E, "all proposed signs shall conform to the requirements of Article VII of this Ordinance". *Any proposed signs must be approved per Article VII. (Previous Comment) The response indicates signage is being designed per the Ordinance by MC Signs.*
3. Comment satisfied.
4. Comment satisfied.
5. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

6. In accordance with Sections 306.2.6.C and 406.6.J, the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. *Submission must be made to the Monroe County Planning Commission and Monroe County Conservation District. All submission, and reviews and approvals must be provided to the Township. In addition, the emergency access is proposed along S.R. 0611. Due to the change in use, the Pennsylvania Department of Transportation should be contacted to determine if a submission is required. (Previous Comment) Comments dated June 2, 2017, were received from the Monroe County Planning Commission. In addition, the response indicates communication with the Pennsylvania Department of Transportation (PennDOT) has commenced and that PennDOT has expressed concern with traffic volumes at the intersection of State Route 0611 and M.C.T.A. Drive. The response further indicates correspondence from PennDOT will be provided upon receipt. (Previous Comment) Comments dated June 2, 2017, were received from the Monroe County Planning Commission. An email correspondence from the Pennsylvania Department of Transportation (PennDOT) indicates that PennDOT has reviewed the Revised Trip Generation Evaluation and agrees the daily and weekly volumes of the proposed use will not exceed that of the existing use. No further action is required.*
7. In accordance with Sections 306.6 and 406.6.H.1, the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is

granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditional upon Department of Environmental Protection sewage planning approval. *The hotel is proposed to connect to public sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review. (Previous Comment) A Sewage Facilities Planning Module Exemption has been submitted to the Township. A Treatment Capacity Letter dated September 15, 2017 was provided to the Brodhead Creek Regional Authority. We are waiting for response from the Brodhead Creek Regional Authority. (Previous Comment) A revised Treatment Capacity Letter dated September 29, 2017 was provided to the Brodhead Creek Regional Authority (BCRA). A response from BCRA was received November 16, 2017 and indicates the wastewater treatment plan currently has capacity for the proposed development.*

8. In accordance with Section 306.13, "upon completion of all improvements, the Applicant shall provide to the Township two (2) paper sets of plans and one (1) compact disk with the plans in PDF format certified by the Applicant's engineer showing all such improvements installed to document conformance with the Record Plan. Failure of the Applicant to provide as-built plans shall constitute a violation of this Ordinance, and shall be subject to all the enforcement proceedings contained in this Ordinance and may result in rescission of approval." (See Section 408 for As-Built requirements.) An As-Built Plan deviating in any material respect from the Record Plan will require a revised Land Development Plan to be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review. (Previous Comment) This comment has been acknowledged.*
9. Comment satisfied.
10. In accordance with Sections 406.5.C, 406.6.A.1, and 406.6.A.2, the plan shall include the typical cross sections, location, alignment, width, profile and proposed names of all proposed roads and road rights-of-way, including all road extensions or spurs that are reasonably necessary to provide adequate road connections and facilities to adjoining development or undeveloped areas; preliminarily-engineered profiles for proposed roads." *Cross sections and a centerline profile in accordance with Section 406.6.A.2 must be provided for proposed Flute Road. The Flute Road Right-of-Way extends between M.C.T.A. Drive and Melrose Drive, and a 20-foot wide cartway exists from Melrose Drive to just east of the hotel property's eastern property line. The Township shall determine if Flute Road should connect M.C.T.A. Drive to the existing 20-foot wide cartway and if improvements per Table VI-1 will be required along the existing cartway. (Previous Comment) It is noted that the Design Engineer indicated at the June 12, 2017 Planning Commission meeting that connection between M.C.T.A. Drive and Melrose Drive will not be made with proposed Flute Road. (Previous Comment) At its meeting held on September 25, 2017, the Planning Commission determined connection to Melrose Drive would not be necessary.*
11. Comment satisfied.
12. Comment satisfied.

13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.
17. Comment satisfied.
18. Comment satisfied.
19. In accordance with Sections 406.6.A.3 and 408.3.B, turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *Turning movement diagrams for the required WB-50 truck, and a fire truck must be provided. The fire truck turning movement diagram must also be provided to the Fire Chief for review. (Previous Comment) The Fire Truck Turning Plan must be submitted to the Fire Chief for review.*
20. In accordance with Section 406.6.B, "exterior elevations of any proposed buildings including at least the front and side elevations" must be provided. *Elevations of the proposed hotel must be submitted. (Previous Comment) Building elevations have been submitted. The Township shall review as deemed necessary.*
21. Comment satisfied.
22. Comment satisfied.
23. Comment satisfied.
24. In accordance with Section 406.7, "a community impact analysis including the following information shall be required for land developments containing fifteen (15) or more dwelling units or residential lots in the aggregate; all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; or development of any kind impacting thirty (30) acres of land or more in the aggregate" must be provided. *The community impact analysis must be submitted. (Previous Comment) A requirement of the community impact analysis is to provide a Phase I Environmental Site Assessment (PESA). The submitted Resource Assessment Report indicates the PESA will be completed by the developer prior to closing. The Township shall determine if a copy of the PESA should be provided prior to Final Plan approval.*
25. Comment satisfied.
26. Comment satisfied.
27. Comment satisfied.

28. Comment satisfied.
29. In accordance with Section 500, "No final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
 - A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant's Engineer; or,
 - B. Proposed developer's agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners."

A performance guarantee, per Section 503, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment) This comment has been acknowledged. A cost estimate has been submitted and a review will be provided under separate cover.

30. Comment satisfied.
31. In accordance with Section 506.1, "the Developer shall provide a plan for the succession of ownership, operation and maintenance prepared by the Applicant for consideration and approval by the Township, and such plan shall be made part of the development deed covenants and restrictions". *The required plan shall be completed and provided to the Township. (Previous Comment) The response indicates the required plan will be provided prior to plan recording.*
32. In accordance with Section 506.2.1, land development provisions for the private operation and maintenance of all development improvements "shall be in the form of deed covenants and restrictions clearly placing the responsibility of maintenance of all development improvements with the owner of the land development." *Ownership and maintenance of the proposed improvements must be in the form of deed covenants and restrictions. (Previous Comment) This comment has been acknowledged.*
33. In accordance with Section 506.2.3, "in the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with Section 503.1 to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be fifteen (15) percent of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *A maintenance fund shall be established for the continued*

maintenance of the proposed stormwater management facilities, and Flute Road if required. (Previous Comment) This comment has been acknowledged.

34. In accordance with Section 509, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements." *A development agreement must be executed prior to plan recordation. (Previous Comment) This comment has been acknowledged.*
35. In accordance with Section 601.1.F.5.a.1, "steep slope area is defined as those areas having an original unaltered slope of twenty (20) percent or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable to the Township." *It appears steep slopes exist on the property. These areas shall be delineated on the plan, and the restrictions and requirements in Section 601.1.F.5.b must be provided. (Previous Comment) A waiver from Section 601.1.F.5.a.1 was requested and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. We have no objection to this request as the existing steep slopes are man-made.*
36. Comment satisfied.
37. Comment satisfied.
38. Comment satisfied.
39. Comment satisfied.
40. Comment satisfied.
41. Comment satisfied.
42. Comment satisfied.
43. In accordance with Sections 607.11.A.1 and 607.11.A.2, "access easements shall be shown and labeled on the plan to indicate the purpose, easement users, and the rights of said users", and the "ownership and maintenance responsibility shall be noted on the plan for each easement". *An existing access easement is shown from the proposed development through the northern property and to S.R. 0611. Knock down emergency access gates (one on each property) are proposed to limit the easement to emergency vehicles. A portion of this proposed emergency access consists of lawn and should be revised to utilize a more stable surface. (Previous Comment) The proposed emergency access is no longer directed toward State Road 0611, but through the existing western driveway on the northern neighboring property to M.C.T.A. Drive. A 30-foot wide access easement is shown on the plan, and the access agreement must be submitted prior to plan recording. (Previous Comment) The response indicates an agreement is being drafted. This agreement must be provided prior to plan recording.*

44. Comment satisfied.
45. Comment satisfied.
46. Comment satisfied.
47. Comment satisfied.
48. Comment satisfied.
49. Comment satisfied.
50. Comment satisfied.
51. Comment satisfied.
52. Comment satisfied.
53. Comment satisfied.
54. Comment satisfied.
55. In accordance with Section 609.3, “stormwater drainage and management shall comply with all Pennsylvania Department of Environmental Protection, PennDOT, and other agency rules and regulations”. *An NPDES Permit from the Pennsylvania Department of Environmental Protection is required and must be provided upon receipt. (Previous Comment) This comment has been acknowledged. (Previous Comment) A Monroe County Conservation District Completeness Notification Letter dated October 5, 2017 has been provided with this submission. No technical review, or approval has not been received to date.*
56. In accordance with Section 609.4.G, “the minimum top width of the detention basin berm shall be ten (10) feet”. *A top of berm at elevation 1175.00 having a width of 10-feet is proposed in the Stormwater Basin Detail on Sheet 7. It does not appear the proposed grading provides the required width of 10-feet. The grading should be revised and the berm elevation at 1175.00 shall be delineated on the plan. (Previous Comment) A waiver from Section 609.4.G was requested and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. The existing basin is proposed to be modified, but the berm width of approximately 8-feet is proposed to remain. Grading of the existing basin is limited by the Pennsylvania Department of Transportation (PennDOT) Right-of-Way along State Route 0611. However, the previous plan proposed two (2) retaining walls east of the existing basin which further limited the grading required to modify the existing basin to meet the requirements of this ordinance. The retaining walls are no longer proposed. It appears that extending Retaining Wall #2 along the parking lot between it and the existing basin would provide a gain in elevation and would permit the required 10-foot wide berm. The proposed grading shall be revised accordingly and the need for this waiver may be eliminated. (Previous Comment) The grading at the existing basin has been revised and a 10-foot wide berm is now provided. Therefore, the waiver request*

submitted for Section 609.4.G is no longer required.

57. Comment satisfied.
58. In accordance with Section 609.4.K.5, "the minimum capacity of all emergency spillways shall be the peak flow rate from the one-hundred-year design storm after development". *Emergency spillway calculations showing the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review. A waiver from Section 609.4.K.5 was requested and was recommended to the Board of Commissioners by the Planning Commission at its July 31, 2017 meeting. The existing spillway at the existing basin will be utilized. Calculations have been provided demonstrating the existing spillway has capacity for the 100-year storm event with 0.52-feet of freeboard. We have no objection to this request.*
59. Comment satisfied.
60. Comment satisfied.
61. In accordance with Section 610.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control". *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. (Previous Comment) A Monroe County Conservation District Completeness Notification Letter dated October 5, 2017 has been provided with this submission. No technical review, or approval has not been received to date.*
62. In accordance with Section 611.A, "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 hotel is proposed to connect to public water and sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review, and evidence of adequate water supply must be submitted. (Previous Comment) A Sewage Facilities Planning Module Exemption has been submitted for execution by the Township. A Treatment Capacity Letter dated September 15, 2017 was provided to the Brodhead Creek Regional Authority. We are waiting for response from the Brodhead Creek Regional Authority. (Previous Comment) A revised Treatment Capacity Letter dated September 29, 2017 was provided to the Brodhead Creek Regional Authority (BCRA). A response from BCRA was received November 16, 2017 and indicates the wastewater treatment plan currently has capacity for the proposed development.*
63. Comment satisfied.
64. In accordance with Section 615.3.B.2, "the ends of all parking rows shall be divided from drives by planting islands." *(New Comment) The 9 space parking row east of and adjacent to the proposed hotel must have a planting island on its southern end. (Previous Comment) The new 4-foot wide planting island must be revised to have a minimum width of 9-feet per Section 615.3.B.5.*

65. Comment satisfied.
66. Comment satisfied.
67. In accordance with Section 615.3.B.8, “plants shall comply with the requirements of Section 615.7 of this Ordinance. The use of plants selected from the *List of Acceptable Plants* in Section 615.8 is required.” *(New Comment) (Previous Comment) The proposed Serviceberry, Eastern Redbud, Japanese Gold Mound, Japanese Black Pine, Serbian Spruce, and Fat Albert Blue Spruce are not listed in Appendix A, however they share the same Hardiness Zone as the Township. The Township shall determine if these plants are acceptable substitutes.*
68. In accordance with Section 615.3.C, “all parking lots shall be buffered from public roads and from adjacent properties as required in Section 615.6”. In accordance with Section 615.6.C.3 and Table 615-1, Parking Lot Buffers Along Road Rights-of-Way, a 30-foot wide high density buffer is required between the proposed parking lot and State Route 0611. *(New Comment) (Previous Comment) Sixty (60) evergreen, 24 ornamental, and 24 canopy trees are required in the high density buffer along State Route 0611. Six (6) evergreen, 0 ornamental, and 8 canopy trees are proposed. A waiver from Section 615.6 was requested and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. We find that the proposed buffer meets the intent of the Ordinance and have no objection to this waiver in relation to the parking lot buffer along State Route 0611.*
69. Comment satisfied.
70. In accordance with Sections 615.5.D, 615.6.C, and Table 615-1, Property Line Buffers, the following property line buffers are required. *(New Comment) (Previous Comment) A waiver from Section 615.6 was requested and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. We have no objection to this request with respect to the required property line buffers.*
 - a. *A 10-foot wide, low density buffer consisting of 10 canopy and 5 ornamental trees is required along the 453-foot northern property line. Ten (10) canopy and 0 ornamental trees are proposed. A proposed swale and storm sewer limit the amount of landscaping within this buffer. We find that the proposed buffer meets the intent of the Ordinance.*
 - b. *A 10-foot wide, low density buffer consisting of 3 canopy and 2 ornamental trees is required along the 138-foot northeastern property line. Three (3) canopy and 0 ornamental trees are proposed. The proposed access drive and existing PP&L Right-of-Way limit the amount of landscaping within this buffer. We find that the proposed buffer meets the intent of the Ordinance.*
 - c. *A 20-foot wide, high density buffer consisting of 31 evergreen, 13 canopy, and 13 ornamental trees are required along the 212-foot and 406-foot southern property lines. Eleven (11) evergreen and 2 canopy trees are now proposed. An existing 42-foot wide PP&L Right-of-Way exists along the southern property*

lines which limits the planting of new trees.

In accordance with Section 615.C.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." Existing trees are located within the PPL Easement and on the neighboring property that can act as the required buffer. The Township shall determine if the existing trees are a sufficient buffer between the proposed hotel and existing residential use.

71. In accordance with Section 616.1.D, "lighting plans shall be submitted for review and approval of any installation of lighting in connection with a land development application for any use identified in Subsection (b) of this Section." *A lighting plan must be submitted for review. (Previous Comment) The following comments are related to our review of the Lighting Plan on Sheet 10.*
 - a. In accordance with Section 616.1.D.1.b, a "description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights". *(New Comment) Catalog cut sheets, and a light pole and foundation detail must be provided on the plan. (Previous Comment) Cut sheets for the proposed lights have been provided. The response notes the light pole and base design is by others. This information must be provided on the plan for review.*
 - b. Comment satisfied.
72. In accordance with Section 619.B, common open spaces, recreation areas, and/or in-lieu-of fees "shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this Section 619". In addition, and in accordance with Section 619.E.5, "if a non-residential subdivision or land development is required to dedicate common open space, the following amounts of common open space shall be required, unless revised by resolution of the Board of Commissioners". *The amount of Prime Open Space shall be determined and indicated on the plan, and the required amount of Common Open Space shall be dedicated to the Township. Alternatively, and in accordance with Section 619.F, and if agreed upon by the Board of Commissioners and Applicant, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided. (Previous Comment 64) It appears approximately 3.40 acres are proposed to be disturbed, therefore a fee in-lieu-of in the amount of \$4,760.00 would be required. The amount of disturbance must be listed on the plan to confirm the required fee in-lieu-of. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-of will be accepted. (Previous Comment) The Planning Commission has agreed a fee in-lieu-of may be provided. The plan now identifies 3.65 acres of disturbance, therefore a fee in-lieu-of in the amount of \$5,110.00 is required.*
73. In accordance with Section 620.B, a parking space shall be 10-feet wide by 18-feet long. *The width of the proposed parking spaces must be revised to provide the required*

10-feet. (Previous Comment) A waiver was requested from Section 620.B and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. Forty-five (45) of the 105 proposed parking spaces have a width of 9-feet. Due to site constraints, we have no objection to this request.

- 74. Comment satisfied.
- 75. Comment satisfied.
- 76. Comment satisfied.
- 77. Comment satisfied.

STORMWATER MANAGEMENT ORDINANCE

The proposed development is located within the McMichaels Creek Watershed and the B-2 Management District of the Brodhead and McMichaels Creek Watershed. The project site discharges to an unnamed tributary of Scot Run which has a Chapter 93 Classification of High Quality Cold Water Fishery (HQ-CWF).

- 78. Comment satisfied.
- 79. Comment satisfied.
- 80. Comment satisfied.
- 81. Comment satisfied.
- 82. Comment satisfied.
- 83. Comment satisfied.
- 84. Comment satisfied.
- 85. Comment satisfied.
- 86. In accordance with Section 307.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 Ordinance shall be designed to provide an emergency spillway to handle flow up to and including the 100-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 100-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 100-year event." *Emergency spillway calculations showing that the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review. (Previous Comment) A new waiver is being requested from Section 307.A. The existing spillway at the existing basin will be utilized. Calculations have been provided*

demonstrating the existing spillway has capacity for the 100-year storm event with 0.52-feet of freeboard. We have no objection to this request.

87. Comment satisfied.
88. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control", and all reviews and letters of adequacy from the County Conservation District must be submitted. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. (Previous Comment) A Monroe County Conservation District Completeness Notification Letter dated October 5, 2017 has been provided. No technical review, or approval has not been received to date.*
89. Comment satisfied.
90. In accordance with Section 403, "a note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date." *Notes shall be placed on the plans and reports referencing the other documents with title and date, and any subsequent revision dates. (Previous Comment) The response indicates the required notes will be included on the plan prior to recording.*
91. Comment satisfied.
92. Comment satisfied.
93. Comment satisfied.
94. Comment satisfied.
95. Comment satisfied.
96. Comment satisfied.
97. In accordance with Section 701.A, "for subdivisions and land developments the Applicant shall provide a performance guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater Management Site Plan in the amount and method of payment provided for in the Subdivision and Land Development Ordinance." *The required performance guarantee must be provided prior to plan recording. (Previous Comment) This comment has been acknowledged.*
98. Comment satisfied.
99. In accordance with Section 703.A, "prior to approval of the site's Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *The required maintenance*

agreement must be provided prior to plan recording. (Previous Comment) This comment has been acknowledged.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

- 100. Comment satisfied.
- 101. Comment satisfied.
- 102. Comment satisfied.

MISCELLANEOUS COMMENTS

- 103. Comment satisfied.
- 104. Grading and a swale are proposed within the existing 42-foot wide PP&L Right-of-Way. Evidence permitting the proposed construction must be provided to the Township. *(Previous Comment 96) The response indicates PP&L is reviewing the submitted plans. Correspondence from PP&L shall be provided upon receipt. (Previous Comment) The Township and this office have been copied on a submission to PP&L. No comments from PP&L have been received to date.*
- 105. The executed agreement to access M.C.T.A. Drive referenced in General Note 6 on Sheet 1 must be provided upon receipt. *(Previous Comment 97) As stated during the planning Commission meeting held on June 12, 2017, the access agreement with M.C.T.A. must be provided to the Township. (Previous Comment) The response indicates an agreement is being drafted. This agreement must be provided prior to plan recording.*
- 106. Comment satisfied.
- 107. Comment satisfied.
- 108. Comment satisfied.
- 109. Comment satisfied.
- 110. Comment satisfied.
- 111. Comment satisfied.
- 112. Comment satisfied.
- 113. Comment satisfied.
- 114. Comment satisfied.
- 115. The proposed Land Development requires the following agency approvals.
 - a. Pocono Township –Land Development Plan approval

- b. Pocono Township – Connection of proposed sanitary sewer
- c. Pocono Township – Fire Department
- d. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities, *a Monroe County Conservation District Completeness Notification Letter dated October 5, 2017 has been received. No technical review, or approval has been received to date.*
- e. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption, *a revised Treatment Capacity Letter dated September 29, 2017 was provided to the Brodhead Creek Regional Authority (BCRA). BCRA responded on November 16, 2017 and indicates capacity is available in the wastewater treatment plan.*
- f. Brodhead Creek Regional Authority – Water service connection, *Brodhead Creek Regional Authority will-serve letter dated June 23, 2017 has been received.*

(Previous Comment)

PLAN REVISION COMMENTS

- 116. Comment satisfied.
- 117. Comment satisfied.
- 118. Comment satisfied.
- 119. Comment satisfied.
- 120. Comment satisfied.
- 121. Comment satisfied.
- 122. Comment satisfied.
- 123. Comment satisfied.
- 124. Comment satisfied.
- 125. Comment satisfied.
- 126. Comment satisfied.
- 127. Comment satisfied.
- 128. Comment satisfied.
- 129. Comment satisfied.

130. Comment satisfied.
131. Comment satisfied.
132. The curb radii must be labeled on Sheet 5. *(New Comment)*
133. On Sheet 5, the Temporary Construction Easement does not close and must be revised. *(New Comment)*
134. On Sheet 7, it is unclear if curbing is proposed along the 8 row parking space on the eastern side of the proposed hotel. Two (2) spot elevations are shown; a 1198.30 elevation is located in the pavement and a 1198.80 elevation is located immediately adjacent on the sidewalk which suggests that curbing is proposed. If curbing is not proposed, the spot elevations must be revised, and wheel stops shall be provided to reduce vehicle overhang along the proposed sidewalk. A wheel stop detail must also be provided on the plan. *(New Comment)*
135. On Sheet 10, the Standard Compliance Verification for Section 615.3.C lists 16 proposed evergreen trees. Six (6) are shown between the proposed parking lot and S.R. 0611 on Sheet 9, and the Standard Compliance Verification must be revised. *(New Comment)*

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 land development.

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

Sincerely,



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

JST/mep/cg

- cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Drew K. Wagner, P.E. – Monroe County Conservation District
Robert J. Fisher, R.J. Fisher & Associates, Inc. – Applicant's Engineer
Niraj R. Parekh, Poconos Hospitality, LLC – Applicant/Equitable Owner
James L. Miller and William J. Miller – Owners