



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

January 13, 2025 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVhVEpRWUvdIFrSHJ1cE1Tdz09>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

Please limit individual comments to five (5) minutes and direct all comments to the Chair. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act].

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the December 9, 2024 meeting of the Pocono Township Planning Commission. **(Action Item)**

SEWAGE PLANNING MODULES:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS

Exclusive Pocono Properties – LDP 1422

NEW PLANS

Trap Enterprises Event Center – LDP 1438

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of February 28, 2024 (***Deadline for P.C. consideration is 02/10/25 (Possible Action Item)***)
- Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9 24 P.C. meeting with approval deadline of March 17, 2025 ***Deadline for P.C. consideration is Mar. 10, 2025 (Possible Action Item)***
- 611 Land Development LLC (LDP #1401) – Dual Brand Hotel – Hotel by Marriot -Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of April 18, 2025. ***Deadline for P.C. consideration is 3/10/25 (Possible Action Item)***
- Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of March 9, 2025. ***Deadline for P.C. consideration is 2/10/25 (Possible Action Item)***
- MCTA Transit Facilities Expansion – LDP 1437 – Plans were administratively accepted at the 12/9/24 P.C. meeting with approval deadline of March 3, 2025. ***Deadline for P.C. consideration is 2/10/25. (Possible Action Item)***

Motion to table the following plans (**Action Item**):

- 1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of March 4, 2025. ***Deadline for P.C. consideration is 2/10/25. (Possible Action Item)***
- Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Mar. 6, 2025. ***Deadline for P.C. consideration is Feb. 10, 2025. (Possible Action Item)***
- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of August 4, 2025. ***Deadline for P.C. consideration is 7/14/25. (Possible Action Item)***
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2025. ***Deadline for P.C. consideration is 12/8/25. (Possible Action Item)***
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2025. ***Deadline for P.C. consideration is 2/10/25. (Possible Action Item)***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month. (***January 30th will be our next meeting***)

UNFINISHED BUSINESS

NEW BUSINESS

PUBLIC COMMENT & ADJOURNMENT

KEYSTONE CONSULTING ENGINEERS, INC.
 Engineering firm of choice since 1972
 834 INTERCHANGE ROAD SUITE 101 P O BOX 839 KESSEVILLE PA 15336
 East Office: Bethlehem West Office: Allentown North Office: Kresgeville
 www.kceinc.com



POCONO TOWNSHIP
 EXCLUSIVE POCONO PROPERTIES LLC
 329 SCOTTSBURG AVE
 SCOTTSBURG, PA 18355
 SKETCH SITE PLAN - OPTION 2

DESIGNED BY: KCE
 DRAWN BY: KCE
 CHECKED BY: KCE
 DATE: 2-6-2014
 JOB NUMBER: CN-27-018
 SCALE: AS NOTED
 SHEET: 1 OF 1



LOCATION MAP - MT. POCONO QUADRANGLE

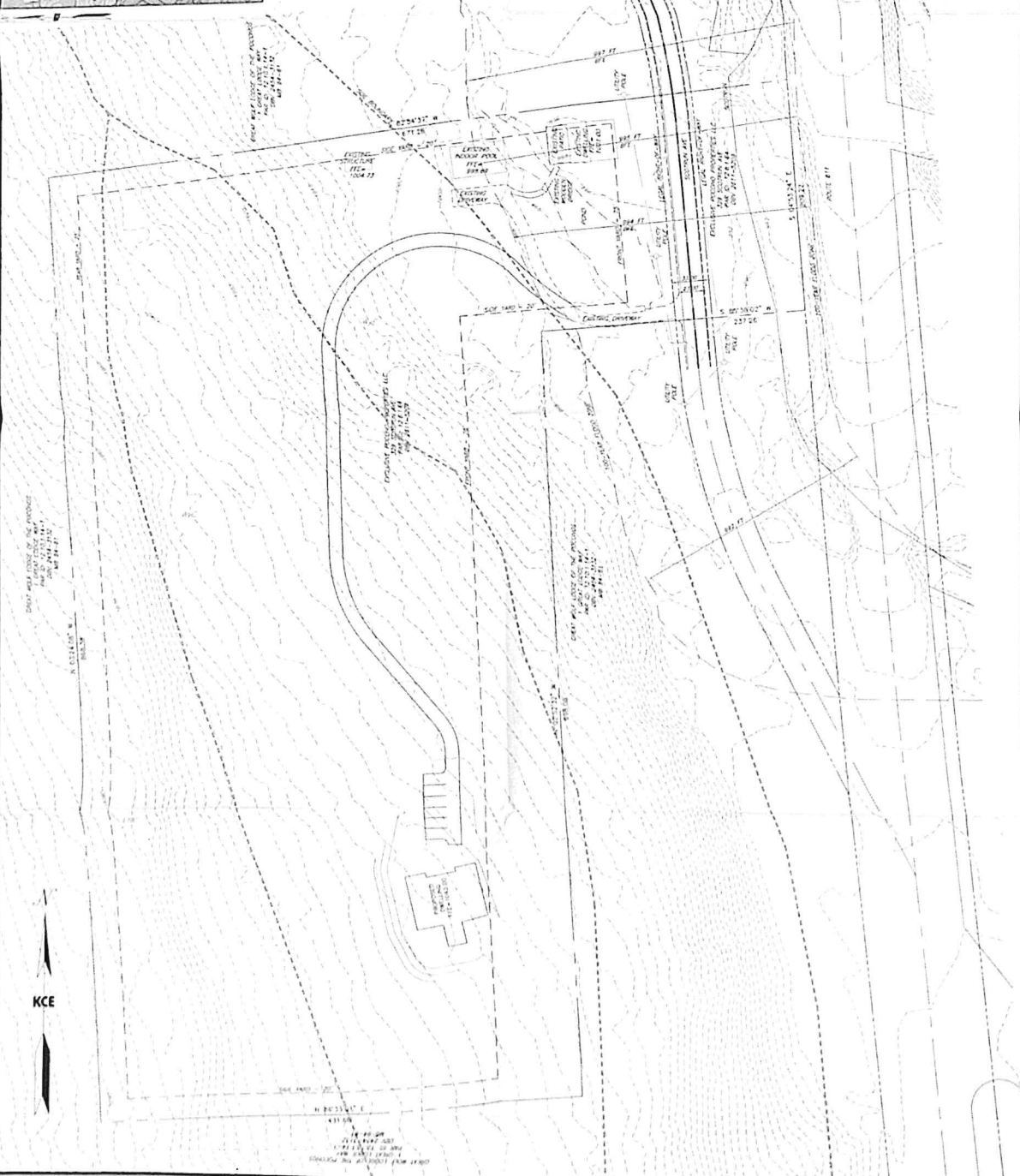
ALL INFORMATION
 THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KEYSTONE CONSULTING ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEYSTONE CONSULTING ENGINEERS, INC.

ZONING INFORMATION
 THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE POCONO TOWNSHIP ZONING DISTRICT OF R-1 (RESIDENTIAL SINGLE-FAMILY). THE ZONING DISTRICT IS DESCRIBED IN THE POCONO TOWNSHIP ZONING ORDINANCE, WHICH IS AVAILABLE FOR REVIEW AT THE TOWNSHIP OFFICE.

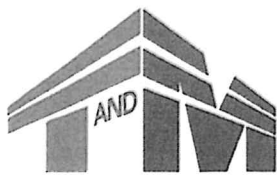
PLANNING AND REFERENCES
 1. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE POCONO TOWNSHIP ZONING ORDINANCE, WHICH IS AVAILABLE FOR REVIEW AT THE TOWNSHIP OFFICE.
 2. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE POCONO TOWNSHIP ZONING ORDINANCE, WHICH IS AVAILABLE FOR REVIEW AT THE TOWNSHIP OFFICE.
 3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE POCONO TOWNSHIP ZONING ORDINANCE, WHICH IS AVAILABLE FOR REVIEW AT THE TOWNSHIP OFFICE.

PLANNING AND REFERENCES
 4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE POCONO TOWNSHIP ZONING ORDINANCE, WHICH IS AVAILABLE FOR REVIEW AT THE TOWNSHIP OFFICE.
 5. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE POCONO TOWNSHIP ZONING ORDINANCE, WHICH IS AVAILABLE FOR REVIEW AT THE TOWNSHIP OFFICE.
 6. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE POCONO TOWNSHIP ZONING ORDINANCE, WHICH IS AVAILABLE FOR REVIEW AT THE TOWNSHIP OFFICE.

SKETCH SITE PLAN - OPTION 2



KCE



YOUR GOALS. OUR MISSION.

January 7, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: EXCLUSIVE POCONO PROPERTIES, LLC – 329 SCOTRUN AVENUE
SKETCH PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1422, T&M PROJECT NO. POCO-R0619**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Sketch Plan Application for the abovementioned project. The submitted information consists of the following items.

- Pocono Township Land Development Application with Professional Escrow Agreement.
- Sketch Site Plan (1 sheet) prepared by Keystone Consulting Engineers, Inc., dated February 6, 2024.
- Existing Resource & Site Analysis Plan (1 sheet) prepared by Keystone Consulting Engineers, Inc., dated February 6, 2024.

BACKGROUND INFORMATION

The Applicant, Exclusive Pocono Properties, LLC, is proposing to construct a “transient hotel complex” on the western side of Scotrun Avenue approximately 500 feet north of its intersection with S.R. 0611. The existing property is located within the C, Commercial Zoning District and has an area of 9.92 acres. The existing property consists of a single family dwelling with a detached indoor pool and driveway taking access from Scotrun Avenue. An unnamed tributary to Scot Run with its associated 100-year FEMA floodplain traverses the existing property near S.R. 0611, and a pond exists. The remainder of the existing property consists of lawn area and woodlands, with steep slopes.

The proposed development includes the construction of one (1) dwelling unit to be utilized as a “transient hotel complex” with six (6) parking spaces and a driveway taking access from the existing driveway on Scotrun Avenue. Stormwater management is proposed and the project will be served by on-lot water and on-lot sewage disposal.



Based on our review of the above information and our previous review letter dated March 11, 2024, we offer the following comments and/or recommendations related to the submitted sketch plan.

ZONING ORDINANCE COMMENTS

1. The plan identifies the proposed development as a “transient hotel complex”. Transient dwelling accommodations including hotels, motels, and lodges are permitted within the C, Commercial Zoning District.

Article II defines a Hotel/Motel as “a building or group of buildings containing four or more rooms, designed, arranged and used for overnight lodging of transients and the business conduct of which is licensed under applicable laws.”.

The Applicant shall submit the Sketch Plan to the Zoning Officer for a determination of the proposed use. (From Previous Comment 1) The plan now proposes one (1) transient dwelling unit. The plan shall clearly identify whether the existing single family dwelling will remain as a single family dwelling, or be a part of the proposed “transient hotel complex”. If the single family dwelling will remain, then the proposed use should be revised to “transient dwelling unit” with the single family dwelling to remain.

In accordance with Section 470-20.B.(1) of the Zoning Ordinance and 302-2 of Chapter 302 for Transient Dwelling Use of a Single-Family Dwellings, transient dwelling accommodations are permitted within the C, Commercial Zoning District. A license will be required prior to operation per Chapter 302. No action is required regarding Chapter 302 at this time.

2. In accordance with Section 470-19.C.(2), the required front yard depth is 75-feet and the side yard width is 20-feet. *The plan shows the 75-foot front yard measured from the Legal Right-of-Way line on the eastern side of Scotrun Avenue. The plan shall be revised to measure the front yard from the Legal Right-of-Way line on the western side of Scotrun Avenue. Also refer to SALDO Comment 10.*

The existing single family dwelling is located within the front yard setback and is an existing non-conformity. The proposed development does not affect the existing non-conformity. (Previous Comment 2) The front yard setback line shall still be revised as required.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

3. In accordance with Sections 390-15.D.(2) and 390-24.B, applicants should submit an existing resources and site analysis prepared in accord with the requirements of § 390-25D. The purpose of this key submission is to familiarize officials with existing conditions on the applicant's tract and within its immediate vicinity, and to provide a complete and factual reference for conducting a site inspection. This plan should be provided prior to or at the site inspection and form the basis for the development design as shown on the sketch plan (or on the preliminary plan if the optional sketch plan is not submitted). *The following comments are related to our review of the submitted Existing Resource and Site Analysis Plan:*



- (1) “A vertical aerial photograph enlarged to a scale not less detailed than one inch equals 400 feet, with the site boundaries clearly marked.” *The scale provided on the plan (1"=40") is incorrect when compared to the plan view and shall be revised. (Previous Comment 5.(1)) This shall still be addressed.*
- (2) “Topography, the contour lines of which shall generally be at two-foot intervals although ten-foot intervals are permissible beyond the parcel boundaries, interpolated from USGS published maps. The determination of appropriate contour intervals shall be made by the Planning Commission, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15% and 25% and exceeding 25% shall be clearly indicated. Topography for major subdivisions 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.” *The steep slope hatching provided in plan view is not consistent with that in the Legend. The plan view or Legend shall be revised. (Previous Comment 5.(2)) This shall still be addressed.*
- (3) “The location and delineation of ponds, vernal pools, streams, ditches, drains, and natural drainage swales, as well as the one-hundred-year floodplains and wetlands. Additional areas of wetlands on the proposed development parcel shall also be indicated, as evident from testing, visual inspection, or from the presence of wetland vegetation.” *The unnamed tributary to Scot Run shall be shown and labeled on the plan. In addition, the FEMA 100-year floodplain shall be clearly labeled on the plan with reference to the mapping source. (Previous Comment 5.(3)) Scot Run is now shown on the plan. The unnamed tributary to Scot Run (from the existing pond) shall still be shown and labeled on the plan. The top of banks of Scot Run and its unnamed tributary shall also be shown on the plan. In addition, the 100-year floodplain limits shall be revised for consistency with the base flood elevations.*
- (5) “Soil series, types and phases, as mapped by the United States Department of Agriculture, Natural Resources Conservation Service in the published soil survey for the county, and accompanying data published for each soil relating to its suitability for construction (and, in unsewered areas, for septic suitability)”. *Descriptions of the existing soils shall be provided on the plan. (Previous Comment 5.(5)) This shall still be addressed.*
- (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 shall be provided. (Previous Comment 5.(7)) This shall still be addressed.*
- (9) “All existing man-made features, including but not limited to roads, driveways, farm roads, woods roads, buildings, foundations, walls, wells, drainage fields,



dumps, utilities, fire hydrants, and storm and sanitary sewers.” *Scotrun Avenue and S.R. 0611 shall be labeled on the plan. The existing sanitary sewer, water lines, and any storm sewers shall also be shown on the plan. (Previous Comment 5.(9)) This shall still be addressed.*

4. In accordance with Sections 390-17.E.(6)(c) and (d) and 390-19.F.(6)(c) and (d), 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 applicant is also solely responsible for contacting utility companies, as appropriate, including the appropriate water authority if applicable. *The Applicant shall submit to and provide comments and approvals from the following outside agencies during the land development plan review:*

- a. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection, erosion, and sedimentation control adequacy/NPDES permitting.*
- b. *Pennsylvania Department of Environmental Protection, General Permit 7 for stream crossing.*
- c. *Pocono Township Sewer Authority, design, and capacity.*
- d. *Brodhead Creek Regional Authority, public water service will-serve, public sewage treatment capacity.*
- e. *Pennsylvania Department of Environmental Protection, water, and sewer services.*
- f. *Monroe County Planning Commission.*
- g. *Pocono Township Volunteer Fire Company.*

(Previous Comment 6) This shall be addressed with the land development plan.

5. In accordance with Section 390-43.A.(6)(e)[1][a], “steep slope area is defined and established as those areas having an original, unaltered slope of 20% 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.” *Existing steep slopes of 15% to 25% and greater than 25% are delineated on the plan. The plan shall also depict steep slopes 20% and greater. (Previous Comment 7) This shall be addressed with the land development plan.*
6. In accordance with Sections 390-43.A.(6)(e)[2][a] and 390-43.A.(6)(e)[2][c], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” “No grading, filling or other alteration of the original undisturbed slopes on a property may be performed with the intent to circumvent the provisions of this section. Unauthorized grading performed within a steep slope area in order to circumvent these regulations shall be considered a violation of this chapter.” *The plan shall include a*



tabulation of the existing 20% and greater steep slopes including the proposed disturbance (in square feet and percent) of the steep slope areas. (Previous Comment 8) This shall be addressed with the land development plan.

7. In accordance with Section 390-43.A.(11), the damming, filling, relocating, or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural watercourse shall not be permitted except with approval of the Township, and, where required by state statute, the PA DEP, or other applicable state agencies stormwater management shall be provided in accord with Township stormwater regulations”. *The unnamed tributary to Scot Run shall be shown and labeled on the plan. The proposed access drive crosses the unnamed tributary to Scot Run and existing pond. A General Permit 7 from PADEP will be required. (Previous Comment 9) The proposed driveway now takes access from the existing driveway. The unnamed tributary to Scot Run shall still be shown and labeled on the plan to determine whether PADEP permitting will be required.*
8. In accordance with Section 390-43.A.(13), “pedestrian interior walks may be required, where necessary, to assist circulation or provide access to community facilities (e.g., a park or school)”. In addition, and in accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *No sidewalks are proposed. The Applicant shall address how pedestrians will navigate the project site and shall discuss with the Township whether sidewalks should be provided within the project site and/or along Scotrun Avenue. (Previous Comment 10) The sketch plan now proposes one (1) transient dwelling unit. The Applicant shall still discuss with the Township whether sidewalk will be required along Scotrun Avenue per Section 390-48.AA.*
9. In accordance with Section 390-48.H.(1), “wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development”. *Scotrun Avenue has existing cartway and right-of-way widths of 23-feet and 33-feet, respectively. Per the Township Roadway Classification list and Table 390-48-1, Scotrun Avenue is a local road and shall have a 26-foot wide cartway (18-foot wide travel way with 2, 4-foot wide shoulders) and a 50-foot wide right-of-way. (Previous Comment 11) This shall still be addressed.*
10. In accordance with Section 390-48.H.(2), “where a subdivision or land development abuts or contains an existing municipal road of inadequate right-of-way width, the building setback shall be shown on the plans measured from a line which would satisfy the right-of-way requirements for the classification of the abutting road. Additional setback and easement for right-of-way shall be provided in the case of land abutting private roads.” *The required 75-foot front yard shall be measured from the required right-of-way line.*



(Previous Comment 12) This shall still be addressed.

11. In accordance with Section 390-48.U, “bridges and other stream crossing structures which are part of the road system shall be designed and constructed in accordance with the current Pennsylvania Department of Transportation Standards and Specifications for the proposed load and to pass the fifty-year storm or as otherwise required by the stormwater management plan. Evidence of compliance with any state or federal requirements shall be provided.” *The proposed access drive crosses the unnamed tributary of Scot Run and existing pond, and shall be designed for compliance with this Section. Since the proposed driveway is the singular access to the project site, the crossing shall be designed for a 100-year storm event. (Previous Comment 13) The proposed driveway now takes access from the existing driveway. The unnamed tributary to Scot Run shall still be shown and labeled on the plan to aid in determining whether compliance with this Section is required.*
12. The requirements of Section 390-50, “Stormwater and drainage control”, and of Section 390-51, “Soil erosion and sedimentation controls” shall be met. *Associated plans and calculations shall be included with the land development plan submission. (Previous Comment 14) This shall be addressed with the land development plan.*
13. 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”. *Public water and sanitary sewer services are proposed. All applicable approvals from the Pennsylvania Department of Environmental Protection, Pocono Township, and the Brodhead Creek Regional Authority will be required. (Previous Comment 15) This shall be addressed with the land development plan.*
14. A landscape plan in accordance with Section 390-55 and a lighting plan in accordance with Section 390-56 are required. *A landscape plan and a lighting plan shall be included with the land development plan submission. (Previous Comment 16) This shall be addressed with the land development plan.*
15. In accordance with Section 390-57.A, “if a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required. The Township may require that the applicant obtain a jurisdictional determination from the United States Army Corps of Engineers. Until such time as the Board of Commissioners has approved application, the wetland limits shall be visibly identified in the field.” *Any existing wetlands shall be identified and protected as required by Section 390-57. (Previous Comment 17) This shall still be addressed.*
16. In accordance with Section 390-58.A.(1), the plan shall “provide adequate open spaces, recreational lands and recreational 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 Applicant shall address whether recreation and/or open space areas will be provided as required per Section 390-58, or if a fee in-lieu-of will be offered. (Previous Comment 18) This shall be addressed with the land development plan.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within Stormwater Management District A of the McMichael's Creek Watershed. The receiving water is an unnamed tributary to Scot Run which has a Chapter 93 Classification of High-Quality Cold-Water Fishery with Migratory Fishes (HQ-CWF, MF). The land development plan shall address the requirements of the Stormwater Management Ordinance. The following comments are related to required buffers which may impact the layout of the proposed development.

17. In accordance with Section 365-10.I.(6)(a), "wetlands shall be identified in accord with the 1987 United States Army Corps of Engineers Manual for Identifying and Delineating Wetlands, as amended, and properly flagged and surveyed on site to ensure they are protected". *Any existing wetlands shall be identified on the plan and the required buffer in Section 365-10.I.(6)(b) shall be shown and labeled to determine compliance with Sections 365-10.I.(6)(b)[1] and [2]. (Previous Comment 22) This shall be addressed with the land development plan.*
18. In accordance with Section 365-10.I.(7)(a), "a fifty-foot buffer measured perpendicular to and horizontally from the edge of any lake or pond, shall be maintained around any lake or pond. In addition, where the 300 feet of land adjacent to the edge of a lake or pond has an upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet." *The required pond buffer shall be shown and labeled on the plan. (Previous Comment 23) This shall be addressed with the land development plan.*
19. In accordance with Section 365-10.I.(7)(b), "Permitted activities/development. Stormwater conveyance required by the municipality or other body or agency having jurisdiction, buffer maintenance and restoration, the correction of hazardous conditions, boat docks and unpaved trails shall be permitted, provided no buildings are involved." *The proposed access drive is located within the required 50-foot wide buffer (minimum). The proposed access drive is not a permitted activity. This shall be addressed with the land development plan. (Previous Comment 24) This shall be addressed with the land development plan.*
20. In accordance with Section 365-10.I.(8)(a), "a fifty-foot buffer, measured perpendicular to and horizontally from the top-of-bank on all sides of any stream, shall be maintained on all sides of any stream, with the exception of the Pocono Creek, where the buffer shall be 75 feet, measured perpendicular to and horizontally from the top-of-bank on all sides of the Pocono Creek. In addition, where the 100 feet of land adjacent to the edge of a stream has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet. See Figure 365-10I below." *The unnamed tributary to Scot Run and the required buffer shall be shown and labeled on the plan to determine compliance with Sections 365-I.(8)(b) and (c). (Previous Comment 25) Scot Run is now shown on the plan. The unnamed tributary to Scot Run (from the existing pond) shall still be shown and labeled on the plan. The top of banks of Scot Run and its unnamed tributary shall also be shown on the plan and the buffers shall still be shown as required.*



FLOODPLAIN MANAGEMENT ORDINANCE COMMENTS

21. In accordance with Section 205-3.A, “it shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development anywhere within Pocono Township unless a permit has been obtained from the Floodplain Administrator”. *The proposed access drive is located within the FEMA 100-year floodplain. Review of the plan against the Floodplain Management Ordinance will be completed upon receipt of the land development plan. (Previous Comment 26) A review against the Floodplain Management Ordinance will be completed upon receipt of the land development plan submission.*

MISCELLANEOUS COMMENTS

22. The existing dwelling is located within the FEMA 100-year floodplain and appears to have been recently reconstructed. The Applicant shall provide a copy of the building permit showing compliance with the Township’s Floodplain Management Ordinance. *(Previous Comment 27) This shall still be addressed.*

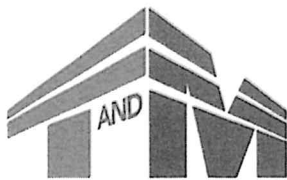
If you should have any questions regarding the above, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Eugene Bykhovski, Exclusive Pocono Properties, LLC – Property Owner/Applicant
Keystone Consulting Engineers, Inc. – Applicant’s Engineer
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

January 8, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TRAPASSO HOTEL EVENT CENTER PRELIMINARY/FINAL MAJOR
SUBDIVISION AND LAND DEVELOPMENT – PLAN COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1438, T&M PROJECT NO. POCO-R1040**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Preliminary/Final Major Subdivision and Land Development Plan for the Trapasso Hotel Event Center. The submitted information consists of the following items.

- Letter of Transmittal to Pocono Township prepared by Pennoni, dated December 13, 2024.
- Modification of Required Standards letter prepared by Pennoni, dated December 13, 2024.
- Letter of Transmittal to the Monroe County Planning Commission prepared by Pennoni, dated December 13, 2024.
- MCPC Subdivision and Land Development Review Checklist.
- Property Deed, Deed Book 2568, Page 8965.
- Property Deed, Deed Book 2615, Page 9430.
- Ordinance 2015-11, Vacation of Old State Route 168.
- Highway Occupancy Permit No. 05054497 Trip Generation Letter prepared by Pennoni, dated October 30, 2024.
- Community Impact Analysis prepared by Pennoni, dated December 10, 2024.
- PCSM Report prepared by Pennoni, dated December 13, 2024.
- Preliminary/Final Major Subdivision and Land Development Plan (23 sheets) prepared by Pennoni, dated December 13, 2024.

BACKGROUND INFORMATION

The Applicant, Trap Enterprises, LLC, is proposing a subdivision and land development at property located on the western side of State Route 0611, adjacent to and including lands of the existing Desaki restaurant and Swiftwater Hotel.

The proposed subdivision includes the consolidation of three (3) existing parcels; Existing Lot 1, Existing



Lot 3, and the former Birch Street parcel. Existing Lot 1 has an area of 5.44 acres, is located within the C, Commercial Zoning District, and consists of the Desaki restaurant and Swiftwater Hotel with associated parking and access from State Route 0611 through the former Birch Street parcel. Existing Lot 3 has an area of 4.57 acres, is located within the R-D, Recreation Zoning District, and consists of woodlands. Existing Lot 3 was also utilized to stockpile material from the recent construction of the Swiftwater Hotel and is accessed through the former Birch Street parcel. The former Birch Street parcel has an area of 0.25 acres, is located within the C, Commercial Zoning District, and includes driveway access to Existing Lots 1 and 3 from State Route 0611.

The proposed consolidation of Existing Lot 1, Existing Lot 3, and the former Birch Street parcel will create Proposed Lot 1A having an area of 10.26 acres. The existing Desaki restaurant, Swiftwater Hotel, and driveway accessing State Route 0611 will remain.

The proposed development consists of the construction of a 10,050 square foot event center on the former Existing Lot 3. The event center will include outdoor hosting space and associated parking and will be accessed via the existing driveway. Subsurface stormwater management is proposed, and the event center will be served by public water and public sanitary sewer.

Based upon our review, we recommend the Planning Commission accept the Preliminary/Final Major Subdivision and Land Development Plan for review, provided all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

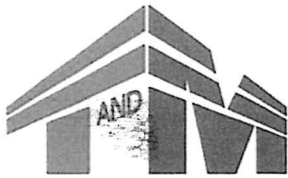
If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Vincent Trapasso, Trap Enterprises, LLC – Applicant
Thomas J. Serpico, P.E., Pennoni – Applicant's Engineer
Kristina Heaney, Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

January 8, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: SWIFTWATER SOLAR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
AMENDED PLAN COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1375, T&M PROJECT NO. POCO-R0624**

(A)

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Amended Preliminary/Final Land Development Plan for Swiftwater Solar. The submitted information was prepared by Timmons Group and consists of the following items.

- Amended Preliminary/Final Land Development Plan dated September 24, 2021, revised December 6, 2024.
- E&S Report and Compliance Narrative dated May 28, 2021, revised October 18, 2024.
- PCSM Report and Compliance Narrative dated May 28, 2021, revised October 18, 2024.

BACKGROUND INFORMATION

The site is located east of Interstate Route 380 (SR 0380), north and adjacent to Sullivan Trail Road (SR 4004) and Back Mountain Road, west of Summit Road and south of Swiftwater Creek. The property is located within the RD, Recreation Zoning District. The Applicant is leasing Tax Map Parcel 12/16/1/, 1 and a large portion of Tax Map Parcel 12/111903 for the project. The total leased area of the site is 643.99 acres, of which 471.20 acres are proposed to be disturbed. The site consists of woodlands, steep slopes, wetlands, a pond, and an existing private road which takes access from Back Mountain Road. Parcel 12/111903 has Floodway and Floodplain Area along Swiftwater Creek; however, the Floodway and Floodplain are outside of the leased area of the site.

The proposed development will include the construction of a fenced enclosure, solar panel fields, a substation, gravel access roads, underground electric lines, and sixteen (16) infiltration detention basins. The site drains to three different watersheds: Swiftwater Creek to the North, Dry Sawmill Run to the Southwest, and Scot Run to the Southeast. Access to the property will be via a single driveway entrance from Back Mountain Road. Water and sewer service are not proposed for this project.

This amended plan removes the bulk site grading and includes impervious areas such as the MV Skids and the substation.



Based upon our review, we recommend the Planning Commission accept the Amended Preliminary/Final Land Development Plan for review, provided all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo, Zoning Officer – Pocono Township
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Daniel Jamison, P.E., Timmons Group
Colby Dechiara, Timmons Group
Amanda Mills, Narencio
Ralph A. Matergia, Esquire
David Velasco, VC Renewables
James M. Cahill, Pocono Mountain Investors
Kristina Heaney, Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

December 19, 2024

Patrick Briegel, Director of Public Works
Pocono Township
112 Township Drive
Tannersville, PA 18372

**SUBJECT: 611 LAND DEVELOPMENT LLC – DUAL BRAND HOTEL LAND DEVELOPMENT & SUBDIVISION PLANS
SANITARY SEWER SYSTEM REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1401, T&M PROJECT NO. POCS-R0004**

Dear Mr. Briegel:

Pursuant to the Township's request, we have completed a review of the proposed sanitary sewer system for the above-referenced project. The following information was submitted for our review:

- Final Land Development Plan Submission (85 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, revised October 15, 2024.
- Final Minor Subdivision Plan (13 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, revised October 15, 2024.
- Sewage generation narrative with meter data (not dated)

BACKGROUND INFORMATION

The applicant, 611 Land Development, LLC is proposing a subdivision plan and a proposed 120 room hotel including associated required improvements. The site is located at the intersections of SR 0611 and Frantz Road and SR 0611 and Bartonsville Ave. The access to the site will be directly to SR 0611. The parcel totals 46.51 Acres and is in Pocono, Hamilton, and Stroud Townships. The proposed Hotel is located in Hamilton Township with some improvements in Pocono Township. The proposed Hotel will occupy Lot 2, which will be 4.68 Acres. Uses for the remaining lands, Lot 1 on 41.83, have not been disclosed.

The Development proposes to connect to central water supplied by BCRA and Central Sanitary Sewer provided by Pocono Township. The site is located in the Pump Station 4 service area, in Subarea 4-3. The proposed development will connect to the sewer system by a proposed sewer main extension. Based on our review of the documents provided, the development will require 44 EDUs, or 10,868 gpd, plus one reserve EDU for Lot 1 or a total of 45 EDUs. The tapping fee for this capacity will be \$168,750. The system does have capacity to serve this development; however, operational set points at Pump Station 4 may need adjustments as this project would more than double the average flows in the service area.

Based on our review of the submitted information we offer the following.

SEWAGE PLANNING COMMENTS

1. The narrative provided an outline of proposed sewage flows from a similar use. The flow justification utilizes an average flow over a 13-month period. Pursuant to the Rules and Regulations, Resolution 2013-10, Section 2.2.C.2. should the sewage flows be calculated on the basis of metered water usage, the EDU



allocation shall be attributed based on the highest average monthly flow over a 12-month period, or 178.98 gpd/room from the calculations provided. Thus, $178.98 \text{ gpd/room} \times 112 \text{ rooms} = 20,046 \text{ gpd}$ or $20,046 \text{ gpd} / 247 \text{ gpd/EDU} = 82 \text{ EDUs}$. ***(Previous Comment 1) The applicant has provided data to support a reduced flow allocation of 44 EDUs for the project. However, no less than one EDU must be reserved to Lot 1 as outlined in Comment 2 below. Therefore, the narrative must be updated accordingly.***

2. All lots being created must be provided with adequate sewage disposal facilities. Uses for Lot 1 shall be considered. At minimum, 1 EDU must be reserved for Lot 1. The flow generation narrative shall be updated to reflect the use on Lot 1. ***(Previous Comment 2)***
3. The Sewage Planning Mailer must be updated as outlined above regarding total development flows. ***(Previous Comment 3)***
4. Previous comment satisfied.
5. A letter from BCRA for WWTP Sewage Capacity must be provided. ***(Previous Comment 5)***
6. A letter from Pocono Township must be provided certifying available capacity. This letter can only be provided after capacity is reserved for a total of at least 83 EDUs. ***(Previous Comment 6) Note that the EDU requirement is now 45 EDUs.***
7. Once all items are in order, Pocono Township will need to sign the Mailer and provide to Hamilton Township to send to the PADEP. ***(Previous Comment 7)***

SEWER SYSTEM PROCEDURES MANUAL AND RULES AND REGULATIONS COMMENTS

8. The project appears to have a swimming pool. Pools have backwash systems that discharge to sanitary systems. Section 3.1 of the Rules and Regulations, states “No Person shall discharge, or shall cause or allow to be discharged, into the Sewer System any storm sewer, surface water, artesian well water, spring water, ground water, roof runoff, subsurface drainage, building foundation drainage, cellar drainage, untreated swimming pool drainage, condensate, de-ionized water, noncontact cooling water or drainage from roof leader connections.” The total volume of pool backwash and the discharge rate must be identified and a treatment system of the backwash, such as a settling tank, must be provided. ***(Previous Comment 8) A treatment system for the pool backwash must still be provided by the applicant.***
9. Section 4.01 Connection Process – Provide a connection permit application, as appropriate for this project and consistent with the Township Rules and Regulations. ***(Previous Comment 9)***
10. A Reservation of Capacity for at least 83 EDUs must be submitted for approval. ***(Previous Comment 10) Note that the EDU requirement is now 45 EDUs.***
11. Grease traps shall be provided pursuant to Section 4.04.K of the Procedure Manual for any kitchen waste. Any kitchen use must be disclosed, and grease trap provided. ***(Previous Comment 11) No provisions for a grease trap have been provided. Note that interior grease traps for new construction are not acceptable.***

TECHNICAL COMMENTS

12. There is an existing isolation plug valve on the forcemain to the immediate right of the driveway along SR 0611. This valve appears to show a line connecting to the 8” gravity line. This connection does not



exist, and the line should be removed. Furthermore, the area is within proposed grading and the valve riser should be called out to be raised to finished grade with a 12" concrete box around the riser. ***(Previous Comment 12) The plans must still be revised.***

13. The project proposes an 8" gravity sewer main extension. This will likely result in the PADEP considering this project to be a main extension resulting in Component 3 Sewage Planning and a Water Quality Permit. The connection to the system should be revised to a 6" sewer lateral with a saddle connection to the 8" sewer main and an inspection tee at the Pocono Township easement line. ***(Previous Comment 13) The sewer connection has been revised to a lateral connection connecting to the main as requested. However, it remains an 8" line which is too large for the proposed use and should be revised to be a 6" lateral. It is noted that the Sanitary Sewer Profile calls for a 6" lateral.***
14. The following comments are provided in regard to the sanitary sewer profile:
 - a. Previous comment satisfied.
 - b. Previous comment satisfied.
 - c. The water line crossing shall be added to the profile. ***(Previous Comment 14.c.) The plans have been revised to eliminate the water line crossing the proposed sewer line; however, the proposed water line is shown to cross both the Township's gravity and force mains. A profile of the water crossing these two lines shall be provided.***
 - d. The lateral shows what appears to be a P Trap labeled "Vent CO-D". This vent can be eliminated from this lateral. ***(New Comment)***
 - e. The last section of the sewer lateral shows a pipe with a slope of 100%. This is excessively steep and shall be revised to be no more than 25%. ***(New Comment)***
15. The plan calls for an infiltration trench in the sanitary easement in close proximity to the 8" gravity sewer main. Infiltration systems in the sanitary sewer easement is not permissible and must be removed. ***(Previous Comment 15) The trench has been removed; however, the proposed swales remain. The swales shall be removed from the sanitary sewer easement. Work in the easement area shall be limited to fill activities and generally perpendicular utility and driveway crossings.***
16. Notation shall be added to the plans for each location which work is proposed near the sanitary sewer forcemain which states that all work within 36" horizontally and vertically, shall be performed by hand or hydro-excavator. ***(Previous Comment 16) This notation must still be added to the plans.***
17. The location and found elevations of the existing sewer force main shall be added to the plan set. ***(Previous Comment 17) This information must still be added to the plan set.***
18. **This project is located mainly in Hamilton Township. As such, a developer's agreement and sewer system bonding specific to the sewer improvements and work in the sewer easement area shall be prepared by or to the satisfaction of Pocono Township's solicitor. *(New Comment)***

We recommend the above comments be addressed to the satisfaction of Pocono Township, prior to approval of the Land Development Plan.

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.



Mr. Patrick Briegel
611 Land Development, LLC
Land Development Plan – Sanitary Sewer Review #2
December 19, 2024
Page 4 of 4

If you should have any questions regarding the above comments, feel free to contact our office.

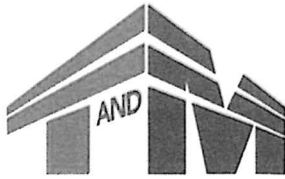
Sincerely,

Michael E. Gable, P.E.
Sanitary Sewer Engineer

MEG/arm

cc: Jerrod Belvin – Pocono Township
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
611 Land Development, LLC – Applicant
Joseph Stachokus, P.E. – Devco Infra, LLC
David Horton, P.E. – BCRA
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates
Hamilton Township Board of Supervisors
Nate Oiler, P.E., RKR Hess – Hamilton Township Engineer

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YOUR GOALS. OUR MISSION.

January 7, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: BROOKSTEAD APARTMENTS PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1423, T&M PROJECT NO. POCO-R0614**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our third review of the Preliminary/Final Land Development Plan Application for the Brookstead Apartments. The submitted information was prepared by Hanover Engineering (unless otherwise noted) and consists of the following items.

- Letter of Transmittal dated December 11, 2024.
- Response letter dated December 9, 2024.
- Revised Waiver Request Letter dated December 9, 2024.
- Title Search prepared by Pocono Land Abstract Company, Inc, dated November 15, 2024.
- Exterior elevation prepared by Alloy 5 Architecture.
- Post Construction Stormwater Management Report dated April 29, 2024, revised December 9, 2024.
- Preliminary/Final Land Development Plan (35 sheets) dated April 29, 2024, revised December 9, 2024.

BACKGROUND INFORMATION

The Applicant, Brookstead, LLC, is proposing a land development at property located on the southeastern corner of the S.R. 0611 and Scotrun Drive intersection.

The existing property has an area of 5.59 acres and is located within the C, Commercial Zoning District. It is bordered by S.R. 0611 to the west, Scotrun Drive to the north, and Robinwood Terrace to the east. The existing property includes the former Pangea restaurant with associated parking and driveway taking access from S.R. 0611. The 100-year floodplain of Scot Run traverses the southeastern corner of the project site. The remainder of the property consists of wetland areas and woodlands.

The proposed development includes the construction of a four-story 64-unit apartment building with associated parking. Access to the proposed development will be taken from Robinwood Terrace and an



emergency access is proposed via S.R. 0611. In accordance with Section 470-20.B.(1) and Schedule A (Attachment 1), multifamily dwellings (apartment houses) are permitted within the C, Commercial Zoning District.

The plans were accepted by the Township Planning Commission at its meeting on May 13, 2024.

Based upon our review of the above information and our previous review letter dated October 1, 2024, we offer the following comments and/or recommendations for consideration.

ZONING ORDINANCE COMMENTS

1. Previous Comment 1 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers in Comments 15, 18, 35.a, 35.c, 36, 37, 38, 42, and 46. were previously requested from sections of the Subdivision and Land Development Ordinance and were recommended for approval by the Township Planning Commission.

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”. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*

- a. *Monroe County Planning Commission*

Per Section 390-19.I, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”. (Previous Comment 2.a) A status of submission and comments from the Monroe County Planning Commission shall be provided.

- b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection (PADEP – Erosion Control Adequacy and NPDES Permit (Previous Comment 2.b) A status of submission and permit from the Monroe County Conservation District/PADEP shall be provided.*

- c. *Pennsylvania Department of Environmental Protection (PADEP) – Sewage Facilities Planning Module (Previous Comment 2.c) A status of submission and permit from PADEP shall be provided.*

Per Section 390-19.J, “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. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval.”

- d. *Pennsylvania Department of Transportation (PennDOT) – Highway Occupancy Permit*

Per Section 390-19.K, “if a highway occupancy permit shall be required for access to a



Township or state road, approval of the preliminary plan shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be". (Previous Comment 2.d) A status of submission and permit from PennDOT shall be provided.

- e. *Pocono Township Sanitary Sewer – sanitary sewer service design and capacity (Previous Comment 2.e) A status of submission and approval related to the Township Sanitary Sewer shall be provided.*
- f. *Brodhead Creek Regional Authority (BCRA) – water service will-serve and sewage treatment capacity (Previous Comment 2.f) A status of submission and approval from BCRA shall be provided.*
- g. *Pocono Township Volunteer Fire Company (Previous Comment 2.g) The response letter indicates the plans were revised per comments received by the Fire Company. Further review for compliance with the Fire Company is required.*

3.-7. Comments 3 through 7 satisfied.

- 8. In accordance with Section 390-29.J.(1)(c), the plan shall include "truck turning movement diagrams for at least a WB-50 truck". *The fire truck turning diagram shall be provided to the Fire Company for its review. (Previous Comment 8) The response letter acknowledges the need for submission to the Fire Company. (Previous Comment 8) The response letter indicates the plans were revised per comments received by the Fire Company. Further review for compliance with the Fire Company is required.*
- 9. In accordance with Section 390-29.J.(2), the submission shall include "exterior elevations of any proposed buildings including at least the front and side elevations". *Proposed building elevations shall be submitted for review. (Previous Comment 9) The response letter indicates building elevations will be provided with a subsequent submission. (Previous Comment 9) A building elevation is provided with this submission for the Township's review and comment.*
- 10. Previous Comment 10 satisfied.
- 11. In accordance with Section 390-29.J.(8)(a), the submission shall include "completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act¹³¹ and PA DEP". In addition, and in accordance with Section 390-29.J.(8)(c), "if service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so". *(Previous Comment 11) Approvals from Pocono Township and PADEP shall be received prior to plan recordation.*
- 12. Previous Comment 12 satisfied.
- 13. In accordance with Section 390-29.J.(10), the submission shall include "confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District". *(Previous Comment 13) All submissions to, correspondence with, and permit from the County Conservation District/PADEP shall be provided.*



14. In accordance with Sections 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a valid state highway occupancy permit shall be obtained prior to plan recording. Confirmation that the highway occupancy permit application has been accepted for review by the Township or PennDOT as applicable. *A PennDOT permit is required to remove the existing driveway and to install the proposed 20-foot geogrid emergency access. (Previous Comment 14) All submissions to, correspondence with, and permit from PennDOT shall be provided.*
15. In accordance with Section 390-29.K, the submission shall include “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in the 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 the aggregate”. *A waiver is requested from Section 390-29.K to not be required to submit a community/fiscal impact analysis. (Previous Comment 15) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
16. Previous Comment 16 satisfied.
17. In accordance with Section 390-32.B.(2), no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended,^{III} have been accepted by the Board of Commissioners”. *All agreements shall be executed, and financial security posted prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 17) The response letter indicates a cost estimate will be provided with a subsequent submission.*
18. In accordance with Section 390-43.A.(6)(e)[2][a], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” *The Resource Impact Table proposes 43.7% of the existing steep slopes be disturbed. A waiver is requested to permit the greater disturbance in steep slopes. (Previous Comment 18) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
- 19.-24. Previous Comments 19 through 24 satisfied.
25. In accordance with Section 390-48.AA. “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *The developer shall discuss the need for sidewalks along the existing roadways with the Township. It is noted that sidewalk is proposed along the southwesterly property line near an existing bus stop on S.R. 0611, and along the 20-foot wide emergency access at its intersection with S.R. 0611. Additional sidewalk shall be provided to provide access to the bus stop. (From Previous Comment 25) The response letter indicates a 10-foot length of grass at 2% is provided between the proposed sidewalk and bus stop. We do not find this as a safe and accessible alternative to a concrete sidewalk. Concrete sidewalk meeting the requirements of the ADA shall*



still be provided.

In addition, the Applicant shall discuss the need for sidewalk along the existing streets with the Township. (Previous Comment 25) The dimension lines and slope arrows in the Ex Bus Stop Grading Blow-Up on Sheet GU-2 are unclear and shall be revised for clarity. In addition, a spot elevation at the northern corner of the landing area shall be provided.

26. Previous Comment 26 satisfied.

27. In accordance with Section 390-51, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”. *The erosion and sedimentation control plan shall be submitted for review. (Previous Comment 27) All submissions to, correspondences with, and permits from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided to the Township.*

28. 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”. *(Previous Comment 28) Approvals from the Brodhead Creek Water Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services.*

29.-34. Previous Comments 29 through 34 satisfied.

35. In accordance with Sections 390-55.D.(1)(a) and (c), street trees shall be required along all existing streets abutting or within the proposed subdivision or land development and along access driveways that serve five or more residential dwelling units. In accordance with Section 390-55.D.(3)(d), “trees shall be planted at a ratio of at least one tree 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.”

- a. *Eight (8) street trees are required along Robinwood Terrace (391-feet). Three (3) street trees are proposed between 5-feet and 15-feet from the existing right-of-way line as required by Section 390-55.D.(3)(a). Therefore, 5 trees are still required.*

In accordance with Section 390-55.D.(2), “the street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features”. Existing woodlands exist along Robinwood Terrace. Should the developer consider utilizing these existing trees to meet the street tree requirement, evidence shall be provided showing that the existing trees will meet the intent of the street tree requirement, and a waiver will be required. (From Previous Comment 35.a) A waiver is now requested to allow three (3) proposed street trees and to utilize the existing woodlands to satisfy the remaining number of required street trees. (From Previous Comment 35.a) The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.

- b. *Seven (7) street trees are required along the proposed access drive (195-feet total both sides). No street trees are proposed along the access driveway and the plan shall be*



revised accordingly. (Previous Comment 35.b) Two (2) street trees and 5 evergreen trees are proposed along the access drive. Five (5) additional street trees are still required. (Previous Comment 35.b) The required number of street trees are now provided on the plan, however they are spaced only 10-feet apart. The spacing shall be increased to an appropriate distance to allow for mature growth.

- c. A waiver is now requested from Section 390-55.D.(3)(a) to allow five (5) of the 7 required street trees along S.R. 0611 be located further than 15-feet from the Right-of-Way line. *(Previous Comment 35.c) The Township Planning Commission recommended approval of this waiver request at its meeting held on December 9, 2024.*

36. In accordance with Section 390-55.F.(3)(a)[2], property line and road right-of-way buffers are required for all multifamily development.

- a. A 15-foot wide medium intensity buffer is required along the eastern and southern property lines shared with Parcel ID No. 12.6A.2.87 (706.26-feet total), and shall consist of 15 canopy trees, 15 ornamental trees, and 15 evergreen trees. *(Previous Comment 36.a) No trees are proposed. A 15-foot wide buffer of existing trees is proposed to remain along 591-feet of the existing property lines, and an area along the southern property line is part of the existing sanitary sewer easement where trees cannot be placed. A riparian forest buffer is proposed to be restored along portions of the eastern and southern property lines.*
- b. A 30-foot wide high intensity buffer is required along the S.R. 0611 Right-of-Way (340.81-feet) and shall consist of 17 evergreen trees, 7 ornamental trees, and 7 canopy trees. *(Previous Comment 36.b) Seven (7) evergreen trees, 7 ornamental trees, and 7 canopy trees are proposed, therefore 10 evergreen trees are still required. It is noted that a riparian forest buffer is proposed to be restored along a portion of the S.R. 0611 Right-of-Way.*
- c. A 15-foot wide medium intensity buffer is required along the western property line shared with Parcel ID No. 12.6A.2.3 (451.22-feet total), and shall consist of 9 canopy trees, 9 ornamental trees, and 9 evergreen trees. *(Previous Comment 36.c) Ten (10) canopy trees, 6 ornamental trees, and 7 evergreen trees are proposed, therefore 3 ornamental trees and 2 evergreen trees are still required. Woodlands also exist along 87-feet of this property line.*
- d. A 30-foot wide high intensity buffer is required along the Robinwood Terrace Right-of-Way (391-feet), and shall consist of 20 evergreen trees, 8 ornamental trees, and 8 canopy trees. *(Previous Comment 36.d) Four (4) evergreen trees, 2 ornamental trees, and 6 canopy trees are proposed, therefore 16 evergreen trees, 6 ornamental trees, and 2 canopy trees are still required. Existing trees are proposed to remain along approximately 255-feet of the street frontage.*

Per 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.” *(From Previous Comment 36) The developer shall discuss the use of the existing woodlands as the required buffer with the Township. (Previous Comment 36) A waiver was requested from Section 390-55.F.(3)(a)[2] to permit the existing remaining*



woodlands to complete the required buffer and to allow buffer plantings outside of the required buffer width. The Township Planning Commission recommended approval of this waiver request at its meeting held on December 9, 2024.

37. In accordance with Sections 390-55.F.(4)(a) and (d), site element screens shall be required in all proposed land developments around parking lots when these are located partially or fully within 100 feet of a property line or existing right-of-way. "Site elements not included in the above list that have similar visual impact shall be screened in accord with requirements for the most similar elements as determined by the Township." *A Type No. 1, No. 7, or No. 9 site element screen shall be provided between the parking lot and Robinwood Terrace and S.R. 0611. In addition, a Type No. 1 site element screen shall be provided between the parking lot and the southeastern property line shared with Parcel ID No. 12.6A.2.87.*

Per Section 390-55.F.(4)(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 screen". *(Previous Comment 37) Existing trees are proposed to remain along a portion of the southeastern property line. The developer shall discuss the use of the existing woodlands as the required site element screen with the Township. In addition, the parking lot along the southeastern property is located between 55-feet± and 100-feet from the property line and a site element screen is required. (Previous Comment 37) A waiver was requested from Section 390-55.F.(4)(a)[1] to permit the existing remaining woodlands to complete the required screen. The Township Planning Commission recommended approval of this waiver request at its meeting held on December 9, 2024.*

38. In accordance with Sections 390-55.G.(2)(c), (d), (e), and (f), "canopy trees, sometimes called "shade trees," shall reach a minimum height or spread of 30 feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of 2.5 inches at planting. "Ornamental trees or large shrubs shall reach a typical minimum height of 15 feet at maturity, based on AAN Standards. Trees and shrubs may be deciduous or evergreen and shall have a distinctive ornamental character such as showy flowers, fruit, habit, foliage, or bark. New ornamental trees shall have a minimum height of six feet or one-and-a-half-inch caliper. New large shrubs shall have a minimum height of 2.5 feet to three feet at the time of planting". "Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four feet based on AAN Standards. New shrubs shall have a minimum height of 18 inches at the time of planting." "Evergreen trees shall reach a typical minimum height of 20 feet at maturity based on AAN Standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of six feet to seven feet." *A waiver is requested from Section 390-55.G to allow for trees and shrubs planted in the riparian buffer to be smaller than the requirements of this section. (Previous Comment 38) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*

39.-40. Previous Comments 39 and 40 satisfied.

41. 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 construction cost estimate shall include landscaping. (Previous Comment 41) The cost estimate will include landscaping and will be provided with a subsequent submission.*



42. In accordance with Section 390-57.C, “the wetland buffers required by Chapter 470, Zoning, and Chapter 365, Stormwater Management, shall be provided and shall be shown on the plan”. *A waiver is requested from this Section. Refer to Comment 51. (Previous Comment 42) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
43. Previous Comment 43 satisfied.
44. In accordance with Section 390-58.C.(1), “the proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee”. *(Previous Comment 44 from Review No. 1) The developer shall address its proposal for common open space and recreation facilities, or its offer of a fee in-lieu-of.*
45. Previous Comment 45 satisfied.
46. In accordance with Section 390-59.B, parking spaces shall be 10-feet wide and 18-feet long. *The proposed parking spaces are 9-feet wide. A waiver is requested. The request references Section 390-55.B and shall be revised to correctly reference Section 390-59.B. (Previous Comment 46) The Township Planning Commission recommended approval of a waiver request from Section 390-55.B at its meeting held on July 8, 2024. The recommendation of approval should be revised to reference Section 390-59.B.*
- In addition, the Revised Waiver Request letter shall also be revised to reference the correct section.*
47. Previous Comment 47 satisfied.
48. In accordance with Section 390-60, a “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate; or 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; development of any kind impacting 30 acres of land or more in the aggregate”. *The required traffic impact study shall be submitted for review. (Previous Comment 48) A Transportation Impact Assessment (TIA) has been submitted, and indicates that the proposed development, at full build-out, will generate 24 new trips during the AM Peak Hour and 25 new trips during the PM Peak Hour.*

The following improvements are proposed:

- *Provide a stop sign to control traffic exiting the project site onto Robinwood Terrace.*
- *The proposed emergency access driveway onto S.R. 0611 will be classified as a Minimum Use Driveway for PennDOT permitting.*
- *The emergency access driveway onto S.R. 0611 will be signed and gated for emergency access only.*

The following tables list the Levels of Service at each intersection in the existing condition and



during the 2026 Opening Year in both the Weekday AM and PM Peak Hours. The Level of Services ranges from A, being the best condition, and F, being the worst condition.

S.R. 0611 and Scotrun Drive

Movement	Weekday AM Peak Hour			Weekday PM Peak Hour		
	Existing	2026 Opening Year		Existing	2026 Opening Year	
		Base	Projected		Base	Projected
WB LR		B	B	B	B	B
NB TR	A	A	A	A	A	A
SB L	B	B	B	B	B	B
SB T	A	A	A	A	A	A
LOS	A (0.3)	A (0.3)	A (0.5)	A (0.2)	A (0.2)	A (0.3)

Scotrun Drive and Robinwood Terrace

Movement	Weekday AM Peak Hour			Weekday PM Peak Hour		
	Existing	2026 Opening Year		Existing	2026 Opening Year	
		Base	Projected		Base	Projected
EB TR	A	A	A	A	A	A
WB LT	A	A	A	A	A	A
NB LR	A	A	A	A	A	A
LOS	A (0.0)	A (0.0)	A (2.2)	A (0.1)	A (0.1)	A (0.8)

Robinwood Terrace and Proposed Site Driveway

Movement	Weekday AM Peak Hour			Weekday PM Peak Hour		
	Existing	2026 Opening Year		Existing	2026 Opening Year	
		Base	Projected		Base	Projected
EB LR	--	--	A	--	--	A
NB LT	--	--	A	--	--	A
SB TR	--	--	A	--	--	A
LOS	--	--	A (6.2)	--	--	A (2.9)

When comparing the 2026 Opening Year to the Existing condition, the Overall Level of Service remains at A or B. Small increases in delay occur, however not enough of an increase (10 seconds or more) to reduce the Level of Service.

The following are additional comments related to our review of the TIS:

- a. Previous Comment 48.a satisfied.
- b. In accordance with Section 390-60.C.(4), "the traffic impact study shall include, but not necessarily be limited to, an analysis of expected traffic generation to, from and upon surrounding roads within a radius of two miles from the proposed development site, particularly showing a.m. and p.m. peak hours of existing traffic flow during a normal business day, in comparison with what is anticipated after the proposed development is fully completed, and, if applicable, upon the completion of each stage. Estimated peak hour trip generation shall be based on procedures set forth in the most recent editions of the ITE



Trip Generation Manual. Existing traffic flows shall be based on actual counts.” The Swiftwater Hotel is located within 2 miles of the Brookstead Apartments project site. The Applicant shall confirm whether the Swiftwater Hotel is included in the TIA. (Previous Comment 48.b) The response letter indicates the 0.74% per year growth rate accounts for all future traffic volume growth including the Swiftwater Hotel. However, the Swiftwater Hotel was designed with a traffic impact study and those results should be included in this TIA with the 0.74% growth rate then added.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

Waivers in Comments 49, 51, and 56 were previously requested from sections of the Stormwater Management Ordinance and were recommended for approval by the Township Planning Commission.

49. In accordance with Section 365-8.L, “roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *A waiver is requested to permit roof drains to connect to the proposed storm sewer pipe. (Previous Comment 49) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
50. In accordance with Sections 365-8.M, 365-10.E, and 365-11.A.(2)(d), pretreatment shall be provided prior to discharge to surface or groundwater. *Water quality devices shall be provided to treat stormwater prior to entering the proposed underground basins and infiltration trench. (Previous Comment 50) The response letter indicates water quality devices are not required. This comment remains until the Monroe County Conservation District is satisfied with the proposed design meeting the water quality requirements and the NPDES permit is issued.*
51. In accordance with Section 365-10.I.(6)(b)[1], permitted activities/development within the wetland buffer include “stormwater conveyance required by the municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.” *The proposed building, retaining wall, and grading are proposed within the wetland buffer. A waiver is requested to allow the proposed disturbance of the wetland buffer. (Previous Comment 51) The Township Planning Commission recommended approval of a waiver request from Section 365-10.I.(6)(b) at its meeting held on July 8, 2024. The recommendation of approval should be revised to include Subsection [1].*

In addition, the Revised Waiver Request letter shall also be revised to reference the correct section (365-10.I.(6)(b)([1])).

52.-55. Previous Comments 52 through 55 from Review No. 1 satisfied.

56. In accordance with Section 365-13.B, “all calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used



for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution." *A waiver is requested to utilize the NOAA Atlas data for rainfall depths. (Previous Comment 56) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*

57. Previous Comment 57 satisfied.

58. In accordance with Section 365-13.E, "runoff curve numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex Method shall be obtained from Table B-2 in Appendix A of this chapter". *The land uses associated with each CN value shall be provided to confirm the correct CN values have been utilized.*

- a. *A CN value calculation shall be provided in support of Hyd. No. 1 for Post UGB-1, Hyd. No. 2 for Post UGB-2, and Hyd. No. 4 for Post UGB-4. (From Previous Comment 58.b from Review No. 1) It appears the CN value utilized for Post UGB-1 is low. In addition, the area and CN value utilized for Post UGB-4 are not consistent with the values provided in the CN calculation chart. The hydrographs shall be revised. (Previous Comment 58.a) The CN value and total area utilized in Hyd. No. 4 for Post UGD-4 are still inconsistent with the CN calculation chart and shall be revised.*

59. Previous Comment 59 satisfied.

60. In accordance with Sections 365-15.A and 365-19.B.(2), for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual), No. 363-2134-008, as amended and updated. *The erosion and sedimentation control plan shall be submitted for review. (Previous Comment 60) All submissions to, correspondences with, and permits from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided to the Township.*

61.-64. Previous Comments 61 through 64 satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

65.-73. Previous Comments 65 through 73 satisfied.

MISCELLANEOUS COMMENTS

74. Prior to Final Plan recording, Record Note 13 on the Cover Sheet (Sheet CS-1) shall be completed with the date of the Stormwater Management Agreement. *(Previous Comment 74) This shall be addressed prior to plan recording.*

75.-79. Previous Comments 75 through 79 satisfied.

80. A school bus stop is proposed within the project site. The proposed location shall be discussed with the school district. *(Previous Comment 80) The response letter acknowledged this comment.*



(Previous Comment 80) The response letter indicates that the proposed bus stop location is acceptable to the school district and that correspondence in support of this will be submitted.

81.-92. Previous Comments 81 through 92 satisfied.

PLAN REVISION COMMENTS

93. Previous Comment 64 from Review No. 2 satisfied.

94. The list of Waiver Requests on Sheet CS-1 shall include dates of approval once received.
(Previous Comment 65 from Review No. 2) This shall be addressed prior to plan recordation.

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 in this review, the receipt of new information may generate new comments.

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

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.

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/meh

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Anthony Maula, Brookstead, LLC – Applicant
Salvatore J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer
Kristina Heaney, District Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



MONROE COUNTY
CONSERVATION DISTRICT

Conserving Natural Resources for the Future

Technical Section Tel (570) 629-3060 • Environmental Education Tel (570) 629-3061
8050 Running Valley Road • Stroudsburg, PA 18360 • Fax (570) 629-3063 • www.mcconservation.org

December 26, 2024

Via Email: rschlameuss@gomcta.com

Richard Schlameuss
Monroe County Transit Authority
PO Box 339
Scotrun, PA, 18355

Re: Incompleteness Letter
Monroe County Transit Authority (MCTA) Facility
NPDES Permit Application No. PAD450224
Pocono Township, Monroe County

Dear Applicant:

The Monroe County Conservation District has reviewed the above referenced application for an Individual NPDES Permit and has determined that it is incomplete. The list below specifies the items that must be included in the resubmittal of your application and/or the submission of additional information. The *Pennsylvania Erosion and Sediment Pollution Control Program Manual* (E&S Manual) and the *Pennsylvania Stormwater Best Management Practices Manual* (BMP Manual) include information that may aid you in responding to some of the items listed below. The items are based on applicable laws and regulations, and the guidance sets forth the DEP's preferred means of satisfying the applicable regulatory requirements.

Please note that pursuant to 25 Pa. Code § 102.6(c)(2), this information must be received within 60 calendar days by **February 25, 2025**, or the Monroe County Conservation District may consider the application withdrawn.

Items for Resubmittal or Submission of Additional Information

1. ***§102.4(b)(5)(viii) Supporting calculations and measurements.***
 - a. Please provide calculations for the erosion control mattings utilized on the project, indicating the linings specified are stable for the anticipated and/or channel conditions.
2. ***§102.6(a)(1) Submit to the Department or a conservation district a complete application or NOI, an E&S Plan meeting the requirements of § 102.4 (relating to erosion and (relating to PCSM requirements), and other information the Department may require.***
 - a. NPDES Application, Stormwater Discharge Information: Please update the "Ch 93 Class." Column values to "HQ-CWF, MF".
 - b. General Information Form, Page 4: The project is subject to the Land Use policy. Please update the answer to item 5 and fill out the Land Use information section of the form.

- c. PHMC clearances are required for projects which disturb more than 10 acres. Please provide evidence of submission to PHMC. Any potential impacts would need to be resolved prior to permit issuance.

3. §102.8(f)(8) Supporting calculations.

- a. Module 2, Stormwater Analysis-Runoff Volume: Please check box 2 and uncheck box 1. In addition, since box 4 is checked, items 5-9 may be left blank. Please revise.
- b. Module 2, Stormwater Analysis-Peak Rate: Please check box 1 and uncheck boxes 2 and 4. Please note the values in the tables may also change based on addressing the comments in this letter.
- c. The Downstream Analysis in the PCSM Report (Appendix I) should include a summary of the predevelopment and post development flows to the non-surface water drainage paths, and should comment on whether the drainage paths are currently stable in the predevelopment condition, and whether the paths will remain stable in the post development condition.

4. §102.8(g)(2) Analysis demonstrating that the PCSM BMPs will meet the volume reduction and water quality requirements specified in an applicable Department approved and current Act 167 stormwater management watershed plan; or manage the net change for storms up to and including the 2-year/24-hour storm event when compared to preconstruction runoff volume and water quality.

- a. PCSM Spreadsheet, General Tab: "The Earth Disturbance in DA (acres)" column should total the total Earth disturbance for the project (10.71 acres). Please revise.
- b. PCSM Spreadsheet, Volume Tab: The impervious values utilized in the spreadsheet are significantly different than the rate analysis for the project. Resolution of the impervious areas is required between the rate and volume analysis. The change in impervious surface (post-pre) should be the same in the rate and volume analysis.
- c. PCSM Spreadsheet, Volume Tab: The post development impervious land cover utilized is applicable to a residential project. A Commercial or Industrial land use cover should be utilized in the spreadsheet to more accurately model the potential pollutant loading from the facility.
- d. The following comments relate to the MRC Basin design:
 - i. The MRC Design Summary notes that the outflow from the underdrain (0.04 cfs) does not meet the release rate (0.03 cfs).
 - ii. Calculations are required to support the equivalent impervious area and the calculated release rate for the 1.2"/2-hour storm.
 - iii. Routings for the MRC basin should be provided for all of the design storms to the basin and should include the underdrain discharge and soil media of the basin.

- iv. Calculations should be provided justifying the dewatering times for each of the design storms to the MRC basin.
 - v. The 1-year predevelopment rate should be from the area contributing runoff into the MRC basin in the predevelopment condition.
5. ***§102.8(g)(3) Analysis demonstrating that the PCSM BMPs will meet the rate requirements specified in an applicable Department approved and current Act 167 stormwater management watershed plan; or manage the net change in peak rate for the 2-, 10-, 50-, and 100-year/24-hour storm events in a manner not to exceed preconstruction rates.***
- a. The project is located in Management District B-2 of the Brodhead McMichael Act 167 plan, requiring peak rate reductions for each design storm. District B-2 requires reductions to the 5 year and 25-year storm, as well as the design storm results provided. Please update the PCSM report to include these design storms and to indicate compliance with the Act 167 plan.
 - b. The rate analysis is based on a total area of 9.07 acres. However, the total earth disturbance for the project is 10.71 acres. The rate control analysis should, at a minimum, equal the disturbed area of the project. Please revise.
 - c. The post development curve number calculations utilize a land use of "Developed-Roadside Cut/Fill". This area is not shown on the drainage area mapping and is not a common land use utilized for the rate analysis. Please identify this area and provide justification for the curve number value utilized.
 - d. The post development curve number calculations utilize the land use of "Agricultural-Brush Good", which is assumed to represent the meadow mix areas of the project. A Curve number for a meadow land use should be utilized for these areas. Please revise.
 - e. The rate control analysis is based on a change in impervious surface of 2.18 acres (3.33 post minus 1.15 pre). This value differs from the PCSM Spreadsheet and NPDES Application, which indicates a change of impervious surface of 2.24 acres. The change in impervious surface should be the same in the rate and volume analysis and the NPDES Application. Please revise.
6. ***§102.8(h)(1) Evaluate and include nondischarge alternatives in the PCSM plan unless a person demonstrates that non discharge alternatives do not exist for the project.***
- a. Module 3: In both the E&S and PCSM Sections, please explain why the non-discharge alternatives were not selected, and why the non-discharge alternatives are not considered environmentally sound or cost effective.

You may request a time extension, in writing, before **February 25, 2025**, to respond to the deficiencies beyond the sixty (60) calendar days. Requests for time extension will be reviewed by the Monroe County Conservation District and considered. You will be notified in writing of

the decision either to grant or deny, including the specific due date to respond if the extension is granted. Time extensions shall be in accordance with 25 Pa. Code § 102.6(c).

The District is currently accepting PDF and electronic submissions via email at this time. To assure receipt please send to: kheaney@monroecountypa.gov and mwilk@monroecountypa.gov

DEP has developed a standardized review process and processing times for all permits or other authorizations that it issues or grants. Pursuant to its Permit Review Process and Permit Decision Guarantee Policy (Document # 021-2100-001), DEP guarantees to provide permit decisions within the published time frames, provided applicants submit complete, technically adequate applications/registrations that address all applicable regulatory and statutory requirements, in the first submission. Since you did not submit a complete and/or technically adequate application, DEP's Permit Decision Guarantee is no longer applicable to your application.

As stipulated in 25 Pa. Code § 102.6(c)(2) of DEP's Chapter 102 rules and regulations (regarding complete applications), information requested by this office must be received within sixty (60) calendar days from the date of this letter, or Monroe County Conservation District may consider the application to be withdrawn by the applicant and no further action will be taken. Fees are not refunded when an application is withdrawn.

If you have questions about the information contained in this letter, please contact Michael J Wilk PE by e-mail at mwik@monroecountypa.gov or by telephone at 570.629.3060 and refer to Application No. PAD450224.

Sincerely,



Kristina Heaney
District Manager
Monroe County Conservation District

ecc: DEP NERO, c/o ra-epneroww@pa.gov
Pocono Township Supervisors, Planning Commission, Engineer and Zoning Officer
Eric Koopman, MCPC
Scott Brown PE, NTM Engineering
File



YOUR GOALS. OUR MISSION.

December 9, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: MCTA TRANSIT FACILITY EXPANSION – 134 MCTA DRIVE
PRELIMINARY/FINAL LAND DEVELOPMENT COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1421, T&M PROJECT NO. POCO-R0990**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Preliminary/Final Land Development Plan Application for MCTA Transit Facility Expansion. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Sewage Planning Correspondence to the Township dated October 31, 2024.
- MCPC Checklist and email regarding application fee requirements.
- ESPC Supporting Calculations prepared by Newell Tereska & Mackay, undated.
- Erosion & Sediment Pollution Control Plans prepared by Newell Tereska & Mackay, 18 sheets, dated October 25, 2024.
- Post Construction Stormwater Management Report prepared by Newell Tereska & Mackay, dated November, 2024.
- Post Construction Stormwater Management Report prepared by Newell Tereska & Mackay, 9 sheets, dated October 25, 2024.
- Monroe County Transit Authority Transit Facility Preliminary/Final Land Development Plan set prepared by Stantec, 22 sheets, dated November 25, 2024.

BACKGROUND INFORMATION

The Applicant, Monroe County Transportation Authority, has submitted a plan proposing development to their existing site at 134 MCTA Drive in Scotrun. The property is located within the C, Commercial, Zoning District and consists of a single parcel (Tax ID No. 12/11/1/22). The property has an area of 36.148 acres and contains an existing maintenance building, parking areas, fueling area, stormwater management facilities, wooded areas with steep slopes, an unnamed tributary to the Scot Run watercourse, and wetlands. The site is currently served by public water and sewer.

The project proposes a new 43,900 square foot building addition, new parking areas, fueling area, salt and parts storage areas, and additional stormwater management facilities.



Based upon our review, we recommend the Planning Commission accept the Preliminary/Final Land Development Plan for review, provided all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Richard Schlameuss – CEO, MCTA (rschlameuss@gomcta.com)
Geoffrey Kolva, P.E. – Stantec (Geoffrey.Kolva@stantec.com)
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



| YOUR GOALS. OUR MISSION.

January 6, 2025

Patrick Briegel, Director of Public Works
Pocono Township
112 Township Drive
Tannersville, PA 18372

**SUBJECT: MCTA TRANSIT FACILITY EXPANSION – 134 MCTA DRIVE
SEWER SYSTEM REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1421, T&M PROJECT NO. POCSR0018**

Dear Mr. Briegel:

Pursuant to the Township's request, we have completed a review of the proposed sanitary sewer related to the above referenced project. The following information was submitted for our review:

- Monroe County Transit Authority, (MCTA) Transit Facility, Preliminary/Final Land Development Plans For MCTA, prepared by Stantec Dated 11/25/2024 (22 Sheets)

BACKGROUND INFORMATION

The project site, located at 134 MCTA Drive, Swiftwater, PA, consists of 36.148 acres and contains an existing bus terminal facility which is currently connected to the Township's central sewage collection system. Sewage conveyance is via an 8" main in MCTA Drive to SR 0611 and to the main conveyance system. The project is located in Sub Area 5-8, conveying sewage flows to Pump Station 5.

The site currently contains administrative offices and a bus wash facility. During its prior plan approval, this facility was estimated to have a proposed flow of 2,717 gpd, or 11 EDUs. That previous project required the Applicant to purchase nine (9) additional EDUs. However, although the bus wash facility was constructed and placed into service, the EDU purchase never occurred, and the current facility still has only its original two (2) EDUs.

MCTA is proposing to construct a new 43,900 +/- square foot bus storage addition to the existing MCTA bus transit facility. The transit facility will have accommodations for employees including the following departments: Administration, Fleet Maintenance, Operations, Parts, and Bus Operators. Some existing site improvements and utilities will be demolished or abandoned.

The submitted MCTA Sanitary Sewer Usage – Program Summary include the following note "*The existing water usage indicates the bus wash system may not be operational and the estimated gal/day/employee from PA Code 25 Chapter 73 is greater than actual usage.*" Flow data shows a high-water usage of 515 gpd. The Applicant states that the project proposes a total sewage flow, including the existing users of 982 gpd. As noted above, the existing use has a total of 515 gpd of flow. The new uses, based on the provided narrative, will add a total of 190 gpd of additional domestic flow with a total need of 3 EDUs. This flow; however, does not take



into consideration the bus wash operations. The Applicant states that there is an estimated 200 gpd of additional flow needed for the bus wash “overflow” operations representing one (1) additional EDU of flow. The Applicant states that 2,800 gpd of bus wash use is lost to drive-off and evaporation.

Based on the proposed flows, the Township currently has the capacity to provide services to this project as of the date of this letter. Capacity allocation is on a first-come, first-served basis for parcels located in the current Pocono Township Sewage Service Area. The Applicant should be advised that no allocation is assumed or granted until the project either purchases or reserves capacity through the capacity reservation process.

Based on our review of the submitted information, we offer the following:

1. The Applicant shall address Sewage Planning Comments in our letter dated December 12, 2024.
2. There are existing Township-owned sanitary sewer facilities located within MTCA Drive. The easement for the sanitary sewer line shall be added to the site plans.
3. The plans call for the use of 4” ductile iron pipe sewer mains. Sanitary sewer mains are to be 8” SDR 35 PVC for bury depths of less than 12 feet and SDR 26 PVC for bury depths greater than 12 feet.
4. The project proposes two (2) new drop manholes. Drop manholes create maintenance concerns and are only to be utilized when alternatives are not possible. Therefore, the drop manholes shall be reconsidered by the design engineer. If they are unable to be eliminated and are absolutely necessary, they shall only be external drop style manholes.
5. The cover over the sewer main at station 5+15 appears to be less than the minimum required 4.5 feet. The pipe must be revised to provide the proper cover.
6. The drop across manholes shall be between 0.2 and 1.0 feet. The drop across SMH3 and SMH4 are 0.01 feet and must be revised accordingly.
7. SMH3 is located fully within a fill area. Fill specifications shall be provided and notation shall be provided on the profile sheet to require full time construction observation in this area by the Township Engineer during construction.
8. Township standard construction notes will be provided to the design Engineer to be added to the plans.
9. The provided sanitary sewer construction details shall be removed from the plans and replaced with the Township standard details. Please note that the sanitary manholes for this project will not be dedicated to the Township. As such, the Pocono Township label on the manhole lids shall not be included.

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



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

Sincerely,

Michael E. Gable, P.E.
Sanitary Sewer Engineer

MEG/arm

cc: Jerrod Belvin – Township Manager
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