



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

October 14, 2025 6:00 p.m.
205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/84351919202>

Meeting ID:

843 5191 9202

Security Passcode: 755065

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

Public Comment Policy has changed. For public comment at the beginning of a meeting you will be permitted 3 minutes on non-agenda items only. For action items, you may speak at the podium and be permitted 1 minute for your comments during that agenda item.

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the September 10, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

PRESENTATIONS:

- Motion to approve Pocono Logistics Waiver request of Section of Subdivision & Land Development Ordinance: SALDO §390-59D (to use a stone pavement area in lieu of paving). **(Possible Action Item)**

SEWAGE PLANNING MODULES:

Spirit of Swiftwater Phase 2 Component 4B Planning Module – Hanover Engineering – **(Possible Action Item)**

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS

NEW PLANS

- Motion to accept the Members 1st Federal Credit Union – LDP 1446 for consideration. (**Possible Action Item**)

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION – (Possible Action Items)

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of December 8, 2025. **Deadline for P.C. consideration is 12/31/25.**
Mountain Edge Waiver Requests presentation – **Possible Action Item**
Motion to recommend – (**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 May 9, 2026. **Deadline for P.C. consideration is 4/13/26.**
Cranberry Creek Waiver Requests presentation - (**Possible Action Item**).
Motion to recommend – (**Possible action Item**)
- Lot 1 Trap Hotel & Retail - LDP 1449 - Plans were administratively accepted at the 9/10/25 P.C. meeting. Approval deadline of December 9, 2025. **Deadline for P.C. consideration is 11/10/25.**

Motion to table the following plans (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, 2026. **Deadline for P.C. consideration is 2/9/26.**
- 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.**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on October 27, 2025

ADJOURNMENT

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 10, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, September 10, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki, Chairman.

ROLL CALL

Joe Folsom, present; Christina Kauffman, present; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Kyle VanFleet, present.

Planning Commission Alternates: Bruce Kilby, present, Jordan Merring, absent.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Perera, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

PUBLIC COMMENT

ANNOUNCEMENTS

OLD BUSINESS

J. Sawicki made a motion, seconded by J. Folsom, to approve the minutes of the August 11, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS:

- Harmony Domes – LDP 1417 – Joseph Hunt – J&J Engineering
- Pocohanne Point – LDP 1448 – Joseph Renko – Black forest Engineering

NEW PLANS

- Lot 1 Trap Hotel & Retail – LDP 1449 – Sal Caiazzo – Hanover Engineering – J. Sawicki made a motion seconded by J. Folsom, to accept the plans for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of December 31, 2025. **Deadline for P.C. consideration is 12/8/25.** J. Sawicki made a motion, seconded by J. Folsom, to table the plan. All in favor. Motion carried.
- 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 November 9, 2025. **Deadline for P.C. consideration is 10/13/25.** J. Sawicki made a motion, seconded by J. Folsom to recommend to deny the plan if an

extension isn't received prior to the 10/13/25 P.C. meeting. All in favor. Motion carried. J. Sawicki made a motion, seconded by C. Learn to table the plan. All in favor. Motion carried.

- Summit Road Blue Wave Solar Array (LDP 1446) – Plans were administratively accepted at the 6/9/2025 P.C. meeting. Approval deadline of December 1, 2025. **Deadline for P.C. consideration is 11/10/2025.** J. Folsom Made a motion, seconded by C. Learn to recommend a denial of the plan based on the zoning letter and T & M review letter dated July 10, 2025. All in favor. Motion carried.

J. Sawicki made a motion, seconded by K. VanFleet, to table the following plans. All in favor. Motion carried.

- 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, 2026. **Deadline for P.C. consideration is 2/9/26.**
- 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.**

NEW BUSINESS

PRIORITY LIST

PUBLIC COMMENT

ADJOURNMENT J. Folsom made a motion, seconded by C. Learn, to adjourn the meeting at 6:59 p.m. All in favor. Motion carried.

APPENDIX G

REQUEST FOR MODIFICATION

Name of Applicant: Wesley Wojtanowicz

Name of Subdivision or Land Development: Pocono Logistics

Section of Subdivision and Land Development Ordinance: SALDO §390-59D

Justification for Relief: This request is to use a stone pavement area in lieu of the paving requirement listed in this section of the ordinance. The alternative stone pavement area will provide sufficient support for the anticipated vehicle load of trailer parking onsite. This area is not intended to be used as an access drive and is solely for private use.

Is the hardship self-imposed? ____ Yes x No

Is the hardship related to financial issues? ____ Yes x No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ☐ No ☒ Explain: This alternative design will still provide a stabilized all-weather surface for parking.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Lands of the Spirit of Swiftwater-Phase II Land Development

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
☐	☐	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
☐	☐	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
☐	☐	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
☐	☐	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
☐	☐	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
☐	☐	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
☐	☐	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
☐	☐	8. Is there a municipal zoning ordinance?
☐	☐	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☐	☐	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☐	☐	11. Have all applicable zoning approvals been obtained?
☐	☐	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
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☐☐

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____

☐☐

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____

☐☐

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____

☐☐

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

☐☐

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: _____

Title: _____

Signature: _____

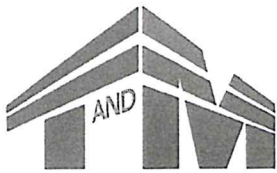
Date: _____

Name of Municipal Planning Agency: Pocono Township Planning CommissionAddress 205 Old Mill Rd, Tannersville, PA 18372Telephone Number: 570-629-1922**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



YOUR GOALS. OUR MISSION.

October 8, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: MEMBERS FIRST FEDERAL CREDIT UNION AT BARTONSVILLE AVENUE
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1446, T&M PROJECT NO. POCO-R1250**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Final Land Development Plan for the Members First Federal Credit Union at Bartonsville Avenue. The submitted information consists of the following items.

- Letter of Transmittal prepared by Integrated Consulting, dated October 3, 2025.
- Pocono Township Land Development Application with Professional Services Agreement and W9 Form.
- Waiver Request Letter #1 prepared by Integrated Consulting, dated October 3, 2025.
- Wetland Investigation prepared by Vortex Environmental, Inc., dated September 30, 2025.
- Blue Ridge Will-Serve letter, email dated August 27, 2025.
- PADEP Sewage Facilities Planning Module Mailer.
- Exterior Elevations (2 sheets) prepared by BH Architecture, dated September 19, 2025.
- Erosion and Sedimentation Control Plan (7 sheets) prepared by Integrated Consulting, dated October 3, 2025.
- Lighting Plan (2 sheets) prepared by Integrated Consulting, dated October 1, 2025.
- Post Construction Stormwater Management Narrative & Calculations with Drainage Area Maps (3 sheets) prepared by Integrated Consulting, dated October 3, 2025.
- Preliminary/Final Land Development Plan (20 sheets) prepared by Integrated Consulting, dated October 3, 2025.

BACKGROUND INFORMATION

The Applicant, Members First Federal Credit Union, is proposing a land development on existing property located on the northeastern corner of the intersection of S.R. 0611 and Bartonsville Avenue.

The existing property has an area of 1.83 acres and is located within the C, Commercial Zoning District. The existing property consists of two (2) existing dwellings with garages, three (3) sheds, and the remains of a previous building foundation. Both dwellings access Bartonsville Avenue. All existing structures are proposed to be demolished and removed.

The proposed land development includes the construction of a 2,991 square foot bank with associated three bay drive-thru and parking. Proposed access is via a paved driveway via Bartonsville Avenue. The proposed

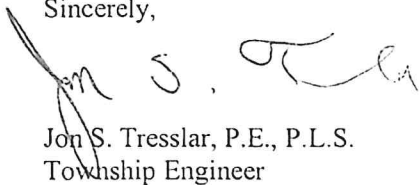


development will be served by public water and sewer. A sidewalk is proposed along Bartonsville Avenue and stormwater management and landscaping will be provided.

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/meh

cc: Jerrod Belvin, Manager – Pocono Township
Paul Morgan, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Patricia A. Adelman, Executrix – Property Owner
Michael Martin, Members 1st Federal Credit Union – Applicant
Terri Delo, Integrated Consulting – 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



Engineering & General Construction, LLC

July 25, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

Project: Mountain Edge Village Community Townhouses 57A-H Land Development

Dear Planning Commission Members,

On behalf of our applicant, Percudani House III, L.P., we request the following Modification Requests from the Pocono Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance:

1. Section 390-29.E.(3) – Survey shall not have an error of closure greater than one in 10,000 ft and shall include a boundary closure report.
Justification: An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated from the overall boundary. It is requested that an overall boundary survey is not required with boundary closure reports since the proposed improvements are located over 300-feet from the closest part of the boundary.
2. Section 390-29.J.(1).(c) – Truck turning movements for a WB-50 Truck shall be provided.
Justification: This is an existing townhouse development that was designed and approved in 1987, of which a WB-50 truck was not designed within the existing road system. The land development is for the development of a townhouse unit pad that was previously approved. A sign will be posted at the gated entrance that no tractor trailers are allowed.
3. Section 390-48.AA – Sidewalks and road crosswalks may be required where necessary to provide property pedestrian circulation or to provide access to community facilities and common areas.
Justification: This is an existing townhouse development that was designed and approved in 1987. The proposed improvements consist of the construction of one townhouse unit and parking. No construction is proposed near Camelback Road.
4. Section 390-49.A.(4) – Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan.
Justification: The proposed improvements are minor and are over 300 feet from the nearest property line. The proposed earth disturbance is less than an acre compared to the overall property area of 65 acres. A property boundary was performed by Brian D. Courtright, P.L.S., of which he notes he set pins on the property line where none were found.

5. Section 390-50.D.(5) – Embankment Slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.
Justification: The proposed BMP has limited area based on the existing terrain. 3:1 side slopes have been utilized on the proposed berm. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet.
6. Section 390-50.D.(7) – Top width. The minimum top width of the detention basin shall be 10 feet.
Justification: The proposed BMP is small due to the limited improvements and has limited area based on the existing terrain. A five foot top of berm width has been provided. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet.
7. Section 390-50.D.(8) – A minimum grade of 2% shall be maintained on the basin bottom.
Justification: The proposed BMP is an infiltration basin, of which a 0% slope is required.
8. Section 390-50.D.(11).(c) – Emergency spillways shall be constructed of reinforced concrete or other material approved by the township engineer.
Justification: The spillway is for storm events greater than a 100-year storm with limited flow going over the spillway. The NAGS75 matting is adequate for stabilization.
9. Section 390.58 – Common open space, recreation areas, and in-lieu fees.
Justification: The proposed improvements consist of an existing approved townhouse unit with additional parking. The existing community consists of open space allocated for the existing development.
10. Section 365-8.L – Roof drains should not be connected to streets, sanitary or storm sewers in order to promote overland flow and infiltration/percolation of stormwater.
Justification: A portion of the roof drains will discharge to the stormwater conveyance pipe in order to discharge into the stormwater BMP for infiltration/treatment.
11. Section 365-13.B – All calculations should use the appropriate rainfall depth per B-1 in the appendix.
Justification: NOAA rainfall data was utilized for the stormwater calculations, which is the preferred rainfall data per PADEP.

Sincerely,



Deanna L. Schmoyer, P.E.
Project Manager



YOUR GOALS. OUR MISSION.

September 8, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: MOUNTAIN EDGE VILLAGE COMMUNITY TOWNHOUSE UNITS 57A-H
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1445, T&M PROJECT NO. POCO-R1180**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a review of the Preliminary/Final Land Development Plan Application for Mountain Edge Village Community Townhouse Units 57A-H. The submitted information consists of the following items.

- Response Letter prepared by D&D Engineering and General Construction, LLC, dated July 25, 2025.
- Modification Request Letter prepared by D&D Engineering and General Construction, LLC, dated July 25, 2025.
- Exterior Elevation Plan, 1 sheet, prepared by Dansbury Design & Drafting, dated October 19, 2022.
- NPDES Sewage Permit Transfer Letter, prepared by PADEP, dated April 6, 2016.
- County of Monroe 2025 Tax Notice for Parcel 12.117167.
- PADEP eFACTS for Safe Drinking Water Program for Ski Side Village.
- Microbac Laboratories, Inc. Well #1 and Well #2 drinking water testing results prepared for Coastal Environmental, Inc. (Ski Side water and sewer company), dated June 17, 2025.
- Prosser Laboratories, Inc. Well #1 and Well #2 coliform testing results prepared for Coastal Environmental, Inc. (Ski Side water and sewer company), dated June 25, 2025.
- "E&SPC & PSCM Report/Narrative" prepared by D&D Engineering and General Construction, LLC, dated January 2, 2025, last revised July 25, 2025.
- Boundary Survey Map of Ski Side Village prepared by Brian D. Courtright, P.L.S., 1 sheet, dated December 5, 2023.
- Land Development Plan for Mountain Edge Village Community Townhouse Units 57A-H prepared by D&D Engineering and General Construction, LLC, 13 sheets, dated January 2, 2025, last revised July 25, 2025.

BACKGROUND INFORMATION

The Applicant, Percudani House III, L.P., has submitted a plan proposing an 8-unit townhouse building at the end of Ski Side Lane located within Mountain's Edge at Camelback. The property is located within



the RD, Recreation, Zoning District and consists of two parcels (Tax ID No. 12/10B2.1/1 and 12/117167). The overall property has an area of 65.25 acres and contains numerous existing townhouse buildings, parking areas, outdoor amenities (pool, basketball court, tennis court), access roads, a sewage pump station, and a sewage treatment plant. The site also has wetlands, ponds, wooded areas, steep slopes, the Pocono Creek watercourse, and an unnamed tributary to the Pocono Creek. The site is currently served by private centralized water and sewer.

The project proposes a new 8-unit townhouse building, new parking areas to serve the new building as well as existing Units 45-48, and a new infiltration/retention berm for stormwater management. The building is in accordance with the originally approved Mountain Edge Village Planned Community. The project was a previously approved land development called “Ski Side Village” with a total of 57 townhouse units approved in November 1986. Per the application information, the proposed project will bring the site to a total of 56 townhouse units.

The project site is located within the B-2 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Pocono Creek, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).

Based upon our review of the above information and our previous comment review letter dated May 1, 2025, we offer the following comments and/or recommendations related to the proposed development.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers in Comments 1, 7, 16, 17, 18, 19, 20, 21, 31, 33, and 37 have been requested.

1. In accordance with Section 390-29.E.(3), “The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report.” *The design engineer has requested a waiver to this requirement. The justification states, “An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated from the overall boundary. It is requested that an overall boundary survey is not required with boundary closure reports since the proposed improvements are located over 300-feet from the closest part of the boundary.” (Previous Comment 1) Due to the relatively minor disturbance of an existing large, developed site, we have no objections to this waiver.*
- 2.-6. Previous Comments 2 through 6 satisfied.
7. Per Section 390-29.J.(1)(c), the plans shall include “truck turning movement diagrams for at least a WB-50 truck.” *A turning movement diagram for a WB-50 truck shall be provided. (Previous Comment 7) The design engineer has requested a waiver to this requirement. The justification states, “This is an existing townhouse development that was designed and approved in 1987, of which a WB-50 truck was not designed within the existing road system. The land development is for the development of a townhouse unit pad that was previously approved. A sign will be posted at the gated entrance that no tractor trailers are allowed.” Due to the nature of the proposed project on an existing developed site, we have no objections to this waiver.*
8. Previous Comment 8 satisfied.



9. In accordance with Section 390-29.J.(6), the plan submission shall include “Proof of legal interest in the property, a copy of the latest deed of record and current title search report.” *The Applicant shall provide a current title search report. (Previous Comment 9) A copy of the 2025 Tax Notice for the subject townhouse unit site has been provided to demonstrate proof of legal interest.*
10. In accordance with Section 390-29.J.(9), supporting documents to be submitted include “A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list.” In addition, and in accordance with Section 390-29.J.(19), “Copies of all other required permits or the applications made therefor.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
 - a. *Monroe County Planning Commission – Comments were received in a letter dated April 29, 2025.*
 - b. *Pocono Township Fire Department – Pending (Previous Comment 10)*
11. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.

The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation. (Previous Comment 10) The response letter states, “A cost estimate will be provided once the comments are mainly addressed and there are no more changes to the plans.”

12.-15. Previous Comments 12 through 15 satisfied.

16. 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.” *Sidewalks may be required along Camelback Road. (Previous Comment 16) The design engineer has requested a waiver to this requirement. The justification states, “This is an existing townhouse development that was designed and approved in 1987. The proposed improvements consist of the construction of one townhouse unit and parking. No construction*



is proposed near Camelback Road.” We recommend the Applicant discuss this with the Board of Commissioners.

17. In accordance with Section 390-49.A.(4), “Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan. Existing monuments shall not be removed.” *While the Boundary Survey Map shows the majority of the outbound monumented, the property line along Camelback Road, in Pocono Creek, and two corners near “The Chateau”, require monuments to be set. (Previous Comment 17) The design engineer has requested a waiver to this requirement. The justification states, “The proposed improvements are minor and are over 300 feet from the nearest property line. The proposed earth disturbance is less than an acre compared to the overall property area of 65 acres. A property boundary was performed by Brian D. Courtright, P.L.S., of which he notes he set pins on the property line where none were found.” Due to the relatively minor disturbance of an existing large, developed site, we have no objections to this waiver.*
18. Per Section 390-50.D.(5), “Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.” *The proposed slopes of the basin berm are shown at 3:1 which exceeds this ordinance requirement. (Previous Comment 18) The design engineer has requested a waiver to this requirement. The justification states, “The proposed BMP has limited area based on the existing terrain. 3:1 side slopes have been utilized on the proposed berm. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet.” We have no objection to the use of the 3:1 side slopes as this is an industry standard maintainable slope.*
19. Per Section 390-50.D.(7), “Top width. The minimum top width of the detention basin berm shall be 10 feet.” *The top width of the detention basin berm shall be dimensioned. It appears to be less than the required 10 feet. (Previous Comment 19) The design engineer has requested a waiver to this requirement. The justification states, “The proposed BMP is small due to the limited improvements and has limited area based on the existing terrain. A five foot top of berm width has been provided. The maximum depth of the berm is 3 feet with ponding depth to only 2 feet.” Due to the minimal size of the BMP, we have no objection to the requested reduction in the width of the berm.*
20. Per Section 390-50.D.(8), “Minimum. In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow.” *The basin appears to be flat across its bottom due to its design for infiltration. If requested, we would support a waiver to this requirement since a flat bottom is required for infiltration. (Previous Comment 20) The design engineer has requested a waiver to this requirement. The justification states, “The proposed BMP is an infiltration basin, of which a 0% slope is required.” We support this waiver due to the requirement for infiltration.*
21. In accordance with Section 390-50.D.(11)(c), “Emergency spillways shall be constructed of reinforced concrete or other material approved by the Township Engineer.” *The plans currently specify the use of NAG75 material with vegetation, which would require a waiver. We would support the use of this appropriate material in this situation. (Previous Comment 21) The design engineer has requested a waiver to this requirement. The justification states, “The spillway is*



for storm events greater than a 100-year storm with limited flow going over the spillway. The NAGS75 matting is adequate for stabilization.” We do not support the use of the NAGS75 as an acceptable alternative to concrete because it is fully degradable. However, we would support the use of a permanent erosion control blanket instead.

22.-23. Previous Comments 22 and 23 satisfied.

24. Per Section 390-52.A.(2), Water supply and sewage disposal. “Three copies of all correspondence, supporting documentation, applications for permits and certificates for operation submitted to the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission for the right to provide such services shall be forwarded to the Township as a part of the public record. One copy of the permit and/or certificate of convenience issued by the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission authorizing such services shall be forwarded upon receipt to the Township as a part of the public record.” *Copies of the permits for the existing centralized water supply and sewage disposal facilities shall be provided to the Township. Additionally, the Developer’s Agreement shall require that copies of the monthly reporting sent to PADEP also be provided to the Township simultaneously. (Previous Comment 24) The NPDES Permit provided for the sewage system expired on November 30, 2019. A current copy of the permit shall be provided.*

25.-27. Previous Comments 25 through 27 satisfied.

28. In accordance with Section 390-55.I., “Landscape plans shall be prepared by a landscape architect licensed and registered to practice by the Commonwealth of Pennsylvania or other person deemed qualified by the Township.” *The landscape plans shall be signed and sealed by the landscape architect who prepared them. (Previous Comment 28)*

29. Previous Comment 29 satisfied.

30. 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 required cost estimate for the project shall include the proposed landscaping. This will be required at the time of final plan approval. (Previous Comment 30) The response letter states, “The cost estimate will be provided prior to final plan approval.”*

31. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:

A. Section 390-58.3B.(1), “This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58.”

B. 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.”

C. Section 390-59.F., “Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space,



this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners.”

- D. Section 390-58.K., “Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable.”

The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. (Previous Comment 31) The design engineer has requested a waiver to this requirement. The justification states, “The proposed improvements consist of an existing approved townhouse unit with additional parking. The existing community consists of open space allocated for the existing development.” We recommend the Applicant discuss this with the Board of Commissioners.

32. In accordance with Section 390-59.C.(2), “Where the Township Engineer agrees appropriate, and where appropriate maintenance is guaranteed to the satisfaction of the Township Engineer and Solicitor, use of pervious paving or alternative paving structure, is encouraged.” *(New Comment) The plans now propose permeable (pervious) paving for the new parking lot and permeable pavers for a portion of the new sidewalk. The Applicant must discuss this with the Board of Commissioners. While we would support the use of the permeable paving if the Board of Commissioners is agreeable, we strongly recommend a replenishable stormwater maintenance account be established in perpetuity. The Board of Commissioners would need to agree to have the Township take on the responsibility of exercising said maintenance account for required maintenance or facility replacement should the property owner not properly maintain the permeable paving or pavers. In addition, an annual inspection of the facilities by the Township Engineer’s office would be required.*

Additionally, in accordance with the PA BMP Manual, the following are required for permeable (pervious) paving:

- a. Infiltration testing is required for any pervious or porous pavement area. No infiltration testing information has been provided for the proposed pervious/permeable pavement areas. The required testing must be performed and the results provided for review.*
- b. The entire stone bed area under any pervious or porous pavement area is required to be level and uncompacted. This must be detailed on the plans.*
- c. All pervious or porous pavement systems must be designed with an overflow system.*
- d. All pervious pavement installations must have a backup method for water to enter the stone storage bed in the event that the pavement fails or is altered.*
- e. Bed volume and infiltration calculations shall be provided to confirm sizing and peak rate mitigation.*
- f. The full permeability of the pavement surface must be tested by application of clean water at the rate of at least 5 gpm over the surface, using a hose or other distribution devise. All applied water should infiltrate directly without puddle formation or surface runoff.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

33. In accordance with Section 365-8.L., “Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *The plans reflect an “option” for the roof drains for the proposed buildings to either discharge to the ground or connect into an inlet. If they are to be connected to the storm sewer, a waiver would be required and the plan would need to clearly depict the extent of the proposed connection(s). (Previous Comment 32) The design engineer has requested a waiver to this requirement. The justification states, “A portion of the roof drains will discharge to the stormwater conveyance pipe in order to discharge into the stormwater BMP for infiltration/treatment.” Since the runoff will discharge to the infiltration BMP, we have no objection to the waiver.*
34. Previous Comment 33 satisfied.
35. Per Section 365-10.I.(8)(a), “Stream buffer delineation. 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.” *The calculation for the determination of the depicted 75-foot stream buffer must be provided. The upland slope of the unnamed tributary to Pocono Creek has an average greater than 5%. (Previous Comment 34) The stream buffer calculation has been added to Sheet 4. The calculation indicates a stream buffer of 74 feet is required, but the plan shows 78 feet. This discrepancy must be corrected.*
36. In accordance with Section 365-12.A.(1), “Standards for managing runoff from each subarea in the Brodhead/McMichael Watershed for design storms are shown in Table 365-12. Development sites located in each of the A, B or C Districts must control proposed conditions runoff rates to existing conditions runoff rates for the design storms in accordance with Table 365-12.” *The design engineer has requested a waiver to this requirement. The justification states, “Post-development runoff has been reduced to below pre-development. Due to the small size of disturbance and the A soils, there is a negligible increase of 0.3 cfs for the 50- year storm and 0.2 cfs for the 25-year storm reductions.” (Previous Comment 35) The stormwater design has been revised and the waiver is no longer requested. However, the proposed development flows still do not appear to meet the reduction requirements. The existing flows in the report table do not match the calculated flows from Hydrograph 1 “Pre-development” for the 2-, 5-, 10-, or 50-year storm events. The design engineer must review and explain their calculations as it is unclear how the tabulated flows were developed.*
37. 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." *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Tannersville, PA". We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA. (Previous Comment 36) The design engineer has requested a waiver to this requirement. The justification states, "NOAA rainfall data was utilized for the stormwater calculations, which is the preferred rainfall data per PADEP." We have no objection to the waiver.*

38.-41. Previous Comments 37 through 40 satisfied.

42. In accordance with Section 365-27.A., "For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development." *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township. (Previous Comment 41) The response letter states, "The construction cost estimate will be provided prior to final plan approval."*

43. Previous Comment 42 satisfied.

44. In accordance with Section 365-29., "Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *This shall be completed prior to recordation and as required by this Section. (Previous Comment 43) The response letter states, "The maintenance agreement will be executed prior to final plan approval."*

MISCELLANEOUS COMMENTS

45.-46. Previous Comments 44 and 45 satisfied.

47. Note 13 on the Cover Sheet references a wetland delineation. A copy of the report shall be provided to the Township. *(Previous Comment 46) The response letter states, "A copy of the wetland delineation has been provided with the plan submission." We did not receive a copy of the referenced wetland delineation either in physical or electronic form.*

48.-67. Previous Comments 47 through 66 satisfied.

PLAN REVISION COMMENTS

68. *The numbering of the notes and restrictive covenants on the cover sheet are out of sequence and must be corrected. (New Comment)*



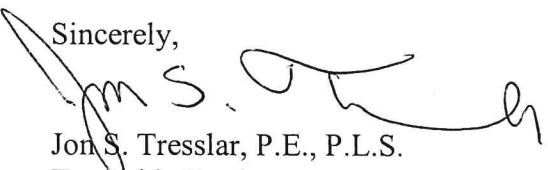
69. *The proposed impervious surface areas indicated on Sheets 4 and 5 do not all match each other. The discrepancies shall be corrected. (New Comment)*
70. *Per Section 220-8.B., "Slopes greater than 3:1 are allowed but require stabilization with vegetated E&S matting, appropriately sized stone, or other approved stabilization method. Design calculations prepared by a registered professional land surveyor, engineer, or registered landscape architect demonstrating the stability of the stabilization method should be provided along with all applicable details." The plans now propose 2:1 slopes behind the building. The slope stabilization requirements of this section must be addressed. (New Comment)*
71. *The proposed permeable sidewalk on Sheet 5 is hatched with the pattern indicated in the Legend as being "Meadow Restoration". A different hatching type must be used for the sidewalk. (New Comment)*
72. *On Sheet 6, the construction sequence should be revised to move the installation of the orange construction fence for the permeable pavement area from Item 7 to Item 4, which addresses the other site orange fencing installation. (New Comment)*

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, 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
Percudani House III, L.P. – Applicant
Deanna L. Schmoyer, P.E. – D&D Engineering & General Construction, LLC
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



HanoverEngineering

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Phone: 570.688.9550 • Fax: 570.688.9768 • HanoverEng.com

September 26, 2025

Board of Commissioners
Pocono Township
112 Township Drive
Tannersville, PA 1837

RE: Waiver Request Letter
Cranberry Creek Apartments
Pocono Township LDP No. 1369
Preliminary/Final Land Development
Pocono Township, Monroe County
Hanover Project PA-1213

Dear Commissioners:

On behalf of Cranberry Creek Apartments, we would like to request the following waivers:

§390-29.K: “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 having to prepare a community/fiscal impact analysis.

Justification: The project proposes two-bedroom apartments that attract few families with children and therefore have a positive fiscal impact on the community. Additionally, the restaurant use will have a positive impact on the community as they offer new jobs, and will generate additional tax revenue for the township. The Monroe County Comprehensive Plan states that apartments are in short supply and more are needed, specifically along the S.R. 611 corridor, among other places in the County. Preparation of a community/fiscal impact analysis requires large amounts of data to be collected from the township, county, and state, and the result of the analysis will have no impact on the design, as the proposed uses are permitted by right.

§390-55.C(2)(a): “One planting island shall be provided for every 10 parking stalls.”

A waiver is requested not include landscaping islands every 15 spaces.

Justification: The islands cause a reduction of parking spaces which unnecessarily increases the footprint of the project, and creates additional, more impactful conflicts with the township's ordinances. The project propose significant planting and preservation of acres of high quality woodlands. The additional islands would provide little additional visual benefit. An 8-foot wide

planting strip has broken up the parking lots from each other, and parking islands have been provided to separate the parking spaces from the driveway.

§390-55.F(3)(a) & 390-55.F(3)(c): Property line and road right-of-way buffers shall be required for the following types of development:All non-residential development; and all multifamily development; and

...the Property Line/ROW width requirements; Medium (15' for all side and rear lot lines and 30' for the parking buffer along R.O.W.)

A waiver is requested to allow for less than the required trees in the front R.O.W./parking buffer along S.R. 0611 (44 evergreen trees, 18 ornamental trees, and 18 canopy trees), and to permit use of existing healthy woodlands as an equivalent to the required buffer tree plantings along the side and rear lot lines, as is permitted by 390-55.F(3)(g), which states: "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".

Justification: Within the 30-foot wide parking buffer, 5 red maples, 3 willow oaks, 5 white oaks, 5 tulip poplars, one spicebush, and two red chokeberries are proposed. Additionally, between S.R. 611 and the parking areas, but outside the buffer area, an additional six willow oaks, one red pine, one black cherry, seven white oaks, one tulip poplar, five red chokeberries, seven spicebushes, and six common junipers area proposed. A majority of the site's proposed 94 deciduous trees, 21 ornamental trees, 9 evergreen trees, 58 deciduous shrubs, and 57 evergreen shrubs are between the road and the proposed buildings. Furthermore, 293 trees and 247 shrubs are proposed to be planted along the riparian buffer.

The existing surrounding uses have no front buffer plantings along S.R. 611. The existing strip mall use on the property is within 3 feet of the R.O.W. of S.R. 611. Generally, businesses along 611 desire visibility to attract customers or tenants, as is the case with this project. Additionally the uses across the road include a car dealership without any discernable buffer and a municipally-owned pump station, neither use which will be negatively impacted by this project. Additionally, the clear sight triangle requirement and proposed sidewalk reduces the available area for landscaping along the property's frontage.

§390-55.G: Materials specifications, maintenance, and guarantee. The following standards shall apply to all plants or trees as required under this chapter: ... New canopy trees shall have a minimum caliper of 2.5 inches at planting; 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; New shrubs shall have a minimum height of 18 inches at the time of planting; New evergreens shall have a minimum height at planting of six feet to seven feet.

A waiver is requested to allow for the trees and shrubs planted in the riparian buffer to be smaller than the requirements of this section (1-gallon size trees and bare root shrubs.)

Justification: These areas are designed to be of benefit for use as a stormwater best management practice and provide buffers above and beyond the landscaping requirements of the ordinance. Existing wooded areas are to be preserved beyond the riparian planting area, as well, and the credit applied for these areas is well beyond the requirements of the buffer yards for which we are applying this waiver request. Additionally, a larger quantity of plantings are proposed in a riparian buffer to allow the native vegetation

that will best survive to take over, flourish, and fill in the gaps for species that may not flourish as well. The best way to guarantee this is to allow the vegetation to establish itself from a smaller plant size rather than planting an already-established tree or shrub.

§390-57.C: Buffers. “The wetland buffers required by Chapter 470, Zoning, and Chapter 365, Stormwater Management, shall be provided and shall be shown on the plan.”

A partial waiver is requested from this section requiring wetland buffers in accordance with the stormwater ordinance of 50 feet. Approximately 23% of the wetland buffer area will be disturbed for site grading and re-vegetation, and existing pavement will be removed and replaced with grass and trees.

Justification: The proposed grading within the 50-foot buffer is removing pavement and replacing it with grass and trees, and improving on the quality of the buffer areas.

§390-59.B: “Parking space and aisle dimensions shall be no less than those listed in the following table: (Parking width of 10 feet required for 90-degree angle parking)”

A waiver is requested to reduce the width of the parking spaces from 10 feet to 9 feet.

Justification: The nine-foot parking space width is necessary to fit the amount of parking required. Nine feet in width is also the permitted minimum requirement in the zoning ordinance.

§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 allow for roof drains to connect to stormwater pipe.

Justification: The purpose is to promote filtering of the runoff prior to discharge into waters of the Commonwealth. The roof drains will be discharging into a level spreader which will filter the runoff from the site through 150 feet of a riparian buffer with soil amendments designed to treat stormwater runoff prior to discharge into waters of the Commonwealth.

§365-10.1(6)(b): “Wetland buffer delineation. A fifty-foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet.

A partial waiver is requested from this section requiring wetland buffers in accordance with the stormwater ordinance of 50 feet. Approximately 23% of the wetland buffer area will be disturbed for site grading and re-vegetation, and existing pavement will be removed and replaced with grass and trees.

Justification: The proposed grading within the 50-foot buffer is removing pavement and replacing it with grass and trees, and improving on the quality of the buffer areas.

§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 of this chapter. If a hydro logic computer model such as PSRM or HEC-1 is used for storm water 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." The Post Construction Stormwater Management Report (Page 5) states, "Rainfall data was obtained from National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Point Precipitation Frequency Estimates for Pennsylvania."

A waiver is requested to allow for use of NOAA Atlas 14 data to be used for precipitation data as opposed to Appendix B of the Stormwater Ordinance.

Justification: The PADEP recommends use of this data.

Should you have any comments or questions please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Salvatore J. Caiazzo, PE
Project Engineer

sjc:jfm

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cc: Mr. Anthony Maula, Cranberry Creek Apartments, via email
Mr. Taylor Munoz, Pocono Township Manager, via email
Mr. Leo DeVito, Esquire, Township Solicitor, via email
Mr. Jon S. Tresslar, PE, PLS LVL Engineering Group, Township Engineer, via email



YOUR GOALS. OUR MISSION.

October 8, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: TRAPASSO ROUTE 0611 HOTEL PROJECT
REVISED FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1449, T&M PROJECT NO. POCO-R1290**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the Revised Final Land Development Plan for the Trapasso Route 0611 Hotel Project. The submitted information consists of the following items.

- Letter of Transmittal to Pocono Township prepared by Hanover Engineering, dated August 20, 2025.
- Pocono Township Land Development Application with Professional Services Agreement.
- Waiver Request Letter prepared by Hanover Engineering, dated August 19, 2025.
- Easement Closure Reports.
- Wetland Statement prepared by Hanover Engineering, dated September 7, 2023.
- U.S. Army Corps of Engineers Preliminary Jurisdictional Determination dated March 11, 2016.
- PA DCNR PNDI Receipt dated March 13, 2024.
- Post-Construction Stormwater Management Report prepared by Hanover Engineering, dated August 18, 2025.
- Revised Final Land Development Plan (26 sheets) prepared by Hanover Engineering, dated August 15, 2025.

BACKGROUND INFORMATION

The Applicant, Trapasso and Winot Enterprises, LLC, is proposing a revision to the approved Route 0611 Project Land Development at property located on the western side of State Route 0611 at its intersection with Discovery Drive.

The existing property has an area of 5.881 acres and is located within the C, Commercial Zoning District. A



Sheetz is located on property immediately east.

The proposed land development includes the construction of a 2-story retail building have a total area of 7,200 square feet and a 100 room hotel. Associated parking with access from Route 0611 via a shared driveway, stormwater management, public water, and public sanitary sewer are also proposed.

Per Section 470-20.B.(1), the proposed hotel and retail building are permitted uses within the C, Commercial Zoning District.

This plan is a revision to a previous land development plan that was approved by the Board of Commissioners at its meeting held on March 21, 2022. The previous land development plan included a Sheetz which has since been constructed, and a 3-story, 36,000 gross square foot building housing a daycare center and office space. The 3-story building is no longer proposed.

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

ZONING ORDINANCE COMMENTS

1. In accordance with Sections 470-34.D.(1) and (2), "every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area". "An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length." *The required and proposed loading areas for the proposed hotel and retail building shall be listed on the plan and the loading areas shall be shown and dimensioned in the plan view. The total gross floor area of the proposed hotel shall be listed on the plan in support of the required loading area calculation.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

One (1) waiver is requested from the Subdivision and Land Development Ordinance. Refer to Comment 19.

2. In accordance with Sections 390-17.E.(6)(c) and 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".

- b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit Modification*

- c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*



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. Pocono Township Sewer – Sewage Planning and Capacity

e. Brodhead Creek Regional Authority – Water Capacity and Will-Serve

f. Pocono Township Volunteer Fire Company

3. In accordance with Sections 390-29.D.(1) and 390-29.F, Site context map. "a map compiled from existing information showing the location of the proposed land development within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more, the map shall show the above relationships within 2,000 feet of the site. The features that shall be shown on site context maps include topography (from USGS. maps), stream valleys, wetland complexes (from maps published by the United States Fish and Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over 1/2 acre in area (from aerial photographs), ridgelines, public roads and trails, utility easements and rights-of-way, public land, and land protected under conservation easements." *The required Site Context Map shall be included as part of the plan set.*
4. In accordance with Sections 390-29.D.(2) and 390-29.G.(1), the Existing Resources and Site Analysis shall include "a vertical aerial photograph enlarged to a scale not less detailed than one inch equals 400 feet, with the site boundaries clearly marked". *The required aerial photograph with its source listed shall be included as part of the plan set.*
5. In accordance with Sections 390-29.D.(2), 390-29.G.(4), and 390-29.I.(1), the Existing Resources and Site Analysis and other sheets in the plan set shall include vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, old field, hedgerow, woodland and wetland, the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, relative age and condition. *The existing landscaping that was placed per the previously approved land development plan shall be shown.*
6. In accordance with Section 390-29.I.(27), the plan shall include the "names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown". *The property owner(s) across S.R. 0611 shall be listed on the plan.*
7. In accordance with Section 390-29.I.(30), the plan shall include a "certificate of accuracy and compliance, in the form provided by the Township, dated and signed by the registered professional land surveyor responsible for the plan and embossed with his or her seal". *The surveyor's certification provided on Sheet CS-1 references proposed lots and shall be revised to reference the existing lot and proposed land development.*
8. In accordance with Section 390-29.I.(32), "the following items shall be on all land development plans in the form of protective covenants and/or notes...". *The note in Subsection (j) shall be included in the Record Notes on Sheet CS-1.*



9. 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 Template shall be provided to the Pocono Township Volunteer Fire Company for its review and comment.*
10. 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”. *Architectural building elevations of the proposed hotel and retail building shall be submitted for review.*
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”. *Approvals from Pocono Township and the Pennsylvania Department of Environmental Protection shall be provided upon receipt.*
12. 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”. *All submissions to, correspondences with, and permit from the County Conservation District/PADEP shall be provided upon receipt.*
13. 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. *The existing PennDOT Highway Occupancy Permit (HOP) shall be submitted for record. The Applicant shall provide evidence that the proposed development will not exceed the traffic volume permitted by the HOP.*
14. In accordance with Section 390-29.J.(20), “design plans and calculations, signed and sealed by a professional engineer for any retaining walls over four feet in height” are required. *The plan shall include a note and/or detail with note requiring design plans and calculations of the proposed retaining wall(s) be submitted to the Township for review and approval prior to construction.*
15. 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,¹³¹ 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.*
16. In accordance with Section 390-43.A.(6)(f), “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant's existing resources and site analysis plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *The submitted PNDI identifies that further review is required by the U.S. Fish and Wildlife Service. Clearance by this agency shall be provided upon receipt.*



17. In accordance with Section 390-48.W.(1), “the maximum slope of any earth embankment or excavation shall not exceed one foot vertical to three feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions”. *A waiver is requested to permit two (2) to one (1) slopes with erosion control matting. The submitted erosion control matting calculations confirm stabilized 2 to 1 slopes.*
18. In accordance with Section 390-48.AA. “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *The need for sidewalks along S.R. 0611 and along the existing access drive to the project site shall be discussed with the Township. It is noted that Sanofi is located directly across S.R. 0611 and bus stops exist at the intersection of S.R. 0611 and Lower Swiftwater Road and near the Desaki restaurant, both less than 0.5 miles from the entrance to the project site.*
19. In accordance with Section 390-49, “monuments and markers shall be placed so that the center or a scored or marked point shall coincide with the intersection of the lines to be marked and shall be set to an accuracy of 0.03 foot; and shall be certified by the project surveyor”. *The proposed monuments and markers shown on the previously approved subdivision plan that created Parcel No. 12.11.1.17-3 shall be set and shown on this land development plan.*
20. 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”. *All submissions to, correspondences with, and permit from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided upon receipt.*
21. In accordance with Section 390-52.A.(1), 390-52.E.(4)(c), 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. *Approvals from the Brodhead Creek Regional Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services.*
22. In accordance with Section 390-52.E.(4)(e)[2], “a minimum working pressure of 30 pounds per square inch shall be provided at each commercial or industrial building connected to the water supply main. Where a building wishes to connect to a central water system, a study shall be made to determine if there is adequate water supply in the system to supply the building and use.” *A note related to the minimum working pressure shall be placed on the plan.*
23. In accordance with Section 390-52.E.(4)(f)[2], “all fire hydrants will be located on an eight-inch line or a looped six-inch line. Where a dead-end line contains a fire hydrant, the portion of the line between the main loop and the hydrant shall be eight inches minimum diameter”. *The plan shall be revised as required. Also refer to Comment 26.*
24. In accordance with Section 390-52.E.(4)(f)[4], “all hydrant locations shall be marked by the installation of raised pavement markers, subjected to the approval of the Township. The raised pavement markers shall be installed after the final pavement wearing surface has been placed and shall be two-way, blue



snow plowable markers.” *The required markers shall be shown and detailed on the plan.*

25. In accordance with Sections 390-52.E.(4)(f)[6][a] and [b],

[a] “For purposes of fire protection in commercial and industrial uses, the system shall be capable of providing fire-flow and flow duration based on the type of use, hazard, and construction as specified in the Pennsylvania Uniform Construction Code as amended from time to time; however, the fire flow shall not be less than 1,500 gallons per minute.”

[b] “A reduction in the required fire flow by 50% may be permitted when all buildings within a development are provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the Pennsylvania Uniform Construction Code as amended.”

Applicable notes shall be placed on the plan.

26. In accordance with Section 390-52.E.(4)(i)[1], “distribution mains of the overall system shall be connected into loops so that the supply may be brought to the consumer from more than one direction”. *The proposed 6-inch DIP waterline shall be looped as required.*
27. In accordance with Section 390-52.E.(5), “distribution systems serving commercial or industrial developments shall provide for a minimum flow rate of at least 2.5 times the projected average daily flow rate or a minimum flow rate in accordance with the standards of the National Fire Underwriters Association, whichever is greater”. *A note to this effect shall be placed on the plan.*
28. In accordance with Section 390-52.G.(1)(b)[1], the “minimum sewer diameter shall be eight inches and the minimum slope shall be 1/2%”. In addition, and in accordance with Section 390-52.G.(1)(d)[4], “minimum lateral diameter shall be four inches, and minimum slope shall be 2%”. *The proposed sanitary sewer having an 8-inch diameter meets the minimum slope required (0.5%), however the proposed sanitary sewer providing service to the hotel and having a 6-inch diameter has a slope of 0.66%. This does not meet the required minimum slope of 2% and shall be revised. Grading and Utility Note 8 shall also be revised accordingly.*
29. In accordance with Section 390-52.G.(1)(d)[6], “the minimum cover shall be four feet to prevent crushing and freezing”. *The cover provided just outside of the hotel is 3-feet and shall be revised.*
30. In accordance with Section 390-52.G.(1)(d)[9], “an interceptor trap shall be placed between the curblin and the building. The trap shall be cast-iron or PVC single running trap with vent. The riser and vent shall be on the building side of the trap.” *The plan shall be revised to provide the required trap.*
31. In accordance with Section 390-55.F.(3)(1)[1] and Table 390-55-1, the following property line buffers are required:
- A 20-foot wide high intensity buffer is required along the northern property line shared with Parcel No. 12.11.1.1 (428.49 LF) and shall consist of 22 evergreen trees, 9 ornamental trees or 270 shrubs, and 9 canopy trees. *Two (2) existing evergreen trees and 11 existing deciduous trees will remain. Six (6) evergreen trees are proposed for a total of eight trees, and 12 ornamental trees are proposed. Therefore, 14 evergreen trees and 9 canopy trees are still required. It is noted that existing woodlands located along the western half of this property*



line are proposed to remain within the required 20-foot wide buffer.

- b. A 20-foot wide high intensity buffer is required along the western property line shared with Parcel Nos. 12.12A.2.59 and 12.12A.2.60 (277.93 LF) and shall consist of 14 evergreen trees, 6 ornamental trees or 167 shrubs, and 6 canopy trees. *Seven (7) evergreen trees, 3 ornamental trees, and 3 canopy trees are proposed, therefore 7 evergreen, 3 ornamental, and 3 canopy trees are still required. It is noted that existing woodlands located along this property line are proposed to remain within the required 20-foot wide buffer.*
- c. A 20-foot wide high intensity buffer is required along the southern property line shared with Parcel No. 12.11.1.32-5 (544.11 LF) and shall consist of 28 evergreen trees, 11 ornamental trees or 327 shrubs, and 11 canopy trees. *Twenty (20) evergreen trees, one (1) ornamental tree, and one (1) canopy tree are proposed, therefore 8 evergreen, 10 ornamental, and 10 canopy trees are still required. It is noted that existing woodlands located along the eastern half of this property line are proposed to remain within the required 20-foot wide buffer. Grading is proposed crossing part of the northern half of this property line with no buffer.*
- d. A 10-foot wide low intensity buffer is required along the eastern property lines shared with Parcel No. 12.11.1.17-4 (169.71 LF) and Parcel No. 12.11.1.17 (264.24 LF).
 - i. Four (4) canopy trees and 2 ornamental trees are required along the property line shared with Parcel No. 12.11.1.17-4. *Six (6) canopy trees and 5 evergreen trees are proposed, therefore 2 ornamental trees are still required. It is noted that the existing woodlands located along the southern part of this property line are proposed to remain within a 20-foot wide buffer.*
 - ii. Six (6) canopy trees and 3 ornamental trees are required along the property line shared with Parcel No. 12.11.1.17. *Fourteen (14) shrubs are proposed, therefore 6 canopy and 3 ornamental trees are still required. It is noted that 10 evergreen trees exist along this property line.*

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”. *A waiver is requested from Section 390-55.F.(3)(g) to permit areas of existing trees and woodlands to remain as part of the required buffers. The Applicant shall discuss with the Township the adequacy of the existing trees and woodlands meeting the required buffer requirements to aid in the Township’s determination of adequacy.*

A waiver is not required to permit the use of the existing trees to remain as the required buffer. The requested waiver shall be removed from the Waiver Requests list on Sheet CS-1 and the Waiver Request Letter.

- 32. In accordance with Section 390-55.F.(4), the proposed pool behind the hotel is located within 100-feet of the property lines and a Type 7 Site Element Screen consisting of a “2-foot to 3-foot high continuous curvilinear berm with grass alone” shall be provided. *The proposed grading and existing contours place the proposed pool approximately 2-feet higher than the existing elevation at the westerly shared property line. A berm shall be provided as required.*
- 33. In accordance with Sections 390-56.A.(6)(b)[1] and [2], “illumination trespass standards from one



property to another shall be as follows:

- [1] In no case shall illumination exceed 0.5 footcandle, when measured, line of sight, at the property line of an aggrieved property of nonresidential use.
- [2] In no case shall illumination exceed 0.3 footcandle, when measured, line of sight, at the property line of an aggrieved property of residential use, except between properties that share a lot line with no required setback, in which case it shall not exceed two footcandles.

Lighting Note 6 on Sheet LL-3 shall be revised to show compliance with this Section.

- 34. 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.” *A Wetland Statement for The Ridge and a Jurisdictional Determination for Brookdale Silverleaf Resorts have been provided with this submission. The Applicant shall clarify whether wetlands exist and if a Jurisdictional Determination is required for this project.*
- 35. 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”. *The developer shall address its proposal for common open space and recreation facilities, or its offer of a fee in-lieu-of.*
- 36. In accordance with Section 390-59.A.(3), “every parking area shall be arranged for orderly, safe movement. Parking areas containing 30 or more parking spaces shall have a curbed internal road system with a landscaped island or strip of a minimum width equal to one parking space separating the road system from the parking area to provide safe and orderly movement of traffic and discouragement of cross-aisle driving. The internal road system shall be designed to minimize the need for cross-pedestrian traffic”. *A landscaped island/strip shall be provided along the northern edge of the main access drive across from the proposed retail building.*
- 37. In accordance with Section 390-59.B, the required width of a parking space is 10-feet. *The parking spaces are proposed having a width of 9-feet. It is noted that the previously approved land development plan proposed 9-foot wide parking spaces.*
- 38. In accordance with Section 390-60.A, 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.” *A Traffic Impact Study (TIS) was submitted with the previously approved land development. That TIS included the 3-story office building with daycare center. The Applicant shall address how the now proposed retail building and 110-room hotel impacts the TIS to determine whether the TIS needs to be revised.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Brodhead-McMichaels Watershed and discharges toward Swiftwater Creek which has a Chapter 93 Classification of High Quality, Cold Water Fishery with Migratory Fishes (HQ/CWF-MF). The project is also located within the B-2 Stormwater Management District.

39. In accordance with Section 365-8.E, “the existing points of concentrated drainage that discharge onto adjacent property shall not be altered in any manner which could cause property damage without permission of the affected property owner(s) and shall be subject to any applicable discharge criteria specified in this chapter”. *It appears that the peak flow from Existing UG Basin A-2 is greater than that previously approved during the 50- and 100-year storm events. Existing UG Basin A-2 discharges stormwater from the project site by overflow at Ex. Inlet 2. The overflow enters an existing swale traversing Pin No. 12/6364/02/76/7611. The increase in peak flow shall be addressed with approval from property owner as required.*
40. In accordance with Sections 365-8.M, 365-10.E, and 365-11.A.(2)(d), all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater. *Stormwater shall be treated for water quality prior to entering Basin C (Inlets C-1, C-9, C-10) and Basin A-2 (Existing Inlets B2/B2), and prior to bypassing the project site through storm sewer (Inlet 1).*
41. In accordance with Section 365-11.A.(2), “infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics:
- (b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional” *The tested infiltration rates at TP-1 and TP-3 shall be provided in support of the infiltration rates (1.5 inches per hour) utilized in the Ex. Basin A-1 and Ex. UG Basin A-2 Pond Reports. It appears the previously approved plan utilized an infiltration rate of 1 inch per hour for Ex. Basin A-1 and no infiltration was utilized for Ex. UG Basin A-2.*
 - (c) The recharge facility shall be capable of completely infiltrating the recharge volume within three days”. *The infiltration rate for Ex. Basin A-1 shall be confirmed and the calculation for the basin empty time shall be revised.*
42. In accordance with Sections 365-13.B and 365-13.K, the design storm volumes to be used in the analysis of peak rates of discharge should be obtained from the latest version of the Precipitation-Frequency Atlas of the United States, National Oceanic and Atmospheric Administration (NOAA), National Weather Service, Hydrometeorological Design Studies Center, Silver Spring, Maryland. *The supporting NOAA data shall be included in the Post-Construction Stormwater Management Report.*
- Section 364.13.K permits the use of NOAA rainfall data, and the requested waiver is not required. The waiver shall be removed from the Waiver Request list on Sheet CS-1 and from the Waiver Request Letter.*
43. In accordance with Section 365-13.D times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of- concentration for channel and pipe flow shall be computed using Manning's Equation. *Calculations in support of the time of concentration*



calculations utilized in the Pre POI-A LOD, Pre Undisturbed, and Total Bypass peak flow calculations shall be submitted for review. In addition, the time of concentration paths shall be clearly shown and labeled on the Pre Drainage Area Plan (Sheet D-1) and the Post Drainage Area Plan (Sheet D-2).

44. 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 CN values for meadow and woods in Type C soils utilized in the predevelopment runoff curve number calculation are inconsistent with that provided in Table B-2 and the calculation shall be revised.*
45. In accordance with Sections 365-14.C and D, storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets and providing a minimum of 1-foot of freeboard. *The drainage areas to Ex. Inlets C2 and C4 will now include additional impervious areas. Storm sewer capacity calculations for the storm sewer runs Ex. I-C6 to Ex. Basin A and Ex. I-C4 to Ex. Basin A shall be submitted for review.*
46. In accordance with Section 365-15.A, “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 Manual3), No. 363-2134-008, as amended and updated”. *All submissions to, correspondences with, and permit from the County Conservation District/PADEP shall be provided upon receipt.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

47. The magenta hatch listed in the Legend and labeled “Existing Pre-Drainage Area from Pennoni PCSM Report dated July 22, 2020 7.194 ac” shall be clearly shown and labeled on the Pre Drainage Area Plan (Sheet D-1). In addition, the blue hatch listed in the Legend and labeled “Existing Pre-Drainage Area Current Conditions 10.617 ac” shall also be shown in the plan view on Pre Drainage Area Plan (Sheet D-1).
48. The predevelopment runoff curve number is calculated for the Pre POI-A LOD and Pre Undisturbed. It appears the dashed magenta line represents the Pre POI-A LOD area, and the solid black line represents the Pre Undisturbed drainage area. The Pre Drainage Area Plan (Sheet D-1) shall be revised to clearly show and label these two drainage areas.
49. The Pre POI-A LOD, Pre Undisturbed, Total UG Basin C, and Total Bypass drainage areas include Type D soils. The runoff curve number calculations shall be revised accordingly.
50. The total Type C soils utilized in the Total UG Basin A2 runoff curve number calculation appears low when compared to that shown in the plan view. The area of Type C soils shall be confirmed, and the runoff curve number calculation shall be revised accordingly.
51. The Curve Number utilized in Hyd. No. 5 for the Total to UG Basin C drainage area is low when compared to that calculated in the runoff curve number calculation. Hyd. No. 5 shall be revised.
52. The As-Built elevations of Existing OCS-A1 shall be provided on the plan to confirm the input values in the Basin A-1 Pond Report.



53. The As-Built information for Existing Underground Basin A-2 including the associated elevations of Ex. OCS-A2 shall be provided on the plan to confirm the input values in the UG Basin A-2 Pond Report.
54. The drainage areas to proposed Inlets C-3, C-4, C-6, C-7, and C-9, and to Ex. Inlet F-1 include Type D soils. The rational coefficient calculations shall be revised accordingly.
55. The drainage area to Ex. Inlet F-1 utilized in the rational coefficient calculations is not consistent with that provided on the Post Inlet Drainage Area Plan (Sheet D-3). The rational coefficient calculations shall be revised accordingly.
56. A rational runoff coefficient calculation is provided for Inlet F-4. In addition, a calculation for HW-F4 shall be provided. The calculations and plan shall be revised to clearly present the calculations and proposed storm sewer structures.
57. The drainage areas and/or rational runoff coefficients utilized in the Storm Sewer Tabulation for Ex. Inlet B-3, Inlets C-1, C-2, C-3, C-4, and C-8 are inconsistent with the rational coefficient calculations and shall be revised. In addition, the peak flows utilized for OCS-C and Ex. OCS-A1 are inconsistent with the 50-year calculated peak flows and shall also be revised.
58. Inlets C5 and C8 are located in paved areas and less than 2-feet of cover is provided over the proposed pipes. There is adequate elevation and slope to provide 2-feet of cover, and the plan should be revised.
59. The lengths, pipe diameters, invert elevations, and rim/grate elevations of storm sewer run OCS-C to Ex. Inlet 2 utilized in the Storm Sewer Tabulation are inconsistent with those provided in the OSC-C to Ex. Inlet 2 Profile on Sheet SWP-2. Also, the Line ID of each storm sewer run is incorrect in the Storm Sewer Tabulation and shall be revised.
60. The lengths, invert elevations, and rim elevations of storm sewer run Ex. MH-F3 to Ex. Inl-2 utilized in the Storm Sewer Tabulation are inconsistent with those shown in the respective profile on Sheet SWP-3. In addition, storm sewer run Ex. MH-F2 to Ex. MH-F1 shall also be provided in the Tabulation.
61. The rim elevation at MH F-7 utilized in the Storm Sewer Tabulation is inconsistent with that provided in the HW-F4 to MH-F7 Profile on Sheet SWP-2. The Tabulation shall be revised.
62. The invert elevations shown at OCS-C in the OCS-C to Ex. Inl-2 Profile on Sheet SWP-2 are inconsistent with those in the UG Basin C Pond Report, and the Profile shall be revised.
63. The top of grate elevation at Inl-C9 utilized in the Storm Sewer Tabulation is inconsistent with that provided in the Inl-C14 to UG Basin C Profile on Sheet SWP-2. The elevation shall be revised for consistency.
64. The storm sewer crossing shown between Ex. OCS-A2 and Ex. MH-F2 in the Ex. Inl H-2 to Ex. MH-F2 Profile on Sheet SPW-3 shall be labeled.
65. Inlet B-4 shall be included in the Ex. Inl-A2 to Ex. Inl-B3 Profile on Sheet SWP-3.
66. It appears that the MH-46 to Inl-1 and the Ex. MH-F3 to Ex. Inl-2 Profiles may be combined.



67. Stormwater from The Ridge development will bypass the project site via existing and proposed storm sewer. The Applicant should be aware that any stormwater flow that may result in increased pipe diameters will subsequently require the existing pipes to be removed and replaced.

PLAN DESIGN COMMENTS

68. On Sheet UP-2, the Sanitary Sewer Crossing shown at Station 6+23.08 on the Waterline-1 Profile provides only 1-foot of separation from the proposed waterline. A minimum separation of 18-inches is required unless a concrete encasement is provided. The Waterline-1 Profile shall be revised accordingly. In addition, this same waterline crossing shall be shown and labeled on the Sanitary Sewer Lateral-1 Profile on Sheet UP-1.
69. Proposed spot elevations at all building corners shall be shown on Sheet GU-1.
70. A 12-inch to 18-inch required separation is shown in the Waterline Crossing Sewer Line Detail on Sheet DET-3. The detail shall be revised to require a minimum separation of 18-inches unless a concrete encasement is provided.

MISCELLANEOUS COMMENTS

71. Water, Stormwater and Slope Easements are proposed and associated easement agreements will be required prior to plan recordation.
72. The Sheet Index on Sheet CS-1 shall be revised to reflect the correct sheet numbers in the correct order.
73. On Sheet GU-2, the central spot elevations (1224.87 and 1225.03) along the southern edge of the handicap ramp located northeast of the proposed retail building appear incorrect and shall be revised.
74. On Sheet GU-2, the proposed grading at the handicap ramps adjacent to the proposed hotel directs stormwater to the 8-foot wide access aisle which may result in ponding. The grading shall be revised to provide positive drainage.
75. On Sheet LL-2, the Credit match in the chart "Trees Surveyed in 100' x 100' Area (10,000 SF) is incorrect for the 7" to 14" trees and the 2" to 6" trees. The number of Credit trees shall be revised. The total of 69 trees is correct.
76. A Riparian Buffer Seed Mix is provided on Sheet ESPC-2, however no riparian buffer is shown in the plan view. The need for a riparian buffer shall be clarified and the plan revised accordingly.

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 comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, a letter shall be provided, addressing item by item, action in response to each of our comments.



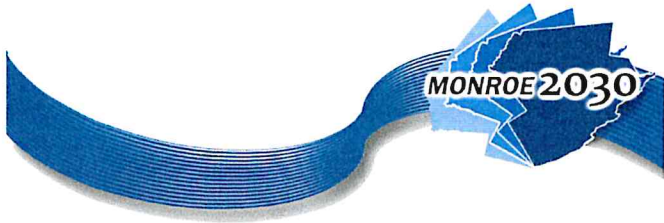
If you should have any questions regarding the above comments, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Paul Morgan, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Vincent Trapasso, Trapasso and Winot Enterprises, LLC – Applicant
Salvatore J. Caiazzo, P.E., Hanover Engineering – 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



MONROE COUNTY PLANNING COMMISSION

September 19th, 2025

Krisann MacDougal, Assistant Secretary
Pocono Township
205 Old Mill Road
Tannersville, PA 18372

ADMINISTRATIVE CENTER
1 Quaker Plaza, Room 106
Stroudsburg, PA 18360-2169
Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

Re: Trapasso & Winot Hotel/Retail
Land Development Plan
Pocono Township
MCPC Review #133-25

Dear Ms. MacDougal:

The above cited plan was reviewed by Kevin Glovas, Community Planner, on behalf of the Monroe County Planning Commission. You will find their comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on October 14th, 2025 at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz
Director

CMF/kg

cc: Salvatore J. Caiazzo, PE

701 Main Street, Suite 405
Stroudsburg, PA 18360



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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: September 19th, 2025
SUBJECT: Trapasso & Winot Hotel-Retail
Land Development Plan
Pocono Township
MCPC Review #133-25

This 5.88-acre site is located directly west of the intersection of Discovery Drive and Route 611, behind the existing Sheetz Gas Station. Currently, the site is undeveloped containing a gravel lot and forested area. The plan proposes the construction of two principal-use structures: a 110 room, 18,878 square-foot (5-Story) hotel structure, and a 6-unit, 7,200 square-foot (2-Story) retail structure. The plan also proposes supporting parking, buffers, stormwater infrastructure, and other associated site improvements. The site is served by central water and sewage disposal. The site exists within the (C) Commercial zoning district where both the hotel use and retail business use are permitted.

The above-mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The plan proposes the establishment of two primary uses on a singular parcel. It is recommended that the Township confirm two primary uses are permitted on the site, and that any permits granted reflect the respective land uses.
2. A Community and Fiscal Impact Analysis was not included as required per SALDO (§390-29.K). The township should confirm if this analysis has been completed.
3. The provided plan proposes a 5-story hotel and 2-story retail structure but does not state the specific height of each proposed structure and only delineates finished floor elevations. It should be noted that the maximum building height within the (C) Commercial Zoning District is 50 feet with a permitted increase to 96 feet for hotels provided that certain requirements are met as per §470-26 of the Township Ordinance. It is recommended that the Township confirm the total proposed building height of each structure.

4. It should be noted that the plan requests a waiver to permit a 2:1 slope embankment as opposed to the required 3:1 under §390-48W.1 of the Township Ordinance. The plan lists this design as being stable and ensures the property owner will maintain this area. It is recommended that the Township confirm that this steeper slope design is stable and ensure that the current owner and future owners will maintain this design.
5. It should be noted that the plan proposes the use of existing vegetation to meet property line buffer requirements. The plan includes a requested waiver to permit this design as per §390-55F.3-G of the Township Ordinance. It appears this waiver request is reasonable.
6. The plan does not provide pedestrian infrastructure connecting the proposed hotel, the proposed retail structure, and the existing Sheetz gas station; additionally, a pedestrian flowchart was not submitted, pursuant to §390-31 of the Township Ordinance. It is recommended that the Township collaborate with the applicant to develop pedestrian network to serve and connect the existing and proposed facilities.
7. It should be noted that plan delineates the construction of a ramp which is located within the side yard. The Township should confirm that development within this setback is permitted.
8. The plan includes a requested waiver to utilize NOAA Atlas 14 Rainfall Data for the stormwater management plan/calculations, rather than the rainfall data required by §365-13B of the Ordinance. It is recommended that Township engineer confirm that this change in data is appropriate.
9. It should be noted that the plan includes a proposed slope easement and stormwater easement to disturb lands outside the subject parcel. The Township should ensure that all construction and access occurring outside of the subject parcel adheres to all stipulations contained in the proposed easement.
10. The proposed development includes 7 ADA parking spaces, while 6 are required by §470-34 of the Township Ordinance; the hotel portion of the development only provides 3 ADA parking spaces adjacent to the building, while 5 ADA spaces are required. It is recommended the Township confirm that the proposed ADA parking spaces are compliant with ADA parking standards as required by §470-34 of the Township Ordinance.
11. In relation to the previous comment, the proposed retail area contains 36 of the 58 required parking spaces adjacent to the proposed structure, pursuant to §470-34 of the Ordinance. It should be noted that the plan proposes a total of 179 parking spaces and 173 parking spaces are required. The Township should confirm the ability of the parking design to safely and efficiently accommodate patrons.

12. It should be noted that the included plan does not label the building footprint or total square footage of the proposed hotel. While not explicitly required by the Township Ordinance, the inclusion of this information adds context and clarity during the submittal and approval process. It is recommended that the owner/applicant include information.
13. It should be noted that the plan proposes the disturbance of slopes greater than 15% and also proposes the construction of grades in excess of 50%. It is recommended that the owner/applicant take extra care during the disturbance of steep slopes and the construction and maintenance of steep slopes.
14. It should be noted that open space areas are not specifically delineated on the plan. The Township should determine if this is adequate to meet the requirements of §390-58 "Common open space, recreation fees, and fees in lieu". It is unclear if this section is applicable to the submitted plan.
15. No correspondence from sewage or water providers was included with the submitted materials. The Township should ensure capacity is available and the proper agreements are made with the providers.
16. The status of the existing PennDOT Highway Occupancy Permit (HOP) for the site is unknown. It is recommended that the Township confirm the plans ability to satisfy all access permit requirements, pursuant to the HOP and Township requirements.
17. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for Hotel (ITE #310, Page #583), estimates that the proposed hotel is expected to generate approximately 603 trip ends per weekday, and for Strip Retail Plaza (ITE #822, Page #229), the proposed strip retail plaza is expected to generate 392 trip ends per weekday. In total, the project is expected to generate approximately 995 trip ends per weekday. This data should be carefully considered and if warranted, appropriate measures to mitigate traffic impacts should be incorporated into the project.
18. Public Transportation options are available in this area. The applicant is encouraged to contact the Monroe County Transit Authority to explore the feasibility of locating/relocating a bus stop for this project.
19. Lighting and landscaping plans were included with the submitted materials. The Township should ensure that the proposed landscaping and lighting is consistent with ordinance standards.
20. It is recommended that the Township collaborate with the local fire company to ensure the proposed fire protection methods are adequate for fire safety.

21. It is recommended that the applicant/developer prepare a snow removal plan to maintain efficient, orderly, and safe traffic flow during the winter season.
22. This project is generally consistent with the Hamilton, Stroud, and Pocono Township, and Stroudsburg Borough Regional Comprehensive Plan Draft, January 2022, in terms expanding the local tax base.
23. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with regards to expanding the County's economy and providing jobs for area residents.
24. It is recommended that any signage for this site create a fine visual impression and is consistent with Township/County signage objectives.
25. The recommendation made by Samantha Jesovitch, of Linder Engineering, dated September 17, 2025 is concurred with.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting, October 14th, 2025.